



**NORTHERN
MIDLANDS
COUNCIL**

MINUTES

Ordinary Meeting of Council

Monday, 20 April 2015

MINUTES – ORDINARY MEETING

20 APRIL 2015



MINUTES OF THE MEETING OF THE NORTHERN MIDLANDS COUNCIL HELD AT THE COUNCIL CHAMBERS, LONGFORD AT 5.00 PM ON MONDAY, 20 APRIL 2015

84/15 ATTENDANCE

1 PRESENT

Mayor Downie, Deputy Mayor Goss, Cr Adams, Cr Knowles, Cr Lambert, Cr Calvert, Cr Polley, Mr Jennings (General Manager), Ms Bricknell (Corporate Services Manager), Mr Payton (Planning & Development Manager), Ms Green (Economic & Community Development Manager), Mr Godier (Senior Planner), Mr Eaton (Engineer), Miss Mason (Executive Officer)

2 APOLOGIES

Cr Goninon, Cr Gordon

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86/15 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.

87/15 CONFIRMATION OF MINUTES

1 ORDINARY COUNCIL MEETING – 16 MARCH 2015

DECISION

Cr Calvert/Cr Polley

The Minutes of the Ordinary Meeting of the Northern Midlands Council held at the Council Chambers, Longford on Monday, 16 March 2015 be confirmed as a true record of proceedings.

Carried unanimously

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2 CONFIRMATION OF MINUTES OF COMMITTEES

Attachments: Section 1 – Page 1

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

	Date	Committee	Meeting
i)	02/02/2015	Mill Dam Major Stakeholder Group Meeting	Ordinary
ii)	10/03/2015	Campbell Town District Forum	AGM
iii)	10/03/2015	Campbell Town District Forum	Ordinary
iv)	11/03/2015	Morven Park Management & Development Association	Ordinary
v)	17/03/2015	Ross Local District Committee	Ordinary
vi)	17/03/2015	Health & Safety Committee	Ordinary
vii)	25/03/2015	Cressy Local District Committee	AGM
viii)	25/03/2015	Cressy Local District Committee	Ordinary
ix)	26/03/2015	Avoca, Royal George & Rossarden Local District Committee	AGM
x)	26/03/2015	Avoca, Royal George & Rossarden Local District Committee	Ordinary
xi)	30/03/2015	Northern Midlands Economic Development Committee	Ordinary
xii)	31/03/2015	Perth Local District Committee	Ordinary
xiii)	31/03/2015	Evandale Advisory Committee	Ordinary

DECISION

Cr Goss/Cr Lambert

That the Minutes of the Meetings of the above Council Committees be received except for the Mill Dam Major Stakeholder Group Meeting.

Carried unanimously

3 RECOMMENDATIONS OF SUB COMMITTEES

That Council note the following recommendation/s of Committees:

Meeting Date	Committee	Recommendation
17/03/2015	Ross Local District Committee	That Council request DPIPWE to release the calicivirus in Ross.
25/03/2015	Cressy Local District Committee	94 Main Street, Cressy: That council enquire with the purchaser of the land to see if he may be interested in subdividing and selling the front part of the land.
30/03/2015	Northern Midlands Economic Development Committee	That Council explore opportunities with the State Government and relevant private landowners for site specific plan development at the western end of Burlington Road, including the Cressy Research Farm.
30/03/2015	Northern Midlands Economic Development Committee	That Opcon be invited to a Council workshop to provide an opportunity for a debrief on the 2015 Longford Revival Festival, and that the members of the Economic Development Committee be invited to attend the workshop for this item.
30/03/2015	Northern Midlands Economic Development Committee	That Council request the State Government identify the sites of tyre dumps statewide, and the quantities of tyres within each dump.
30/03/2015	Northern Midlands Economic Development Committee	That Landscape Consultant, Jeff McClintock, be contracted to review the proposed Longford Horse Trail to identify opportunities and restraints , and report back to Council.
30/03/2015	Northern Midlands Economic Development Committee	That the revised Terms of Reference for the Economic Development Committee be adopted by Council.

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

DECISION

Cr Calvert/Cr Knowles

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

That Council request DPIPWE to release the calicivirus in Ross.

Carried unanimously

Cr Goss/Cr Adams

That Council **note and investigate** the following recommendation of the Cressy Local District Committee with regard to 94 Main Street, Cressy:

That council enquire with the purchaser of the land to see if he may be interested in subdividing and selling the front part of the land.

Carried unanimously

Cr Adams/Cr Knowles

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

- i) That Council explore opportunities with the State Government and relevant private landowners for site specific plan development at the western end of Burlington Road, including the Cressy Research Farm.*
- ii) That Opcon be invited to a Council workshop to provide an opportunity for a debrief on the 2015 Longford Revival Festival, and that the members of the Economic Development Committee be invited to attend the workshop for this item.*
- iii) That Council request the State Government identify the sites of tyre dumps statewide, and the quantities of tyres within each dump.*
- iv) That Landscape Consultant, Jeff McClintock, be contracted to review the proposed Longford Horse Trail to identify opportunities and restraints , and report back to Council.*

Carried unanimously

Cr Knowles/Cr Calvert

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

That the revised Terms of Reference for the Economic Development Committee be adopted by Council.

Carried unanimously

88/15

**DATE OF NEXT COUNCIL MEETING
18 MAY 2015**

Mayor Downie advised that the next Ordinary Council Meeting would be held on Monday, 18 May 2015, at the Northern Midlands Council Chambers at Longford to commence at 5.00pm.

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89/15

INFORMATION ITEMS

1 COUNCIL WORKSHOPS/MEETINGS HELD SINCE THE LAST ORDINARY MEETING

Responsible Officer: Des Jennings; General Manager

The General Manager advised that the following workshops/ meetings had been held since the last Council meeting.

Date Held	Purpose of Workshop
31/03/2015	Council Workshop • Evandale Main Road – Pitt & Sherry • Tamar Estuary And Esk Rivers Water Quality Improvement Plan (WQIP) • Budget Item Presentation: Longford Riverside Caravan Park • Amalgamations
20/04/2015	Council Workshop – prior to Council meeting

2 MAYOR'S COMMUNICATIONS

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

Date	Activity
18/03/2015	Attended a Greening Australia Field Day in Ross
22/03/2015	Attended the opening of the Graham Kearney Velodrome
23/03/2015	Attended opening of the Evandale War Memorial Dedication
24/03/2015	Attended Northern Midlands Council farewell to Michael Leedham
26/03/2015	Met with advisor to Minister Warren Truss, Deputy Prime Minister, Minister for Infrastructure in Canberra
27/03/2015	Attended meeting with Minister Rene Hidding, Minister for Police and Emergency Management, Minister for Infrastructure at Longford
30/03/2015	Met Prime Minister Tony Abbott at the Cressy High School
30/03/2015	Conducted citizenship ceremony for three conferees
30/03/2015	Attended Council workshop
01/04/2015	Attended meeting with Mill Dam Committee in Longford
01/04/2015	Met with Mayors of Meander Valley and West Tamar Councils at NTD, Launceston
02/04/2015	Met with Council officers and Chris Keating from the Country Courier
02/04/2015	Met with Greening Australia
02/04/2015	Met with Rebecca White MP
15/04/2015	Attended Council bus tour
20/04/2015	Attended Council Workshop and Council Meeting
	Attended to numerous email, phone, media and mail inquiries.

3 PETITION

Responsible Officer: Des Jennings; General Manager

1 PURPOSE OF REPORT

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

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2 OFFICER'S COMMENT

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

Section 57. Petitions

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

58. Tabling petition

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

3 PETITIONS RECEIVED

Nil.

4 CONFERENCES & SEMINARS: REPORT ON ATTENDANCE BY COUNCIL DELEGATES

1 PURPOSE OF REPORT

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

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

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

2 CONFERENCES AND SEMINARS

Nil.

5 WORKS & INFRASTRUCTURE REPORT

Attachments: Section 1 – Page 55

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

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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			
	MARCH		JAN – MAR		MARCH		JAN – MAR	
	No.	Total Value	No.	Total Value	No.	Total Value	No.	Total Value
		\$		\$		\$		\$
New Dwellings	8	1,840,101	18	3,896,101	11	2,621,566	23	5,246,685
Dwelling Additions	4	252,800	7	378,800	2	150,000	5	235,000
Garage/Sheds & Additions	6	229,160	14	340,425	3	297,550	13	794,600
Commercial	2	935,000	7	2,155,000	0	0	1	30,000
Other (Signs)	0	0	0	0	0	0	0	0
Swimming Pools	0	0	0	0	0	0	0	0
Minor Works	1	2,000	3	7,100	1	1,605	3	3,210
Building Certificates	2	2,500	8	31,000	2	2,001	3	5,001
Amended Permits	4	0	7	0	0	0	0	0
TOTAL	27	3,261,561	64	6,808,426	19	3,072,722	48	6,314,496

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

7 DEVELOPMENT APPLICATIONS

Planning decisions in March 2015:

Total Approved:	20	Total Refused:	0
Total Permitted:	3	Total Discretionary:	13
Average Days for Permitted:	15	Average Days for Discretionary:	35
Total Exempt under IPS:	5	Days allowed for approval under LUPAA:	42
Total Withdrawn:	1	Strata Plans Approved:	2

Project	Details	Address	Applicant	No of LUPAA days	Permitted/ Discretionary
DELEGATED DECISIONS					
P14-379	Archaeological research excavations (Natural and cultural values management) - Scenic Corridor	Kerry Lodge Convict Station Historic Site (563 & 713 Hobart Road), Breadalbane	Professor E Casella PhD	23	D
P14-327	Works at sewer treatment plant including sludge storage area & bunds	2080 Bishopsbourne Road, Longford	GHD Pty Ltd (obo TasWater)		P
P15-055	Garage and outdoor covered areas	11 Talisker Street, Perth	I4 Design	0	E
P15-018	Retail shop and signage	1/30 Marlborough St, Longford	St Vincent De Paul Society (Tas) Inc	42	D
P14-305	Partial change of use to B&B (visitor accommodation) & signage (heritage-listed place in heritage precinct & attenuation area)	8 Church Street, Ross	K Hendricks	42	D
P14-120	Dwelling (vary setbacks in rural zone)	93 Waddles Road, White Hills	Adams Building Design (obo A Offord)	45	D
P14-382	Dwelling addition & garage (6 x 12m) - vary setbacks in rural zone (scenic corridor & bushfire prone area)	292 Leighlands Road, Evandale	P J & B R Davey	41	D
P15-039	Covered patio (heritage precinct)	Unit 7, 3A Scone Street,	B Noble	34	D

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DELEGATED DECISIONS

		Perth			
P15-044	Solar panels (heritage precinct)	10a Old Punt Road, Perth	S & S Harvey	32	D
P15-040	Shed (vary rear (w) & side (n) setback to 1m) & demolish existing shed	36a Burghley Street, Longford	C Jenkins	35	D
P15-053	Garage	13a Cox Street, Nile	B McKinnell	16	P
P15-024	Dwelling (replacement of dwelling to be demolished)	196 Ridgeside Lane, Evandale	J Goss (obo A Hogarth)	15	P
P14-043	2 units (vary density control, front fence height, front setback & overshadowing of private open space)	11 Lach Dar Court/60 Lewis Street, Longford	GR & GJ Trotter (obo B&K Trotter)	0	E
P15-056	Carpark and kerb realignment at 29 Talisker St & Main Rd intersection (heritage precinct)	29 Talisker Street & Cnr Talisker and Main Street, Perth	Northern Midlands Council	20	D
P15-011	Use part of dwelling as visitor accommodation & ancillary sign	29 Badajos Street, Ross	D Laurie	38	D
P15-051	Garage	42 Clarence Street, Perth	Adams Building Design		E
P14-131	6 units on internal lot (variations to clauses 10.4.(1, 2, 3, 4, 6, 8 & 9) & clauses 6.6.(1 & 2), 6.7.2 & 6.8.2)	11a Pakenham Street, Longford	Woolcott Surveys		E
P15-035	Dwelling and shed (within 50m of category 1 road)	8 Partington Place, Perth	Garwood Homes	34	D
P15-036	Dwelling additions, poolhouse, garage & 3 x sheds (retrospective) - irrigation district	241 Cotton Street, Longford	MA & JS Dillon	34	D
P15-085	Dwelling	8 Shervan Court, Perth	G & T Developments	0	E

COUNCIL DECISIONS

-	-	-	-	-	-
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WITHDRAWN

P14-294	Resource Development (horse stud & manager's residence) - access from Daveys Lane	84 Trafalgar Lane, Evandale	PDS (obo S Armitage)	-	-
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8 MATTERS AWAITING DECISION BY TPC & RMPAT

TPC	Tasmanian Planning Commission
IPS	Northern Midlands Interim Planning Scheme 2013 – effective date 1.6.13. Report on representations sent to TPC. TPC advised it is currently assessing the Launceston Interim Planning Scheme 2012. TPC has indicated that it won't commence assessing another interim scheme before completing the Launceston Interim Scheme. Planning Reform Taskforce established by State – the declared schemes will be used as a consistent platform for the transition to a single planning scheme.
	Gap Analysis
RMPAT	Resource Management & Planning Appeals Tribunal
P11-122	Section 64 order – earthworks at 18 Logan Road, Evandale adjourned pending outcome of planning application – dispensation regarding zoning of access to be sought
Decisions received	
TPC	
P14-319	Approval of Amendment 01/14 - use and development of 'Equipment and Machinery Sales and Hire', 'Manufacturing and Processing', and 'Storage' (contractor's yard only) on 201 Pateena Road, Longford (CT 122423/2)
RMPAT	

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9 USE OF COUNCIL SEAL: MARCH 2014

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

10 132 & 337 CERTIFICATES ISSUED

	No. of Certificates Issued 2014/2015 year												Total 2013/2014
	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	Total
132	67	47	50	84	54	44	46	54	73				519
337	33	28	29	53	35	23	19	31	35				286
													634
													353

11 ANIMAL CONTROL: MARCH 2015

Item	Income/Issues 2013/2014		Income/Issues for March 2015		Income/Issues 2014/2015	
	No.	\$	No.	\$	No.	\$
Dogs Registered	3,578	79,742	107	2,975	3,630	84,855
Dogs Impounded	94	5,430	9	440	66	4,152
Euthanized	5	-	-	-	2	-
Re-claimed	73	-	7	-	53	-
Re-homed/To RSPCA	16	-	2	-	9	-
New Kennel Licences	4	250	1	66	3	196
Renewed Kennel Licences	69	2,656	-	-	63	2,520
Infringement Notices (paid in full)	13	1,820	-	-	18	2,860
Legal Action	-	-	-	-	-	-
Livestock Impounded	1	58	-	-	2	300
TOTAL		89,956		3,481		94,883

12 HEALTH ISSUES

Immunisations

The *Public Health Act 1997* requires that Councils offer immunisations against a number of diseases. The following table will provide Council with details of the rate of immunisations provided through Schools. Monthly clinics are not offered by Council; however, parents are directed to their local General Practitioner who provides the service.

MONTH	2012/2013		2013/2014		2014/2015	
	Persons	Vaccination	Persons	Vaccination	Persons	Vaccination
July-September	90	121	32	32	65	68
October-December	88	119	23	23	66	68
January-March	-	-	-	-	-	-
April-June	200	260	87	194		
TOTAL	378	500	142	249		

Other Environmental Health Services

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

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Ensure safe standards of food offered for sale are maintained.

Investigations/Inspections	2012/2013	2013/2014	2014/2015
Notifiable Diseases	7	6	2
Inspection of Food Premises	132	126	36

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

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

13 CUSTOMER REQUEST RECEIPTS

Operational Area	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June
Animal Control	1	1	-	-	-	1	-	-	-			
Building & Planning	4	-	1	2	-	1	6	8	1			
Community Services	-	-	1	-	-	-	-	-	-			
Corporate Services	-	-	-	-	1	-	-	-	1			
Governance	-	-	-	-	-	-	-	1	-			
Waste	3	3	-	1	-	-	-	-	-			
Works (North)	33	40	29	16	19	9	39	27	15			
Works (South)	5	2	3	9	10	4	3	11	4			

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

Date	Recipient	Purpose	Amount \$
21-Jul-14	Campbell Town District High School	Chaplaincy	\$1,500
21-Jul-14	Campbell Town District High School	Inspiring Positive Futures Program	\$8,000
5-Aug-14	P & S Williams	Donation - Family lost caravan in wind storm	\$100
18-Aug-14	Cressy District High School	Inspiring Positive Futures Program	\$8,000
12-Sep-14	Legacy Week	Donation	\$173
22-Oct-14	Campbell Town District High School	Donation - School Achievement Awards	\$90
22-Oct-14	Perth Primary School	Donation - School Achievement Awards	\$30
22-Oct-14	Evandale Primary School	Donation - School Achievement Awards	\$30
22-Oct-14	Longford Primary School	Donation - School Achievement Awards	\$30
22-Oct-14	Cressy District High School	Donation - School Achievement Awards	\$90
22-Oct-14	Avoca Primary School	Donation - School Achievement Awards	\$30
22-Oct-14	Perth Fire Brigade	Donation	\$50
28-Nov-14	Longford Fire Brigade	Donation	\$100
19-Nov-14	Red Cross Centenary Rose Planting	Catering	\$31
18-Nov-14	Helping Hand Associated	Donation	\$1,150
18-Nov-14	Longford Care-a-Car	Donation	\$1,000
10-Mar-15	Longford Senior Citizens Club	Donation	\$430
24-Mar-15	Cressy Scout Club	Donation	\$300
	Council wages and plant	Assistance to Campbell Town SES	\$145
Planning/Building Applications Remitted			
2-Sep-14	Longford Mens Shed	Planning & Building Fees	\$2,319
30-Oct-14	P14/202 Brick Walls near footpaths	Planning & Building Fees	\$660
Sporting Achievements			
16-Jul-14	Ms T Morris	Australian Darts Championships	\$60
16-Jul-14	Mr I Chugg	National Schoolboy Football Championships	\$60
18-Aug-14	Mrs H Farrow	Australian Indoor Bowls Titles	\$60
2-Sep-14	Ms Shenaye Zaporozec	Indoor Bowls Championships at Mt Gambier SA	\$60

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Date	Recipient	Purpose	Amount \$
2-Sep-14	Mrs Julie Zaporozec	Indoor Bowls Championships at Mt Gambier SA	\$60
2-Sep-14	Mr Simon Zaporozec	Indoor Bowls Championships at Mt Gambier SA	\$60
18-Nov-14	Miss Sophie Parkin	U15 National Cricket Carnival 2014	\$60
10-Dec-14	Mr Jakeb Morris	Junior Darts Championships 2014	\$60
10-Dec-14	Mr Bailey Groves	Junior World Shooting Cup in Germany	\$120
10-Dec-14	Mr Daniel Murfet	U19 National Cricket Championships	\$60
		TOTAL DONATIONS	\$24,917

15 ACTION ITEMS: COUNCIL MINUTES

Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
16/02/2015	40/15	Lease Of Royal George Hall	That Council write to the Department of Crown Lands and advise that the i) Royal George Hall has not been utilised for many years and that Council no longer wishes to continue to pay the annual licence. ii) Crown may wish to consider other options, including offering the asset for sale.	Executive Officer	Letter sent 2 March 2015. No response received to date.	
16/02/2015	44/15	Longford Local District Committee Membership	That a report on the suggested amendments to the Memorandum of Understanding be presented at a later date, taking into consideration comments from all local district committees, once received.	Executive Officer	For discussion at next Workshop.	
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.	Executive Officer		
16/03/2015	71/15	Cressy Local District Committee Membership	That Council accept Mrs Angela Jenkins, Mrs Helen Howard, Mrs Helen Williams, Mrs Maurita Taylor, Mr Andrew Turnham, Mr Peter Goss, Mrs Fae Cox, Mrs Ann Green and Mr David Bassett as members of the Cressy Local District Committee.	Executive Officer	Complete	
16/03/2015	69/15	Membership: Longford Local District Committee, Ross Local District Committee	That Council a) accept Mr Terence Jacobson as a member of the Ross Local District Committee; b) accept Mrs Lesley McKenzie, Ms Leonie Dennison and Ms Jocelyn Moore as members of the Longford Local District Committee; and	Executive Officer	Complete	
16/03/2015	80/15	Policy: Overnight Camping – Self Contained Vehicles Policy	Overnight Camping (Self Contained Vehicles) Policy be adopted	Executive Officer	Complete	
16/03/2015	79/15	Policy: Overhanging Trees Policy	adopts the Overhanging Tree Policy	Executive Officer	Complete	
15/09/2014	229/14	Strategic Projects	That management B) provide a list of relevant existing briefs and progress thereon.	General Manager	In progress.	

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Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
13/10/2014	253/14	Wifi – Longford	That i) Council endorses the Longford Town Hall as the recommended location to house the WiFi hardware; and ii) Officers continue to investigate and implement the extension of the WiFi coverage within Longford and investigate a regional approach to the provision of WiFi facilities.	General Manager	Other sites to be listed in draft 2015/16 budget.	
8/12/2014	329/14	Economic Development	That Council facilitate meetings with the local businesses in each of the towns to explore business opportunities and other matters of interest.	General Manager	To be progressed.	
8/12/2014	331/14	Strategic Project Briefs	That concept plans, through stakeholder consultation, be prepared for the following facilities: Longford Recreation Ground Master Plan; Northern Midlands Health, Fitness & Sports Centre Master Plan; and Perth Recreation Ground Master Plan.	General Manager	In progress.	
19/01/2015	26/15	Ben Lomond National Park:	That: i) Council acknowledge the confirmed financial contributions ii) Council agree to fund the project to a maximum of \$4,000.	General Manager	In progress.	
16/02/2015	42/15	Launceston Airport And Translink Precinct Master Plan Proposal	That: i) management continue to seek stakeholder support for the Launceston Gateway Precinct Master Plan. ii) Council support the recommendation to the Northern Tasmania Development (NTD), Local Government Committee to identify the project as being of regional and state significance, having links to the Regional Futures Plan. iii) an estimate of costs be identified for Council's consideration.	General Manager	In progress.	
16/02/2015	43/15	Strategic Project : Economic Development & Tourism Strategy	That Council obtain costings to conduct an Economic Development and Tourism Strategy in 2015/16 budget deliberations.	General Manager	To be progressed and incorporated in draft 2015/16 budget.	
16/02/2015	43/15	Strategic Project : Economic Development & Tourism Strategy	That the following identified projects be listed for consideration during the 2015/2016 budgetary deliberations taking on board the importance of community health: a) Sport and Recreation and Open Space Strategy inclusive of Management Plans for: Morven Park, Ross Recreation Ground, Cressy Oval Recreation Ground, Cressy Swimming Pool, Campbell Town Swimming Pool. b) Transport Master Plan: Longford Traffic Study, Campbell Town Traffic Study	General Manager	To be progressed and incorporated in draft 2015/16 budget.	

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Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
16/03/2015	73/15	2015 National General Assembly Of Local Government (ALGA) – Councillor Attendance	That Council ii) submit the following motions for consideration at the ALGA conference a) the General Manager be authorised to contact the City of Clarence to explore the presentation of a joint motion on the matter of the recovery of outstanding rates on commonwealth land; b) Recognition of local government in the constitution; and c) Roles of local government.	General Manager	Submitted by 17 April 2015.	
16/03/2015	72/15	Taswater: Shareholders' Letter Of Expectation	That Council approves the Shareholders' Letter of Expectation in relation to Council's shareholding in the Tasmanian Water & Sewerages Corporation Pty Ltd, subject to consideration being given to incorporating the following clauses into the Shareholders' Letter of Expectation: i) Recognition that the State and Federal Governments non-commitment towards funding for major infrastructure projects is impacting on the economic sustainability and growth of the regions and the State. ii) A commitment is sought from both State and Federal Governments toward long term funding of projects of State significance. iii) Pressure be brought to bear on the external regulators to extend the roll-out of capital improvements v) Overall downward pressure on pricing	General Manager	Letter sent.	
16/09/2013	226/13 (3)	Recommendations of Sub Committees - Natural Resource Management Committee	That Council investigate the feasibility of a trial of cat management activities in a local community in the Municipality with a view to test the effectiveness of cat control in reducing populations of feral and unrestrained cats. It is suggested that the investigation consider approaches used in the Bellingham area as a model for use in NMC.	NRM Officer / Planning & Development Manager	Awaiting outcome of State Government review.	30-Jun-15
13/10/2014	267/14	Policy Review: Policy 30 – Dog Management Policy	That Council endorse the proposed changes to Policy 30, as highlighted in the attached document, for public exhibition in accordance with s.7 of the Dog Control Act 2000.	Planning & Development Manager	To be advertised and letters to be sent to local kennel owners.	
16/02/2015	51/15	Northern Midlands Land Use And Development Strategy	That Council progress with costings for the Land Use and Development Strategy, and alternatively; TRANSlink, Perth, heavy industry and rural activities at Powranna Road, and that both options be brought back to Council for consideration.	Planning & Development Manager	Report to May Council Meeting.	
16/02/2015	52/15	Northern Midlands Rural Processing Centre	That Council adopt and release the Northern Midlands Rural Processing Centre Report and workshop the Recommendations February 2015.	Planning & Development Manager	To be taken to Council Workshop.	

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Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
16/03/2015	67/15	Talisker Street Realignment And Upgrade	That i) Council delegate authority to approve/refuse the planning application for this project to the Planning & Development Manager; ...	Planning & Development Manager	Application approved, works underway.	
16/03/2015	73/15	2015 National General Assembly Of Local Government (ALGA) – Councillor Attendance	That Council i) note the report; and authorise the attendance of: Mayor Downie and Cr Polley at the 2015 National General Assembly of Local Government to be held at the National Convention Centre in Canberra from 14 to 17 June 2015.	Executive Assistant	Registration and bookings complete.	
16/03/2015	70/15	Avoca, Royal George And Rossarden Local District Committee Membership	That Council accepts the appointment of Mrs Claudia Freeman, Mrs Shirley Freeman, Mrs Helen Reynolds, Mr Antony Gee, Mrs Shirley Squires, Ms Jacinta Allen and Mrs Dalija Wells to the membership of the Avoca, Royal George and Rossarden Local District Committee.	Executive Assistant	Complete	
16/03/2015	60/15	Confirmation Of Minutes - Recommendations Of Sub Committees - Perth Local District Committee	note and investigate the following recommendation of the Perth Local District Committee: The Committee recommends that Council, as a matter of urgency, repair the weir (including the removal of the willows) in the South Esk River at Perth in accordance with the representation by Mr Stagg at the 16 February Council Meeting; and that Council continue to maintain the weir on a regular basis.	Executive Assistant	Works & Infrastructure Manager progressing.	
16/03/2015	69/15	Membership: Perth Local District Committee	That Council c) accept Mr William Egan as a member of the Perth Local District Committee.	Executive Assistant	Complete	
23/06/2014	139/14	Confirmation Of Minutes - Longford Local District Committee - Visitor Information Centre	That Council note and investigate the following recommendation of the Longford Local District Committee: The Committee recommends to Council that they identify funding, location and implementation of a standalone visitor information centre as a matter of priority.	Economic & Community Dev. Manager	Longford Visitor Appeal Study underway - due for completion end of March 2015.	
8/12/2014	321/14	Campbell Town War Memorial Oval Precinct Development Plan	That Council: iii) Approve the development of a business plan, with a statewide perspective, to assess the viability of the proposed multipurpose centre; iv) Authorise the Manager Economic and Community Development to progress the preparation of the project brief for the business plan, with the funding for the project to be identified within the next budget review.	Economic & Community Dev. Manager	Project brief for the Financial & Economic Analysis of the Campbell Town War Memorial Oval Precinct Development plan developed and expressions of interest have been sought.	

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Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
8/12/2014	317/14	Recommendations Of Sub Committees - Northern Midlands Economic Development Committee	That Council note and investigate the following recommendation of the Northern Midlands Economic Development Committee: That Council: § undertakes work to underpin a funding application to Round Two of the National Stronger Region Fund for the Burlington Road upgrade ... § Provide the Committee with the criteria, justification and detail that supports the individual proposals on the Council's priority project list ... § Reconfirm the Economic Development Committee terms of reference ...	Economic & Community Dev. Manager	Council to consider revised terms of reference (Council Agenda).	
16/02/2015	37/15 (3)	Recommendations Of Sub Committees - Northern Midlands Economic Development Committee	That Council note and investigate the following recommendations of the Northern Midlands Economic Development Committee and will discuss at a future workshop: ii) Council request the State Government to rezone the Cressy Research Farm to allow subdivision into smaller titles (effectively, a 'Translink-style' zoning for the Research Farm). iv) the Committee advises Council the tyre recycling facility is a waste and environmental issue and on that basis Council should approach the state government.	Economic & Community Dev. Manager	ii) Manager Planning & Development progressing this item. iv) General Manager is progressing this item.	
16/02/2015	41/15	State Government Trails And Bikeways Funding	That Council write to the Minister for Infrastructure, The Hon. Rene Hidding MP, advocating for the reinstatement of a state government trails and bikeways funding program, the development of an inventory of what work is still required to fill in the many gaps in the network of trails and pathways, and the establishment of a permanent fund that will meet the growing demand now apparent in cycling tourism and in the use of bicycles for sport and leisure, and that the motion be put to LGAT.	Economic & Community Dev. Manager	Letter forwarded to Minister Hidding 24/2/15. LGAT Motion drafted.	
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	Economic Development has recommended Council contract Mr Jeff McClintock, landscape consultant, to undertake this review.	
16/02/2015	50/15	2015/2016 Municipal Budget	That Council hold a Municipal Bus Tour on Wednesday 15 April 2015.	Corporate Services Manager	Bust tour to planned.	16 April 2015.

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Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
16/02/2015	50/15	2015/2016 Municipal Budget	That Council adhere to its previously adopted Budget process as detailed and endorse the following 2015-16 Draft Budget parameters	Corporate Services Manager		
16/03/2015	64/15	Nomenclature: Naming Of New Court Off Drummond Crescent, Perth – Sheringham Court	That Council assign the developer's preferred name "Sheringham Court" to the new road constructed off Drummond Crescent, to the south of the Charles Street intersection	Corporate Services Manager	Accepted by Nomenclature Board.	24-Mar-15
16/03/2015	65/15	Nomenclature: Naming Of New Cul-De-Sac Off Seccombe Street, Perth – Shervan Court	That Council assign the developer's preferred name "Shervan Court" to the new road constructed off Seccombe Street.	Corporate Services Manager	Accepted by Nomenclature Board.	24-Mar-15
26/05/2014	114/14	Confirmation Of Minutes - Morven Park Management & Development Assoc. Inc	That Council note and investigate the following recommendation of the Committee: That the Waste Pit be moved from Morven Park to an alternative site located away from the village, due to the detrimental effect that it has on the ERSS, Sporting Events and OH&S concerns.	Works & Infrastructure Manager	Council resolved to make improvements to existing waste dump site.	31-Oct-14
10/11/2014	283/14	Confirmation Of Minutes - Evandale Advisory Committee	That Council note and investigate the following recommendation of the Evandale Advisory Committee: That Council retain the dump site in Morven Park and provide appropriate screening.	Works & Infrastructure Manager	Council resolved to make improvements to existing waste dump site.	30-Jun-15
8/12/2014	317/14	Recommendations Of Sub Committees - Cressy Local District Committee	That Council note the following recommendation of the Cressy Local District Committee: That the Cressy Local District Committee endorses the installation of a boat ramp at Cressy.	Works & Infrastructure Manager	Report to May Council meeting.	
19/01/2015	10/15	West Perth Drainage Study: Request for Upgrade to the Drainage System as Identified	That Council receive a further report on the upgrade of the Drainage System at West Perth no later than the March Council meeting.	Works & Infrastructure Manager	Deferred to May Council meeting for finalisation of hydraulic engineers report.	16/03/2015
16/03/2015	66/15	Reconstruction Of Asset No's 925 & 1548 Macquarie Road, Campbell Town (Ashby Road To Morningside Bridge)	That Council take into account the cost of the road reconstruction caused by the tree roots and serve notice on the property owner to remove the trees at his cost in accordance with section 39 of the Local Government (Highways) Act 1982; and defer/reprogram the project to be carried out next financial year.	Works & Infrastructure Manager	Letter sent to property owner advising of council's decision	

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Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
16/03/2015	68/15	Relocation Of Morven Park Waste Dump Point	That the waste dump point remain in the existing location and the following landscaping and improvements be undertaken: a) Landscaping, including the installation of a ground level fire hydrant, removal of steel protection posts, construction of a concrete island kerb and planting of small trees to screen between the Railway Station and the waste dump pit and installation of signage. b) Road line marking as required.	Works & Infrastructure Manager	Council resolved to make improvements to existing waste dump site.	
16/03/2015	67/15	Talisker Street Realignment And Upgrade	That... ii) subject to planning approval, Council construct an asphalt sealed car park on Council owned land at 29 Talisker Street, Perth; and iii) the work be carried out as soon as possible following the road construction or before, if possible.	Works & Infrastructure Manager	Works in progress.	

LONG TERM ACTIONS

Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
15/10/2012	262/12 (3)	Sub Committee Recommendations - Cressy Local District Committee	That funding be sought for the establishment of a cycle way between Cressy and Longford or other areas that may be appropriate	General Manager	Awaiting suitable grant funding program.	Review 6 Monthly
10/12/2012	348/12	ANZAC Day Centenary	That Council provide in-principle support to community events throughout the municipal area to celebrate the ANZAC Centenary.	General Manager	Ongoing.	Ongoing
28/05/2012 (15/4/13)	121/12 (101/13)	Sealing of Nile Road	That Council actively seek special grant funding of approximately \$2.4M for the reconstruction and sealing of the 8.2km gravel section of Nile Road.	General Manager	Report incorporated in the Agenda.	Review 6 Monthly
16/09/2013	226/13 (3)	Recommendations of Sub Committees - Natural Resource Management Committee	To seek the support of Council in seeking interest from local Town Progress Committees, other community groups (e.g. RSL) and schools to participate in a coordinated Northern Midlands Avenue and Memorial Tree restoration program. This program would develop a program of works to reinvigorate and reinstate Pioneer Avenue and other memorial plantings in the lead up to the centenary of the ANZAC deployment in 2015.	NRM Officer / Planning & Development Manager	Consultation continuing.	31-Dec-14
23/06/2014	148/14	Policy: Use of Conferencing Technology to Attend Council Meetings and Workshops	That the matter be deferred until the technological issues have been addressed and a further demonstration be held at the next workshop.	Corporate Services Manager	Awaiting connection to NBN.	
15/09/2014	220/14	Confirmation of Minutes	That Council create an inventory of goods and chattels owned by Council.	Corporate Services Manager	Ongoing. Godfrey Rivers paintings restored.	30-Jun-15

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Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
27/05/2013	128/13	Bureau of Meteorology Station – Flood Information Warning Station at Longford	That Council investigate the reinstatement and stabilisation of the riverbank on the southern side of the boat ramp at Longford.	Works & Infrastructure Manager	New planning application lodged March 2015.	
9/12/2013 20/01/2014 26/05/2014	347/13 04/15 116/14	Cressy Boat Ramp 1. Proposed Construction of a Boat Ramp at Macquarie Street, Cressy 2. Recommendations Of Sub Committees - Cressy Local District Committee	1. That Council officer's investigate the establishment of a boat ramp, with the retention of the concrete blocks, at Macquarie Street, Cressy. 2. That Council Officer's note and investigate the recommendation - that a boat ramp be constructed at Cressy to a minimum safe standard. 116/14 That an engineers report be requisitioned for the Cressy Boat Ramp;	Works & Infrastructure Manager	Bus Tour inspection 15 April 2015.	30-Jun-15

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

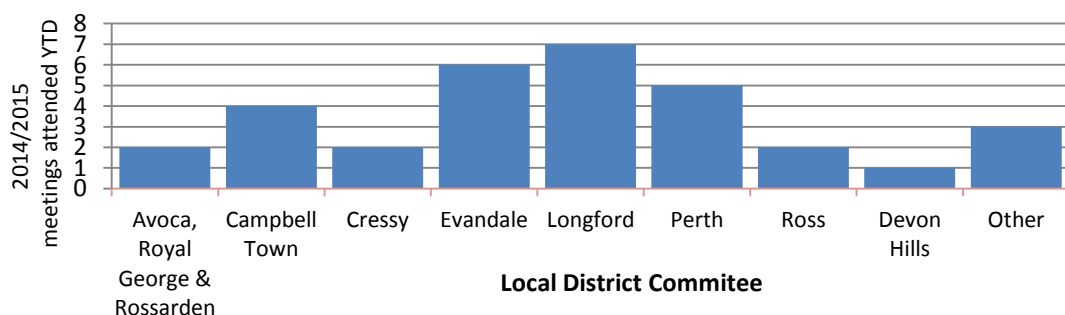
16 KEY ISSUES BEING CONSIDERED: MANAGERS' REPORTS

Activities from the 1 to 31 March 2015

1. GOVERNANCE UNIT –GENERAL MANAGER

a. Governance – Meetings/Conferences

- Council meetings:
 - Ordinary meeting 16 March
- Council Workshops:
 - Ordinary workshop 2 March
 - Ordinary workshop 30 March
- Community meetings:
 - Evandale Advisory Committee
 - Longford Local District Committee
 - Perth Local District Committee



- Executive Management Team:
 - 4 March
 - 18 March
- Staff Meeting
 - 10 March
 - 24 March
- Other Meetings:

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- Met to discuss Longford Revival Festival
- Met with Sarah Lebski to discuss Longford Visitor Centre report
- Attended Local Government Committee Meeting
- Attended Civic Reception for Richard Flanagan
- Attended telephone conference with Kristy Scott and Sam Dhillon
- Met with Cindy Hanson, State Growth
- Attended meeting re Campbell Town Rain Garden
- Met with stakeholders to discuss Launceston Gateway Precinct Master Plan
- Met re TRANSLink Stormwater Management Plan
- Attended General Managers' Workshop
- Met with property owners at TRANSLink re Stormwater
- Attended farewell function for retired Mayor and Councillors
- Attended Heart FM meeting
- Attended Northern Tasmania Regional Futures Plan (NTRFP) Steering Committee Meeting
- Attended meeting with Greg Green re Film Society Issues
- Attended meeting of Northern Sub-Regional Alliance
- Attended meeting re proposed Longford 'super' playground
- Attended meeting with David Laskey, Department's Manager Land Use & Planning - structure planning
- Attended meeting re Perth Structure Plan proposal
- Met re TRANSLink Stormwater Management
- Attended meeting re Launceston Gateway Precinct Master Plan
- Attended workshop re Alcohol & Other Drugs
- Attended meeting re Country Courier
- Attended opening of War Memorial at Evandale
- Attended Tourism Northern Tasmania - DMP Steering Committee Meeting
- Attended Staff Farewell & Long Service Awards
- Met with Minister Rene Hidding to discuss Launceston Gateway Master Plan, Perth Land Use Strategy and other matters
- Met with ratepayer re rates matter
- Met with ratepayer re public liability issue
- Attended Citizenship Ceremony
- Met to discuss "drop in centre" at Campbell Town
- Meetings held with Councillors
 - Janet Lambert
 - Leisa Gordon

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
- Flood levee
- Road and Traffic issues
- Resource Sharing

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- Animal Control
- Buildings
- Footpaths
- Tourism
- NRM North
- Staff issues/Employment
- Childcare issues
- Risk Management & WHS
- Management Agreements and Committee Administration
- Office improvements
- Media releases and news items
- Grant application administration and support letters
- Local District Committee project support
- Event management
- Governance Audit
- General correspondence.

c. Other Activities:

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

2. CORPORATE SERVICES BUSINESS UNIT

a. Customer Service

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

b. Finance

- Rates and dog licence issue & collection, valuation maintenance and adjustments, supplementary valuations, street numbering, electronic receipting & direct debit systems, interest and penalty.
- Pension rebates claims and maintenance, classification for two rebate maximums, verification of data.
- Sundry Debtors and reviewed account format.
- Creditor payments and enquiries.
- Payroll, ETP calculations, payroll tax, child support, maternity leave, PAYG & annual summaries, superannuation, salary sacrifice, Workplace Legislation changes, EB provisions, salary reviews, staff training, appointments, retirement & resignations issues, leave accrual adjustments, leave loading calculations, Councillor allowances and expenses, Workers Compensation claims, Award adjustments, and other HR issues, and childcare support issues.
- Property sales for unpaid rates, Debt Collection services, Debt summons/warrants.

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

c. Insurance

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

d. Information Technology

- Server and desktop maintenance.
- Minor upgrades of other IT equipment.
- Open Office Software upgrade and enhancement requests.
- GIS maintenance and training.
- Information Management System maintenance and upgrade planning.
- IT Independent Audit, Disaster Recovery & IT backup upgrade and maintenance.
- Council Web Site development, Town and Local District Committee site development, NMBA website and HH App maintenance.

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- Infonet system re-written.
- ApproveTas maintenance.
- Office phone system upgrade & Mobile phone plan review.
- Sundry database creation and maintenance.
- Mobile device applications implementation, and remote access logins.
- Building security systems maintenance.
- Microsoft software maintenance.
- Upgrade and review access security systems.
- Maintain photocopiers and printers.
- New computer installations.
- Upgrade website hosting.
- WiFi hotspots
- Fleet tracking

3. ECONOMIC AND COMMUNITY DEVELOPMENT UNIT

a. Tourism/Economic Development focus

- Participated in the Northern Region Futures Plan forum
- Participated in a briefing session on the Asian Business Engagement Plan funding program.
- Coordinated Council's funding application for Bridges Renewal Programmes Round One Funding for Westmoor Bridge, Powranna Road Cressy. Funding secured. Preparing applications for funding in Round Two for Woolmers Bridge and Lake River Bridge, Macquarie Road.
- Managing the expression of interest process for the financial and economic analysis of the Campbell Town War Memorial Oval Precinct Development Plan.
- Participating in the review of the Economic and Community Development Unit.
- Assisting the Industry and Business Growth Unit, Department of State Growth, with the planning of Industry Information Exchange sessions in the midlands.
- Undertaking preliminary research on feature playgrounds following receipt of a request by a Longford resident for the development of such a playground in the town.
- Managed the luncheon NMBA hosted for the Finnish Ambassador in the Northern Midlands during his official visit to the state in mid-March.
- Managing the contract for the consultant undertaking the review of the business plan for Northern Midlands Council stand alone visitor information and tourist centre.
- Assisting with the finalisation of the Longford Visitor Appeal Study.
- Assisting the Heritage Highway Tourism Region Association Board with the planning of an intensive online and social media promotional campaign.
- Collaborating with HHTRA and NMBA to resolve issues regarding the upgrade of the Heritage Highway App.
- Working with the Chair of the Economic Development Committee to investigate options for attracting equestrian events and clubs to Longford.
- Representing NMBA at the quarterly TCCI Chambers Alliance Forums.
- Working with Max Employment to identify and develop Work for the Dole placements across the Northern Midlands.
- Promoting the 'Think Big: Shop Small' Campaign in the Northern Midlands.
- Assisting with driving the 'Tourism Potential of Ben Lomond National Park: Feasibility Study'

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including onsite inspection and meeting with Ben Lomond Village operators, and Parks and Wildlife staff, participation on project scoping group and interviews with business operators in the Alpine Village. Prepared an application for the funding of the study to the new Tourism Demand Driven Infrastructure Program. Outcome anticipated April 2015.

- Working with a film company on a feasibility study towards the making of a Norfolk Island – Norfolk Plains documentary: company currently applying for funding.
- Representing Council on the Northern Region Tourism Cycling Group.
- Facilitating the progressing of the agenda of the Northern Midlands Economic Development Committee.
- Serving on a working group aiming to secure a sustainable future for Heart FM Radio Station. Volunteer recruitment and training is underway.
- Member of Council's Signage subcommittee.
- Assisted with securing funds from Your Community Heritage Grants program to interpret convict stories at Woolmers and Brickendon Estates. Assisting with the introduction of the convict-themed tours.
- Assisting Woolmers/Brickendon Estates with leveraging off the World Heritage listing status.
- Representing the Heritage Highway Region at quarterly Tourism Northern Tasmania Local Tourism Association forums.
- Managing the on-line promotion of the TRANSlink precinct utilising the promotional video and facebook.

b. Community development focus

- Managing the Council Page in the Country Courier and exploring options to strengthen Council's support of the newspaper.
- Working with Council's WHS Officer to address risk issues identified at the Midlands Kids Club (Perth Before and After School care and Vacation Care Service).
- Facilitated an evacuation centre desktop exercise for Meander Valley Council.
- Evaluated the first term youth programs and negotiate contracts with PCYCs and Northern Job Links for the school holiday and second term programs.
- Assisted Campbell Town Golf Club with an application for funding to paint the clubrooms.
- Meeting held re the possibility of establishing an amateur theatre company in Longford.
- Participating on the Christ Church tree restoration/management working group and assisting the Parish prepare a funding application to the Tasmanian Community Fund.
- Managing the project developing a masterplan for the Northern Midlands Health, Fitness and Sports Centre: draft report due April 2015.
- Coordinating Council's Further Education Bursary Program 2014.
- Assisting Health Revival with efforts to secure grant funding to expand the range of programs and equipment at the Northern Midlands Sports Centre. To date, a grant has been secured from the Longford Rotary Club.
- Participating on a state Equine Emergency Management working group.
- Working with Northern Midlands RSL Branch to plan the Northern Midlands ANZAC 2015 celebrations, develop traffic management plans, and plan the ANZAC Commemoration Concert being held April 18.
- Managing the risk register for the Economic and Community Development Unit.
- Working with Baptcare to publicise the National Disability Insurance Scheme in the Northern Midlands.

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- Prepared the Helping Hand application for ongoing funding under the new Australian Government Department of Social Services Families and Communities Program. Outcome awaited.
- Member of the Northern Region Sport and Recreation Committee.
- Working with Volunteering Tasmania to implement options for strengthening volunteerism in the Northern Midlands.
- Member of the Working Group seeking implementation of the recommendations of the Health Needs Assessment (Part A Northern Midlands) project.

4. PLANNING & DEVELOPMENT UNIT

a. Policy

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

b. Health

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

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.

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- Comment on building regulatory framework reform.

d. NRM

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

e. Compliance

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

f. Planning

- Participation in the TRANSlink working group
- Consideration of TRANSlink rail hub development concept
- Participation in Regional Planning Scheme issues.
- Consideration of Planning Directives
- Consideration of proposed planning legislative amendments.
- Ongoing review of procedures and physical office environment.
- Oversight of Powranna & Burlington Rd precinct project.
- Brief for Heritage Streetscape project.
- Resource Sharing - BODC.
- Heritage walls

g. Animal Control

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

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- Dog attacks.
- Dangerous Dog declarations.

5. WORKS & INFRASTRUCTURE UNIT

In conjunction with INFO 5 – Works & Infrastructure Report.

a. Asset Management

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

b. Traffic Management

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

c. Development Work

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

d. Waste Management

- Input into regional waste management discussions – ongoing.

e. Tenders and Contracts

f. Flood levee

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

g. Engineering

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

h. Capital works

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

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17 RESOURCE SHARING SUMMARY FROM 01 JULY 2014

Attachments: Section 1 – Page 61

Prepared by: Martin Maddox, Accountant/Executive Officer

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

18 VANDALISM: MARCH 2015

Prepared by: Jonathan Galbraith; Engineering Officer

Incident	Location	Estimated Cost of Damages		
		Feb 2015	Jan -Mar 2015	March 2014
No incidents reported				
TOTAL COST VANDALISM		\$ 0	\$ 1,100	\$ 1,200

19 YOUTH PROGRAMME UPDATE: MARCH 2015

Prepared by: Lorraine Green, Economic and Community Development Manager

Youth Activity Programs

Council contracted the Longford and Launceston PCYCs to provide two youth programs each week across the first school year term:

- The Friday evening youth program at the Northern Midlands Community Sports Centre, Longford:
- The high school-aged Activity Program at Perth Community Centre on Thursday evenings.

In March 2015 four Friday evening sessions were held and four Perth sessions. 60 young people participated in the Longford sessions and 51 young people in the Perth sessions.

Youth At-Risk Programs

Council contracted Northern Joblink (NJL) to provide once weekly At-Risk Youth Programs (2.5 hours per session) at Cressy and Campbell Town District High Schools across the first school year term. The sessions commenced in the week starting February 23rd.

Eight sessions have been held at Campbell Town District High School. The NJL officer worked with school staff to identify five students from Grades 9/10 in priority need of extra pathway transition support for post year ten. The officer has worked individually with the students to assist them to identify their ultimate post year ten goal and to select the relevant college subjects. Student career goals include serving in the Armed Forces and Tas Police. The officer has also commenced L1 testing for students eligible to apply for driving licences

A testimonial from Campbell Town District High School Principal, Steve Plowright follows:

To whom it may concern,

The 2.5 hours that you have allowed NJL to work with our students has made a significant difference to a few students. Troy O’Konnah has worked with a few students who need extra help with their future pathway beyond grade 10. These students have many special needs and need time to fully explore all the options that are open to them. Troy has been able to concentrate on these students and really provide the support and assistance they need for their future directions. Tailoring the support in this way has met the needs of those students and they all give positive feedback on how this is assisting them.

Eight sessions have been held at Cressy District High School. The NJL officer has been working with a group of eight Grade 7 and 8 students during their elective classes.

A testimonial from Principal Victoria Harrison follow:

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Northern Joblink Youth Project Officer, Troy O’Konnah has been working with staff and students at Cressy District High School during Term One. Troy has established positive, supportive relationships with staff and students and we look forward to this ongoing support in the future. We have established one group of students in particular, who are in real need of this support and Troy has been flexible in changing his times to suit the school timetable and student needs.

Cressy DHS is fully supportive of this excellent initiative continuing.

20 ROSS LOCAL DISTRICT COMMITTEE AND CAMPBELL TOWN DISTRICT FORUM

Prepared by: Amanda Mason, Executive Officer

At recent meetings of the Campbell Town District Forum and the Ross Local District Committee, both groups resolved to move their meeting dates to the first Tuesday of each month, commencing in May.

The purpose for this was to ensure that any issues raised at the meetings will then be able to be referred to the Northern Midlands Council meeting of that month.

Campbell Town District Forum will now meet on the first Tuesday of each month at 10:30am, and the Ross Local District Committee will meet on the same day at 1:00pm.

21 NRM ACTIVITIES

Prepared by: Monique Case, NRM Facilitator

Mill Dam Major Stakeholders

The Mill Dam Major Stakeholders group met on 01 April 2015. Ms. Carmel Parker and Mr. Steve Ratcliffe of JMG led a review of their preliminary assessment report and the on ground options contained within it. The confirmed minutes from the 02 February meeting are included in the attachments.

Australian Government - Green Army Round 3

The NRM Facilitator, Ms Case, submitted an application to the Australian Government’s Green Army Programme Round 3 on the 17th March. The application was developed with support from the Rossarden Progress Association and co-written with Kiowa Fenner, Acting Section Manager, Invasive Species Management, Biosecurity Operations DPIPWE. The application focuses on the removal of the invasive Wons Broom species from the Rossarden town-ship and boundary to reduce fire risk, improve natural values and raise awareness and participation in the community.

Feedback from the Australian Government is expected within 6-12 weeks.

Further information on Green Army can be found by enquiring with NRM Officer or

<http://www.environment.gov.au/land/green-army>

NRM North’s School Environmental Education Grants Round 5

In late Feb and early March, NRM Facilitator, Ms Case, assisted Nick Goss and Dearne Baker of Cressy District High in developing and submitting a successful School Environmental Education Grant application to NRM North. The grant sought funding assistance for the renovation of vegetable patch with renewal of plot timber framing, soil renewal, watering enhancement, tools, gumboots & gloves replenishment. Further assistance has been sought for the purchase of materials for a Poly Tunnel or Hoop House. The aim of the hot house is to enable students to raise seedlings for the vegetable patch to complete the missing link of the paddock to plate concept.

Recreational Water Sampling

Council's NRM Facilitator, Ms Case, completed the recreational water sampling programme on Monday 30 March 2015.

In accordance with Council’s public health obligations regular water samples were taken from the three pools, (Cressy, Campbell Town and Ross) and the three 'swimming holes' (Mill Dam, William Street,

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Perth and Honeysuckle Reserve Evandale) throughout the summer season. There were two notification events associated with high bacteria counts at Evandale and one for each of the William Street and the Mill Dam reserves. Both of the notification events occurred in association with widespread rainfall events. There were no pool closures for the season.

DECISION

Cr Lambert/Cr Polley

That the information items be discussed.

Carried unanimously

Cr Polley/Cr Knowles

That the information items be received.

Carried unanimously

Mr Godier left the meeting at 5:22pm.

90/15

HONEYSUCKLE BANKS MASTERPLAN PROPOSAL

Attachments: Section 1 – Page 62

Responsible Officer: Lorraine Green, Manager Economic and Community Development

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

1 PURPOSE OF REPORT

To seek Council's approval for the development of a masterplan for Honeysuckle Banks, Evandale.

2 INTRODUCTION/BACKGROUND

In 2011 Council contracted landscape consultant, Mr Jeff McClintock to research and prepare a report on potential trails/bikeways that could be developed in Longford, Evandale, Perth and Avoca. The resultant report, the "Intra-Town Trail/Bikeway Study" Report was accepted by Council at the July 2011 Council Meeting.

The report made a number of recommendations with regard to Rotary Park, Evandale (now renamed 'Honeysuckle Banks'). Council has progressed some of the recommendations. In late 2014 Councillor Goninon raised for discussion the maintenance of the reserve and the need for further improvements. The matter was listed for a Council Workshop, with the following discussion points listed for discussion purposes:

- Revisit the 2011 plan in consultation with Rotary and other stakeholders.
- The site does not need to become a Village Green, perhaps continue as a more natural environment with minor infrastructure improvements and more regular maintenance.
- Identify improvements, along with costs associated with additional maintenance of the area.

This matter has not yet been discussed at a Council Workshop and the General Manager has asked that this agenda item be listed for the April 2015 Council Meeting, to enable Council to progress this matter by giving consideration to the development of a masterplan, including an ongoing maintenance schedule and implementation plan, for Honeysuckle Banks.

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3 STRATEGIC PLAN 2007/2017

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

4 FINANCIAL IMPLICATIONS

It is estimated that the review of the 2011 plan, the undertaking of community consultation, and the subsequent development of a masterplan for Honeysuckle Banks will cost in the vicinity of \$2,000.

Funding for the implementation of the masterplan can be considered during the 2015/2016, and subsequent, Council budget deliberations. External grants and community contributions can be sought to assist with the masterplan implementation costs.

5 RISK ISSUE

Honeysuckle Banks is a popular reserve with both visitors and locals alike, with activities ranging from walking and cycling, to picnicking, fishing and canoeing. The current facilities and presentation of the reserve are well below the standard expected in one of Tasmania’s key tourist towns.

Failure to improve the reserve’s facilities and presentation will continue to deter significant numbers of locals and visitors from pursuing physical and relaxing activities in the reserve, and detracts from the town’s visitor appeal.

6 CONSULTATION WITH STATE GOVERNMENT

Consultation with relevant State Government officers will be undertaken in the development of the masterplan.

7 COMMUNITY CONSULTATION

Community consultation underpinned the 2011 Intra-Towns Trail/Bikeways Study and will be a crucial component of the development of the masterplan.

8 OPTIONS FOR COUNCIL TO CONSIDER

- i) To accept and adopt the recommendation.
- ii) To not accept the recommendation.

9 OFFICER’S COMMENTS/CONCLUSION

Improving the facilities and presentation of Honeysuckle Banks will contribute to enhancing the health and well-being of the Northern Midlands residents and visitors accessing the reserve, and will significantly enhance the visitor appeal of Evandale.

10 ATTACHMENTS

10.1 Evandale section of the “Intra-Town Trail/Bikeway Study” June 2011 (pages 6-11).

RECOMMENDATION 1

That the matter be discussed.

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RECOMMENDATION 2

That Council approve the development of a masterplan for Honeysuckle Banks, Evandale, at a maximum cost of \$2,000.

DECISION

Cr Calvert/Cr Knowles

That Council approve the development of a masterplan for Honeysuckle Banks, Evandale, at a maximum cost of \$2,000.

Carried unanimously

91/15

FREQUENCY OF KERBSIDE REFUSE COLLECTION

File: 34/001

Responsible Officer: Wayne Chellis; Works & Infrastructure Manager

Report prepared by: Jonathan Galbraith – Engineer Officer

1 PURPOSE OF REPORT

The purpose of this report is for Council to consider the advantages and disadvantages if kerbside refuse was collected on a weekly basis rather than the current fortnightly collection.

2 INTRODUCTION

Council currently provides a fortnightly kerbside refuse collection for urban areas and some rural areas of the municipal area. Councillor Lambert has advised that requests have been received from some ratepayers for weekly kerbside refuse collections.

3 BACKGROUND

Kerbside refuse is currently collected fortnightly by contractor Aussie Waste Management. This company was awarded the contract in 2010 and it expires in June 2018. Council provides a 140L Mobile Garbage Bin (“wheelie bin”) to ratepayers within the collection zone for a cost of \$100, or a larger 240L bin for \$150, or additional bins are available on request for multiple costs.

4 REFUSE COLLECTION IN OTHER COUNCILS IN THE REGION AND THE NORTHERN REGIONAL WASTE MANAGEMENT GROUP

Representatives of all Councils in the north and north-eastern part of the state are members of the Northern Tasmanian Regional Waste Management Group (NTRWVG) and meet regularly to discuss waste management issues.

Issues such as the frequency of collection have been discussed at these meetings. A few of the Councils in the region have weekly refuse collection while Northern Midlands Council and several other Councils have a fortnightly collection. It has been agreed that at this stage the NTRWVG does not intend to adopt a common position on collection frequencies or bin sizes because every Council has slightly different requirements and needs.

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5 STRATEGIC PLAN 2007-2017

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

- 5.5 Waste management:

6 STATUTORY REQUIREMENTS

Pursuant to the provisions of the Local Government Act 1993, the Council is required to publicly advertise and call tenders for any works where the value is greater than \$100,000 (\$110,000 incl. GST) including its waste management collection contract.

7 ADVANTAGES AND DISADVANTAGES OF A WEEKLY REFUSE COLLECTION

The two main reasons that have been put forward by some ratepayers for moving to a weekly refuse collection are:

- i) Waste left in a bin for up to two weeks can become smelly, and
- ii) A fortnightly collection is not enough for some families and the bin is full before collection day.

In response to these concerns Council already offers families the option upgrade to a larger size bin or paying for a second bin, also an additional waste collection was introduced over the Christmas period meaning that at the time of year when many people will have more waste there is a collection three weeks in a row.

The main disadvantage of moving to weekly collections is the extra cost that will be involved for all ratepayers. In addition to this fortnightly waste collections encourage residents to minimise the amount of waste they produce. Experience from other Councils is when they moved from a fortnightly to a weekly collection is that the overall amount of waste collected increases significantly.

A green waste bin trial has been undertaken within Meander Valley by the regional waste management group and this has proven to be very successful and reduced waste in the general waste bin by almost 50 percent. In the future an alternative to the weekly waste collection a trial of a green waste bin service may be more environmentally acceptable.

8 FINANCIAL IMPLICATIONS

A significant part of the cost of disposal of kerbside refuse is the cost of disposal at the Launceston Waste Management Centre. Council’s kerbside refuse collection contractor Aussie Waste Management has advised that based on their previous experience with other Councils the overall amount of waste collected should Council move to a weekly collection is likely to increase by over 80%. There may also be a small decrease in the amount of waste taken to the transfer stations, but this is unlikely to have a significant impact on the operating costs of those sites.

Council currently pays \$0.86 per lift for a bin in an urban area and \$1.05 per lift for a bin in a rural area. The cost for kerbside refuse (excluding recycling) collection in the 2013-2014 financial

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year was \$283,000.

Should Council choose to move to a weekly refuse collection the most appropriate time to do this would be when the contract expires in 2018. Based on the information provided that the volume of material collected is likely to increase by over 80% and taking into account inflation and the significantly increased cost of waste management over the period since the contract was last put out to tender it is anticipated that the cost to Council will be approximately twice the current cost. This would equate to an increase of in rates of \$52 per ratepayer.

9 OPTIONS

That Council conducts a survey of residents to determine if they are prepared to pay the additional costs to have a weekly kerbside refuse collection from when the current contract expires in June 2018.

That Council conducts/asks the Regional Waste Management Group to undertake a trial Green Waste Collection service within the Northern Midlands.

That Council continues to provide a fortnightly collection service and encourages residents to request additional bins if they have insufficient capacity.

10 RISK ISSUES

Should Council choose to move to a weekly collection, Council risks promoting an increased waste stream.

RECOMMENDATION 1

That the matter be discussed.

RECOMMENDATION 2

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.

DECISION

Cr Lambert/Cr Knowles

That the matter be discussed.

Carried unanimously

Mr Godier returned to the meeting at 5:29pm.

Cr Adams/Cr Calvert

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.

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Carried unanimously

92/15 LONGFORD FLOOD PROTECTION SCHEME: PROGRESS REPORT

Report prepared by: Terry Eaton, Engineer

Responsible Officer: Wayne Chellis; Works & Infrastructure Manager

1 PURPOSE OF REPORT

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

2 BACKGROUND

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

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

Note: The priority of the "Flood Modelling" item has been lifted to "High" and is seen as an issue which should be advanced as soon as funds can be made available.

3 STRATEGIC PLAN 2007-2017

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

4 STATUTORY REQUIREMENTS

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

5 POLICY IMPLICATIONS

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

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6 FINANCIAL IMPLICATIONS

Description	2013/14 Budget \$	Current Status
Stormwater Detention Basin Paton Street - Manholes and Pipe Connections	11,330	Complete
Stormwater Detention Basin Drain Hobhouse to Malcombe	181,385	Achieved Practical Completion
Flood Levee Purchase of land adjacent to Union Street levee	25,000	Complete
Preparation of updated Maintenance and Operations Manuals	7,000	Complete
Flood Levee - Flood Pumps Set Up Paton Street	10,000	Complete
Flood Levee Stormwater Improvements Union Street	25,000	Complete
Stormwater Detention Basin Paton Street	100,000	In Progress
Flood Modelling - Longford Flood Mitigation	20,000	Application for NDR Funds approved
Flood Levee Clay/Concrete Interface Works	20,000	Complete
Gravelling of Levee Top	20,000	Works not yet commenced
	<u>\$348,385</u>	

7 RISK ISSUES

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

8 STATE GOVERNMENT CONSULTATION

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

9 COMMUNITY CONSULTATION

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

10 PROGRESS

10.1 Paton Street Detention

Hobhouse Street Drain Connection

The land required for development of the basin has been taken over by Council with some maintenance work undertaken for the area. Construction of the designed basin is not seen as essential until work proceeds to develop the adjacent land.

10.2 Discharge Pumps

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

10.3 Finalise Levee Permit and Comprehensive Safety Inspection

Action complete.

10.4 Update Longford Flood Protection Plan

Action complete.

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10.5 Develop Flood Evacuation Plan

Completed.

10.6 Flood Modelling

Work is proceeding with data collection, some delay to collection of land information due to poor visibility for aerial photography, however, this work was undertaken recently with landform calculations now in progress.

10.7 Penstock Valves

Penstock Valves: The Paton Street valve is now installed

10.8 National Disaster Resilience (NDR) Grant

Application complete, refer 10.6 above.

10.9 Levee Maintenance Works Program

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

Installation of permanent marks on levees and undertake surface profile survey. Survey data provided and existing levee profile details forwarded to JMG, council authorised Dam Engineers for comment. Report from Dale Luck indicates levee profile generally complies with design requirements. Some minor deficiencies noted, referred to Works & Infrastructure Manager to program remedial action.

10.9.2 *Cracking*

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

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

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

10.9.4 *Concrete Caulking*

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

10.9.5 *Railway Crossings*

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

10.9.6 *Concrete Levee Interface*

Work complete with 12 month maintenance period in progress.

10.9.7 *Stormwater Outfalls*

Update maintenance manual to include flood flap activation assessment.
Timing – ongoing maintenance.

10.9.8 *Drafting*

Complete.

10.10 Audit Report – Tasmanian Community Flood Resilience Project Stage 1

A copy of an “Audit Report – Tasmanian Community Flood Resilience Project Stage 1”

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received. Advice sought from Mr Dale Luck with fee proposal to consider any implications of this document to the “Longford Flood Protection Action Plan” and comments on the audit report, awaiting response.

RECOMMENDATION 1

That Council receive the report.

DECISION

Cr Knowles/Cr Lambert

That Council receive the report.

Carried unanimously

93/15 LOCAL GOVERNMENT ASSOCIATION OF TASMANIA – MOTIONS FOR the GENERAL MEETING – 22 JULY 2015

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

1 PURPOSE OF REPORT

The purpose of this report is to advise Council of the receipt of notice of the Annual General Meeting of the Local Government Association of Tasmania (LGAT) to be held on 22 July 2015; and to commence discussion on consideration of motions to be submitted to the General Meeting to be held in conjunction with the Annual General Meeting.

2 INTRODUCTION/BACKGROUND

Council has received notice of the Annual General Meeting, which is to be followed by the General Meeting in accordance with the Rules of the Association, the meetings are to be held at the Country Club Casino on Wednesday, 22 July 2015, commencing at 11.00 am.

Councils are invited to submit motions on matters connected with the objectives of the Association or of common concern to members for inclusion in the Agenda of the General Meeting by Friday, **24 April 2014**.

3 STRATEGIC PLAN

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

4 OPTIONS FOR COUNCIL TO CONSIDER

Council needs to consider motions to be submitted for inclusion in the Agenda of the General Meeting.

Motions to be considered:

i) Trails & Bikeways

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

5 OFFICER'S COMMENTS

The following motions have been tabled at LGAT General Meetings by Northern Midlands Council in the past:

2014	That the Local Government Association of Tasmania continue to lobby the State Government to fund and employ, within the Invasive Species Unit, additional weed officers for each of the three regions to actively facilitate the eradication of listed weeds throughout Tasmania.	Carried
2014	That the Local Government Association of Tasmania continue to lobby the State Government to address the pending environmental impacts resulting from excessive storage of used tyres in the absence of a suitable recycling facility or other appropriate means of disposal.	Carried
2014	That LGAT lobby the ministers responsible for mines and our rivers to address the contamination of many of our waterways through heavy metal leachate from past mining operations and to provide an inventory of all such waterways and an action plan to end the contamination.	Carried
2014	That LGAT supports the position of all state parties in their election commitments to lobby the major federal political parties in opposing super trawlers operating in Australian waters, and support immediate federal legislation to permanently ban super trawlers in Australia's Exclusive Economic Zone (EEZ) but not to affect current fishing operators.	Lost (Deferred to September meeting)
2014	That LGAT lobby the TasWater Board to call on the Australian Government to work with the State Government to fund the development of renewed water and sewerage infrastructure works, particularly for small and regional communities across the State.	Lost
2014	That the Local Government Association of Tasmania request both the State and Commonwealth Governments to encourage Telstra to provide a regional officer within each region able to provide detailed infrastructure answers in a timely manner to facilitate the ongoing development of private and public infrastructure works.	Carried
2014	That LGAT Support the continuation of the Tasmanian Freight Equalisation Scheme due to its importance to Tasmania. Lobby the Australian Government and State Governments to re-establish the Tasmanian Freight Equalisation Scheme for all freight transported to and from Tasmania.	Carried
2014	That LGAT Investigate the terms of the proposed Australian Competition and Consumer Commission/Productivity Commission enquiry into the Tasmanian Freight Equalisation Scheme with the aim of issuing a brief to Councils. Assess options for a study that analyses the benefits and costs of a support package	Lost

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	for a direct international service from TASMANIA.	
2013	That LGAT lobby the minister responsible for DIER to have all unapproved signage removed from state roads.	Carried
2013	That the Local Government Association of Tasmania lobby the Minister responsible for the Department of Infrastructure, Energy and Resources to ensure that speed restrictions of road works and the like are not erected prematurely, left in place beyond the completion of works or between work periods, unless required due to the condition of the road surface.	Carried
2013	That the Local Government Association of Tasmania request the State Government to make legislative change, if necessary, and confirm that representations made pursuant to sections 26, 30 I or 57 of the Land Use Planning and Approvals Act 1993 shall not be made public to the extent that they contain specific reference to individual councillors or staff.	Lost
2013	That the Local Government Association of Tasmania lobby the State Government, specifically Department of Economic Development and the Environmental Protection Authority to address the pending environmental impacts resulting from excessive storage of used tyres in the absence of a suitable recycling facility or other appropriate means of disposal.	Carried
2012	That the Local Government Association of Tasmania requests the State Government to develop policy guidelines, educational information and advice to address the issues of: • Transport and appropriate disposal of declared weeds; and, • Contamination of green waste with declared weeds; and, • Treatment of green waste to minimise the presence of weed seeds in composted Green waste that is to be sold to the public and/or used in public open space.	Carried
2012	That the State Government fund an additional Weed Officer for each of the three regions to facilitate the reduction of listed weed species in order to maximise the long term sustainable agricultural use of Tasmania's resources, in particular with regard to the new and proposed irrigation infrastructure which in turn will support the furtherance of the State Government's 'food bowl' initiative.	Carried
2012	That LGAT discuss with the State Government that in the event of a fire/flood the proposition of taking immediate action on temporary minor repairs to state roads and/or other infrastructure on the basis that funds are reimbursed within a reasonable time frame.	Carried
2011	That the LGAT work with the State Government to amend Principle nine of the State Policy for the Protection of Agricultural Land 2009 to enable Council planning schemes to prohibit or require discretionary permit for an agricultural use on land zoned for agricultural purposes where such land is also determined to be within a special area or overlay to address issues including, but not limited to, scenic protection, landslip, water catchment, heritage protection and flood or bushfire hazard.	Carried
2011	That, in order to address the loophole in LUPA relating to the lack of termination power, LGAT lobby the Department of Justice to progress a legislative amendment to provide the power to void an application after a finite period of time.	Carried
2010	To bring accountability to the water authorities that Owners' Representatives and the Chief Executive Officers of each of the Regional Corporations meet monthly	Lost

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	with councils (members of Regional Corporations).	
2010	That LGAT lobby the State Government to review the current approach to environmental management and sustainable use of resources in Tasmania, with a view to developing an integrated approach with reference to overall natural systems.	Carried
2010	That a second Weed Management Officer for the region be financed by the State Government.	Lost
2009	... legislate, so that Local Government is empowered to ensure that the planting of trees within town boundaries are species that are appropriate in relation to both fire and general safety. ... to reassess the state planning template; and to manage road verges in regard to fire management.	Carried
2009	... investigate and promote initiatives to reduce the use of fossil fuels.	Carried
2008	... Hydro Tasmania extend cloud seeding flights over non-Hydro catchment areas, such as the Meander, Macquarie, South Esk, Clyde and East Coast catchments; and that the cloud seeding program be on-going, as an extended period is necessary to obtain any long term benefits; and the Local Government Association of Tasmania and the State Government be requested to undertake independent reports on cloud seeding in Tasmania.	Carried
2008	That Councils support the motion for the Local Government Association to lobby the State Government to review the application of taxes and stamp duty associated with business transactions, e.g. payroll tax, insurance premium renewals and mortgage dealings.	Carried
2007	That a proposal put forward at the 2006 ALGA Conference by Timber Towns Victoria to form a national network of local governments with an interest in sustainable forestry management on both private and public land be noted and a member of Timber Towns Victoria be invited to attend the next meeting of the LGAT General Management Committee.	
2006	That the Local Government Association of Tasmania i) Discuss with the State Government the development of controls regarding overshadowing and other nuisance factors caused by existing or future planting, and ii) Prepare information brochures outlining recommended species and planting guidelines which minimise overshadowing of neighbouring properties: such guidelines to be distributed to Councils for circulation with new developments.	Lost
2006	That the Local Government Association of Tasmania enter into discussions with the State Government with regard to the provision of Government funding to meet the costs associated with Council Youth Development Officers performing roles that have traditionally been the responsibility of the State Government Departments.	Carried
2005	That the Local Government Association of Tasmania in relation to threatened Non-Forest Vegetation Communities supports alternative measures to implement the State/Federal Bilateral Agreement being i) adoption of a truly voluntary system similar to the Regional Forest Agreement Private Forests Reserve Program (which includes incentives) and ii) the removal of the statutory enforcement mechanisms within the Bilateral Agreement i.e. (the Planning Directive and subsequent amendment of the local government planning schemes).	Carried
2005	That the Local Government Association request the State Government to liaise with the Federal Minister for Immigration and Multicultural and Indigenous Affairs to	Carried

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	ensure that skilled migrants are encouraged to resettle in Tasmania.	
2005	That Local Government support a proposal from the Tasmanian Bus Association for the State Government to provide funds for the reinstatement of a school bus safety campaign and any other road safety education programs that will minimise the risks to children.	Carried
2005	That the Local Government Association request the State Government to;- i) Abolish the Easter Tuesday as a prescribed statutory public holiday and ii) Investigate a uniform set of public holidays within Tasmania and where possible, these be standard across Australia.	Lost
2005	That the Local Government Association of Tasmania negotiate, on behalf of Council's, an agreement with the Rail Authority (Pacific National Tasmania) to ensure a maintenance service level is provided with a defined area at each level rail crossing.	Carried

RECOMMENDATION 1

That Council discuss this matter.

RECOMMENDATION 2

That Council receive the report, and list the following matters for consideration at the LGAT General Meeting to be held on 22 July 2015:

- i) ...
- ii) ...

DECISION

Cr Knowles/Cr Calvert

That Council receive the report, and list the following matter for consideration at the LGAT General Meeting to be held on 22 July 2015:

- i) That LGAT lobby the Minister for Infrastructure, Hon. Rene Hidding, advocating for the reinstatement of a state government trails and bikeways funding program, the development of an inventory of what work is still required to fill in the many gaps in the network of trails and pathways, and the establishment of a permanent fund that will meet the growing demand now apparent in cycling tourism and in the use of bicycles for sport and leisure.
- ii) Recognition of local government in the constitution; and
- iii) Roles of local government.

Carried unanimously

94/15

PERTH TOWN STRUCTURE PLAN

Responsible Officer: Des Jennings, General Manager
Report prepared by: Des Jennings, General Manager

1 PURPOSE OF REPORT

The purpose of the report is to seek Council's consideration and support for the preparation of the Perth Town Structure Plan.

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2 INTRODUCTION/BACKGROUND

Perth, with a population of around 3040, is Northern Midlands' second largest town. With sustained residential growth - 36 new dwellings in the last twelve months, Perth may soon replace Longford as the municipalities largest residential centre.

This steady growth is largely driven by the availability of reasonably priced lots within an acceptable commuter distance of the major employment hub of Launceston. The 2013 Health and Wellbeing Needs Assessment, prepared by the U Tas Department of Rural Health, indicated that 36.2% of working residents in the Northern Midlands LGA commuted to work in Launceston.

Perth is a ten minute drive to Launceston and a regular bus service is also available. Without doubt, Perth is seen as an economically attractive option for first and second home buyers and in 2011 boasted 335 families with children under fifteen - Longford had 292.

Whilst the township of Perth is often described as a commuter suburb of Launceston, it is a community in its own right, with an excellent school, parks, recreation ground and commercial centre.

With the proposed duplication of the highway from Breadalbane to Perth and the expectation that this will be followed by a new alignment of Illawarra Road, south of Drummond Street, through to the bridge, the urban growth boundaries of Perth will be defined by a combination of hard infrastructure and natural features.

The ensuing development of the green field sites enclosed within that boundary will define the future of Perth. Council and the community are now presented with an opportunity to maximise the potential of this area and plan for substantial residential growth, traffic management, stormwater management, coordinated access for pedestrians and cyclists, park land and streetscape design and the consolidation and expansion of the commercial centre.

Unplanned or ad hoc development of this limited land asset will see a significant opportunity lost.

3 STRATEGIC PLAN

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

- **Part 1: Governance**
 - 1.1 Governance
 - 1.8 Regional/ State/ Federal/ International Relations
 - 1.9 Financial Management
- **Part 2: Economic Development**
 - 2.1 Long Term Economic Development
 - 2.2 Tourism Industry Support
 - 2.3 Business Support
- **Part 3: Community Development**
 - 3.1 Individual and Community Safety

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

- 4.6 Strategic Planning

- 4.7 Land Use Planning

- 4.10 Sub-Regional Centre: Establishment of the Perth/Western Junction area as a sub-regional centre consistent with broader regional hierarchies

- 4.12 Local Commerce

- 4.14 Regional Planning

- **Part 5 : Focus on Physical Assets**

- 5.1 Transport Infrastructure Operations

- 5.2 Hydraulic Infrastructure (Stormwater)

- 5.3 Community Facilities

4 POLICY IMPLICATIONS

N/A

5 STATUTORY REQUIREMENTS

The Structure Plan will need to take into account the provisions of the Northern Midlands Interim Planning Scheme 2013.

6 FINANCIAL IMPLICATIONS

The estimated cost for the preparation of the land use strategy element of the project is \$40,000. Other elements that are uncoded include:

- Traffic management
- Streetscape design
- Entrance statement
- Stormwater management.

Preliminary discussions have been initiated with State Growth exploring opportunity for support for the project.

7 RISK ISSUES

There is a risk that if Council and other stakeholders do not adequately plan for the future development of Perth, the community will miss out on significant improvements and redevelopment activities within the Perth township.

8 CONSULTATION WITH THE STATE GOVERNMENT

The success of the project will be linked to the ability of Council to engage State Government agencies.

To date Council Officers have met with the Department of State Growth to explore the possibility of a partnership to progress the project.

Mayor Downie and Council Officers have had preliminary discussions with Minister Rene Hidding to present the proposal with no formal outcome at this time.

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9 COMMUNITY CONSULTATION

As with the need to consult with State Government agencies, the success of the project is also linked to the outcome of the consultation with community stakeholders, including: local groups, residents and businesses.

Council Officers will initiate meetings with Perth local business owners post the Easter break to present the project and its benefits.

10 OPTIONS FOR COUNCIL TO CONSIDER

10.1 To support the project and encourage meetings with local businesses to engage in the process.

10.2 To reject the proposal.

11 OFFICER'S COMMENTS/CONCLUSION

The preparation of the Perth town Structure Plan and particularly the land use planning element will shape the future of Perth.

Land use planning is concerned with strategies to provide medium to long term strategic direction for growth and changes in the township of Perth and to address environmental, social, and economic issues.

The plan will provide a broad framework for development in the Perth area and to act as a guide for future investigations and decisions by Council and the community. It will also provide for expanded urban development and associated facilities and services consistent with the principles of sustainable liveable neighbourhoods. That is, to provide for an urban structure of walkable neighbourhoods that have access to services and facilities.

The residential areas may be developed, with share pathways and roads. Streets designed for safety, connectivity and to provide opportunities for establishing attractive streetscapes.

The opportunities are significant with the project and along with the parallel Launceston Gateway Precinct Master Plan project and its economic possibilities for the area, the future will be bright.

RECOMMENDATION 1

That the matter be discussed.

RECOMMENDATION 2

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 seek support for the process; and
- iv) a funding allocation is incorporated in the 2015/2016 Budget to progress the project.

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DECISION

Cr Polley/Cr Lambert

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.

Carried unanimously

Mayor Downie adjourned the meeting for the evening meal break at 5:58pm at which time Ms Green and Mr Eaton left the meeting.

Mayor Downie reconvened the meeting at 6:44pm.

95/15

PUBLIC QUESTIONS & STATEMENTS

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

Public Question and Statements Time will commence at 6.45pm.

1 PUBLIC QUESTIONS

South Esk River at Perth

Mr John Stagg – Perth

Mr Stagg advised that he attended the February meeting of the Northern Midlands Council and raised concerns regarding the weir in the South Esk River in Perth. His purpose for attending this Council meeting is to seek an update on the matter, noting it was considered by Council at its Council meeting in March and there has been no work commenced to date.

Mr Stagg was advised by the General Manager, Mr Jennings that Council supported Mr Stagg's request regarding the weir in the South Esk River. At present the Works & Infrastructure Manager is absent, however, Mr Jennings will undertake to request the Works & Infrastructure Manager provide Mr Stagg with an update on his return.

Mr Stagg also raised the issue of the new car park being constructed in Talisker Street, Perth. Mr Stagg advised that personally he is not in favour of the area becoming a car park, however indicated there is enough room at the sides and the ends of the car park to install some seats and shrubs. Mr Stagg has inspected the site and noted Council is proposing to install wood shavings around the edge of the car park. Mr Stagg showed the

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Council a piece of wood shaving collected from the site that afternoon and expressed his opinion that the wood shavings are dangerous if someone were to fall over on them.

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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 Polley/Cr Lambert

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

Carried unanimously

Cr Knowles left the meeting at 6:49pm.

2 STATEMENTS

PLAN 1 P15-063: 'WILLIAMWOOD', 109 AUBURN ROAD, (ACCESSED FROM ROSENEATH ROAD), ROSS

Mr Geoff Cadogan-Cowper, Ross

Mr Cadogan-Cowper read aloud the following statement and provided a copy of his notes to the Executive Officer:

“Mayor and Councillors,

I speak for Ross district ratepayers who are unable from age, infirmity or absence to be here. I also speak for that particularly relevant Special Committee of Council itself: the Ross Local District Committee. It has been asserted that the Committee approves of this proposal. It does not. It is opposed to the application.

The many written objections provided to Council include environmental, scenic management, traffic, cultural heritage, legal issues and more. The objections – and Council staffs’ advice concerning them – are now on record, as such they are subject to examination and review by the Appeal Tribunal should that be necessary. What I ask to put on record here today is the strong community feeling that the application and its process are “shonky”. The application has been misleadingly notified twice, is incomplete and internally inconsistent, the applicants have been less than forthright or responsive. There is a strong perception that Council staff have taken an involved, facilitative approach rather than the proper one of neutral, balanced and professional advice to Council. Certainly they have acted beyond their grasp of relevant legislation – for I’m assured that this application and process is *not* compliant with legislation. To complete this devil’s mix, we understand one or more Councillors may have an interest in the application and others have been warned...”

Mayor Downie stopped the speaker and suggested he take care in making personal comments in his statement.

Mr Cadogan-Cowper continued:

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"I just wanted to add there has been a warning that if the application is rejected the proponents will immediately proceed to litigation.

That's the end of the comments that may worry you, Mayor.

Council's own website says that they have a prime responsibility "to protect the precious 19th century village that is Ross". Ross draws its economic survival from heritage tourism. What are the consequences of 12 acres of gravelled hard standing at the southern entrance with an industrial metal shed over 7 metres high, a weigh bridge, truck wash down and large grain trucks manoeuvring in and out every 10 minutes, from which the proponents can just walk away at the end of their lease – leaving no one responsible for any failures of environment, heritage or anything else.

I would suggest Councillors were elected on assurances of care for their community. They were not elected by an investment group seeking to manage grain supply for profit. Councillors are fully justified in rejecting this application: they must do so.

Thank you Mr Mayor and Councillors."

Mr Tim Johnson, Ross

Mr Johnson read aloud the following statement and provided a copy of his notes to the Executive Officer:

"My name is Tim Johnson. My wife and I have owned property and continuously run and operated tourism businesses in Ross since 1982.

Never in the history of Ross has there been such a consensus of opinion against a proposal.

I have three minutes to comment on an extremely flawed development application and equally flawed planning officer's report. This application cannot be accepted based on these shortcomings.

This proposal totally contravenes Council's own purposes and objectives for preserving tourism entrances into Ross.

These objectives include the need to support Ross as a precious historic tourism town and to protect its heritage.

Council has totally dismissed any possibility of archaeological significance, especially considering the high likelihood the original Man O Ross Hotel, or other buildings, may well be located on the site.

No consideration or study whatsoever has been made as to what the implication of this industrial development is to the historic Ross Bridge, located downstream.

The visual impact, both, as one enters the village, as well as, from the village has not even been addressed in any way.

The planning officer falsely stated XLD have provided a pest and bird management protocol. No such protocol exists in the application. However, XLD did provide one for their failed Breadalbane site. In this protocol XLD admit their storage processes are extremely flawed, attracting plagues of cockatoos, starlings and vermin. XLD were kicked out from that site because of management and substantial environmental concerns from Council and the Launceston airport. We don't have an airport in Ross, but the proposed development is smack bang in the middle of a cherry orchard and an environmentally

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sensitive heritage village. The Breadalbane protocol and subsequent correspondence is available on the net and would make for amusing reading, if it wasn't so serious.

No regard to the management of fencing to keep out wild deer and native animals has been addressed. This constitutes a substantial road hazard.

In the planner's report, XLD failed 100% in water quality, ecological and scenic values assessment. It is inconceivable that Council can approve this application such on these grounds alone. I refer to page 107 of the report where the planning officer responds with "does not comply" and "no acceptable solution" to all criteria of run off and waste management criteria.

As this proposal is on a flood prone area one would assume water quality management and provision for floods would be a top priority. This issue is avoided by saying that the area won't be affected. This is simply untrue.

XLD have chosen this site to save money on road infrastructure. Even your planning department point out the intersection is, in fact inadequate.

The planning approval gives a misleading calculation on increased road usage on the assumption that a large grain truck is the same size as a small hire car. Their entire logic in regards to truck usage and road speeds is entirely flawed.

I conclude to Council with two questions:

1. In the light of the aforementioned short comings in the proposal could Council please consider the only correct decision, and that is to reject this application outright?
2. Considering Council's Vision Statement and objectives for Ross, why would the Council approve this application which contradicts everything Council stands for, especially in the light that there are many unanswered questions and major environmental and heritage implications for the village?

In conclusion can I just say, in my personal opinion and the opinion of people here today representing the village of Ross, it is cheaper for XLD to build its industrial development elsewhere than it is to relocate the Macquarie River, Ross Bridge and entire Ross Village."

Mr Colin Smith of Woolcott Surveys on behalf of XLD Grain

Mr Smith read aloud the following statement:

"Mr Mayor, Councillors, Council Officers and General Public:

This Planning Application is for the rural use of resource processing, specifically, grain processing and a distribution site and the consolidation of three rural farm titles into one title.

This Planning Application has been meticulously prepared, following due process. All the requirements of the Northern Midlands Interim Planning Scheme 2013 have been met, and this is confirmed by the Planning Authorities Assessment and recommendation for approval.

A Traffic Impact Assessment has been completed, the contents of which have been endorsed by Council's Traffic Engineer, Terry Eaton and the Department of State Growth formerly known as DIER.

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Notwithstanding the fact that the titles are not contained in the Ross Heritage Zone Special Planning Overlay our clients have provided 3D Visual Impact Drawings to show the minimal effect from the scenic management corridor of the Midland Highway.

All Environmental items have been addressed in line with the Planning Scheme Requirements.

We and our clients do welcome public input into the Planning Process. There are many good outcomes from public advertising.

Unfortunately, there can also be polarization of mind set.

It does not matter what is said or written, opponents sometimes will not listen or understand as in most cases they have already made up their minds.

As a Planning Authority you have to rise above emotive comments and consider only the issue on the basis of the planning scheme.

You have to sift through the fact and fiction to arrive at a reasonable conclusion based around the Planning Scheme Requirements.

In this instance this is a rural agricultural activity being performed in a rural area.

It is not a site in a heritage zone/area according to the Planning Scheme. This is quite clear and should have been presented by the Council planners in their assessment.

Measures have been taken to minimise the impact of this development on the surrounding area as outlined in the Planning Scheme Scenic Management Code.

In our opinion the development complies completely with the provisions of the zoning and the planning scheme.

As a Planning Authority you have to make your decision around fact, not what you or the community would like things to be.

If the Council do not like some aspects in your planning scheme there are processes to go through to change them.

In using your powers as a planning authority we suggest all emotion be taken out of this decision and the matter be considered solely around fact."

Mr Paul Willows, Evandale

Mr Willows made the following statement:

"Mayor and Councillors, thank you very much for giving me the opportunity to speak on behalf of XLD Grain, of course we are in favour of our proposed grain site.

XLD was formed about four years ago, primarily to provide services to Tasmanian farmers that promote the grain industry. The proposed grain storage site at Ross is part of the shareholders of XLD's long term commitment to develop the Tasmanian grain industry.

The proposed site is not something that we as executives of XLD dreamt up overnight. It has been part of a two year planning process in which we investigated no less than ten alternative other sites. But we came to choose this particular site for a couple of key reasons.

Firstly, it is our belief that the growth in grain production is going to centre around the midlands. With the new irrigation schemes that are going in we would expect that

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production of grain is going to double in the next ten years, in the central to lower midlands. On top of that, we strongly believe there is going to be a growth in demand for grain in that region and I think most notably, at least one dairy has gone in, and I think there is probably another six or seven following behind.

So that means the rural activities are drastically changing in that midlands area. It's not going to be all about just sheep and oats. It's going to be about grain production and it's going to be about intensive feeding that's coming from the dairies. Our proposal is to service that new demand of services required. Services for grain storage and services for the grain demand base that we see going forward.

The other point I wanted to say is that we searched high and low from south of Campbell Town, all the way down to Tunbridge, up and down the Midlands Highway, looking for a safe place at which we could take trucks off the road. The only place we could come up with that we were advised by the traffic experts, was the proposed site.

Fourthly, and what we needed was, to put into our grain storage site was a weigh bridge. We could not find a weigh bridge, which we were quite surprised about. But, as part of our commitment to the grain industry, part of our proposal is to put a weigh bridge in, which we think is going to be to the net public benefit.

We have worked very hard with our surveyors and consulted with Council and the Ross community to look for sites that fitted our selection criteria, but also more importantly, adhere to all the guidelines and laws as described in the Northern Midlands Planning Interim Scheme of 2013. As a small growing business we have relied upon that Planning Scheme to guide us on the expectations of the Council and the broader community at large. With the risk of stating the obvious, if our proposal is not approved we would be particularly disappointed because we believe we have followed all the rules and regulations outlined by that particular Planning Scheme.

There is no doubt the site will become an economic benefit to the shareholders of XLD, that is primarily the reason why we are doing it. But, we also strongly believe there is going to be other social benefits, and the big one being, is employment. Initially, we are planning to employ one full time person in Ross and up to four casual people during the peak period of harvest time. Now, when was the first time Ross started employing new people and creating new jobs?"

Order was called.

"The second most important point is, this proposal removes the number of truck movements along the Midland Highway. If grain as produced in the midlands area has to be trucked up to Powranna or to Carrick in the north, and then six months later gets trucked all the way back down again to service the grain demand in the dairy sector, imagine the number of truck movements you're going to add to the Northern Midlands Highway. Our proposal removes those truck movements. The grain goes straight from the farm, straight to the site.

The second thing we like to think is that it's diversifying the economy of the Ross district. We all know Ross is important to tourism. But we believe our particular proposal gives an opportunity to the region to diversify its income by value adding to an already existing sector.

I thank you for your time this evening and I hope you vote in favour for our proposal."

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Cr Knowles returned to the meeting at 7:08pm.

PLAN 2 P14-351: 22 MALCOMBE STREET, LONGFORD

Peter Artis, Perth

Mr Artis advised the meeting he received a letter from the Northern Midlands Council stating that a shed had been pulled down on his property. Mr Artis advised he has done everything by the Council laws. He was told by the person who pulled the shed down to re-clad the shed and it would be right. Over a period of time, Mr Artis has had a falling out with the person, who cannot be named, and has been “dobbed in” for the shed being demolished. Mr Artis stated he had done everything by the Council rules. The person has made a profit out of pulling down the shed. Mr Artis stated it has been listed:

- the building was between 27 and 30 degrees pitch on the roof, which was half blown over anyway;
- the building was old enough to be heritage and was the original block of the primary school classroom.

Mr Artis asked where he stands with the Council and where he needs to go from here.

Mr Artis requested a copy of the minutes of the meeting as recorded.

Senior Planner, Mr Godier responded to Mr Artis, explaining that Council became aware a shed on his property had been demolished illegally. Council requested a planning application for the demolition, which has been done. The application has been lodged and is going through its process for the demolition of the shed and for a new carport.

A representation has been lodged in respect to that application which is why the matter is before Council tonight, for Council to vote on it. If Council vote for the application, the representor has two weeks to appeal that decision, and if Council votes against the application, likewise, the applicant has the option to appeal the decision. Mr Godier concluded by advising Mr Artis is complying with Council’s requirements.

Mr Artis requested it be recorded that he has all the deeds and titles for the property and there is no reference in those documents indicating there was a school building on the property.

Cr Knowles left the meeting at 7:11pm

97/15 PLANNING APPLICATION P15-063 'WILLIAMWOOD', 109 AUBURN ROAD (ACCESSED FROM ROSENEATH ROAD), ROSS

Attachments: Section 1 – Page 86

Responsible Officer: Duncan Payton, Planning & Development Manager

Report prepared by: Paul Godier, Senior Planner

File Number: 400200.01; CTs Volume 38460, Folios 8, 9, &10

1 INTRODUCTION

This report assesses an application for 'Williamwood', 109 Auburn Road, Ross to:

- Develop and use the site for resource processing (grain processing & distribution); and
- Consolidate 3 titles.

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2 BACKGROUND

Applicant:

Woolcott Surveys (obo XLD Grain)

Owner:

C & L Booth

Zone:

Rural Resource

Codes:

Bushfire Hazard; Road and Railway Assets; Flood Prone Areas; Car Parking and Sustainable Transport; Scenic Management; Water Quality

Classification under the Scheme:

Resource processing

Existing Use:

Resource development

Deemed Approval Date:

25 April 2015

Recommendation:

Approve

Discretionary Aspects of the Application

- Use and development of 'resource processing', where not directly associated with produce from the subject site;
- Subdivision;
- Use and development within the Scenic Management – Tourist Road Corridor;
- Variation to sight distance requirements of the Road and Railway Assets Code;
- Variation to requirement for an impervious all weather seal surface of the Carparking and Sustainable Transport Code;
- New point source discharge to watercourse under the Water Quality Code.

Planning Instrument: *Northern Midlands Interim Planning Scheme 2013*

Figure 1 – subject site from Roseneath 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

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commence any use or development where a permit is required without such permit.

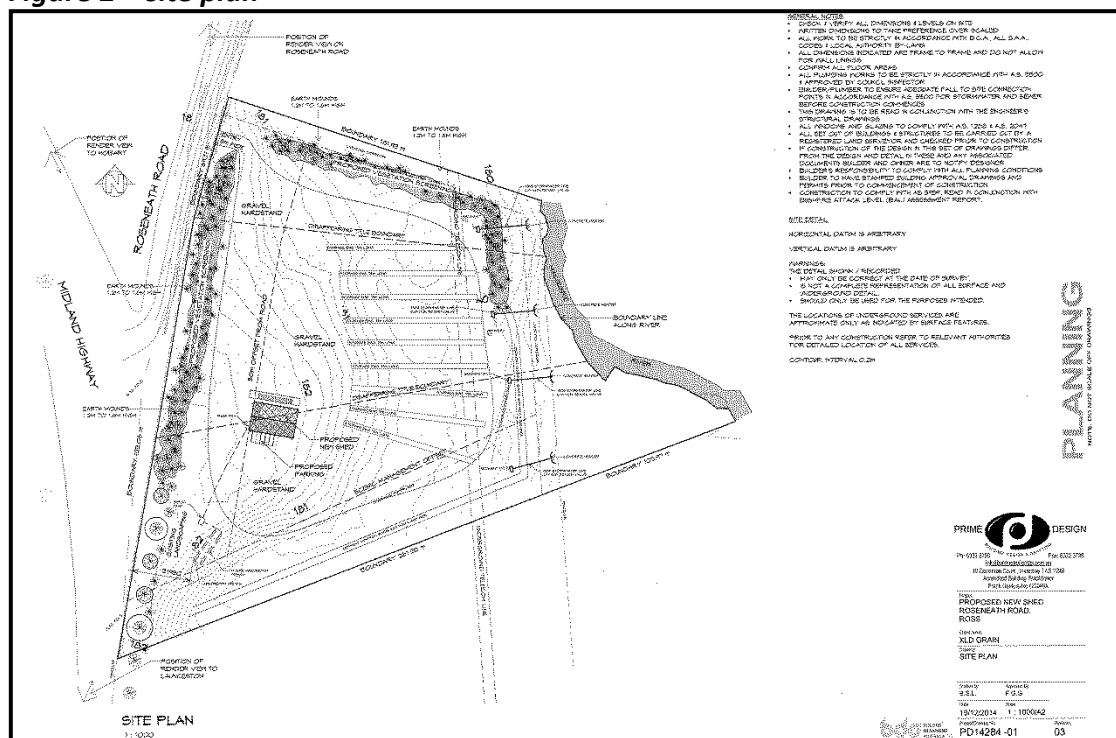
4 ASSESSMENT

4.1 Proposal

It is proposed to:

- Use the land for nine grain storage bags each 3m wide, 1.8m high and 75m long;
- Construct a gravel hardstand area;
- Construct a shed measuring 16m x 15.2m with an eaves height of 5.5m and an apex height of 7.2m;
- Use the shed for storage, an office, and amenities;
- Upgrade the existing access;
- Construct 1.2m-1.6m high earth mounds with vegetative screening along part of the northern, western and eastern boundaries;
- Construct 0.4m high sediment control bunds;
- Construct four parking spaces;
- Construct a weigh bridge;
- Consolidate three titles.

Figure 2 – site plan



**NORTHERN
MIDLANDS
COUNCIL**

Architectural drawing showing the Eastern Elevation and Northern Elevation of a building. The Eastern Elevation is a gabled structure with a roof pitch of 12/12. The Northern Elevation is a long, low structure with a flat roof. Both elevations show detailed window and door placements, including a large central window in the Northern Elevation. The drawing includes a north arrow and a scale bar.

EASTERN ELEVATION
1/100

NORTHERN ELEVATION
1/100

PRIME DESIGN
ARCHITECTS
1500 14th Street, Suite 100
Boulder, CO 80502
Phone: 303.440.1234
Fax: 303.440.1235
www.prime-design.com

PROPOSED NEW SHED
40' x 10' x 10' (H x W x D)
ROOF

ELEVATIONS

DATE: 10/13/2014
DRAWN BY: J. HARRIS
CHECKED BY: J. HARRIS
PROJECT NO: PD14284-05
SHEET NO: 03

[illegible]

**NORTHERN
MIDLANDS
COUNCIL**

NOTES:
 1. HORIZONTAL DATUM IS PLANE MEASURES
 BASED ON MAGSAM AT
 N 54031.188
 E 54031.188
 2. VERTICAL DATUM IS AD93
 3. CONTOUR INTERVAL IS 0.2M
 4. HATCHING SHOWN DENOTES FLOOD OVERLAY AREA

EXHIBIT

PLANNING	PROPOSED CONSOLIDATION OF TITLES (THREE TITLES INTO ONE)	Job Number	2014-10
OWNER: DONALD CHARLES BOOTH, LUCINDA MARY HOPTON BOOTH	ROSENEATH ROAD, ROSS	Project Name	2014-10
C.T. 38460-8, C.T. 38460-9, C.T. 38460-10	CLIENT: XLD GRAIN	Scale	1:1000
	DRAWN: J. D. BOOTH	Date	22/01/14
	CHECKED: J. D. BOOTH	Date	22/01/14
	APPROVED: J. D. BOOTH	Date	22/01/14

Planning Miscellaneous

- Part 5 Agreements
- Part 5
- Attenuation Distances
- Attenuation
 - 100m
 - 150m
 - 200m
 - 300m
 - 500m
 - 750m
 - 1000m
 - 3000m
- Heritage Listed Small
 - PS
 - THR
 - PS (THR)

Interim Planning Scheme

- Scheme Overlays
 - attenuation Draft
 - seismic corridor
 - domestic water supply catchment
 - historic protection
 - no subdivision
 - seismic protection
 - Gas pipeline corridor
 - translink areas
 - urban growth boundary
 - and contours
 - Flood Fringe Areas
 - Priority Habitat
- Planning zones
 - General Residential
 - Low Density Residential
 - General Business
 - Local Business
 - General Industrial
 - Light Industrial
 - Rural Resource
 - Rural Living
 - Environmental Management
 - Community Purposes
 - Open Space
 - Recreation
 - Utilities
 - Village

PO Box 156
13 Smith Street
Longford TAS 7301
Email: council@nmc.tas.gov.au
Web: www.northernmidlands.tas.gov.au

Base data from the DET, © State of Tasmania. For actual boundaries after this Plan.
Base map to TABMA © State of Tasmania
Where shown, aerial photography is indicative only and should not be used as an accurate comparison of the landscape.
Where shown, underground services are diagrammatic only. Actual location of services are to be confirmed on site.

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1:8000

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The planning scheme defines 'resource processing' as:

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

'Resource processing', if not directly associated with produce from the subject site, is a discretionary use and development in the zone.

4.3 Subject site and locality

A site visit was undertaken on 24th February 2015 by Paul Godier, Senior Planner.

The site contains pasture, with some trees along the Midland Highway boundary. It is located on the eastern side of Roseneath Road and adjoins the Macquarie River to the east. It consists of three titles:

- 8/38460 (1.119 ha)
- 9/38460 (1.884 ha)
- 10/38460 (2.352 ha)

Adjoining land is similarly used. The land to the south is part of the Williamwood property. The land to the north is part of the heritage-listed Roseneath property.

Figure 6 - aerial photograph of area – subject titles indicated as 'site'

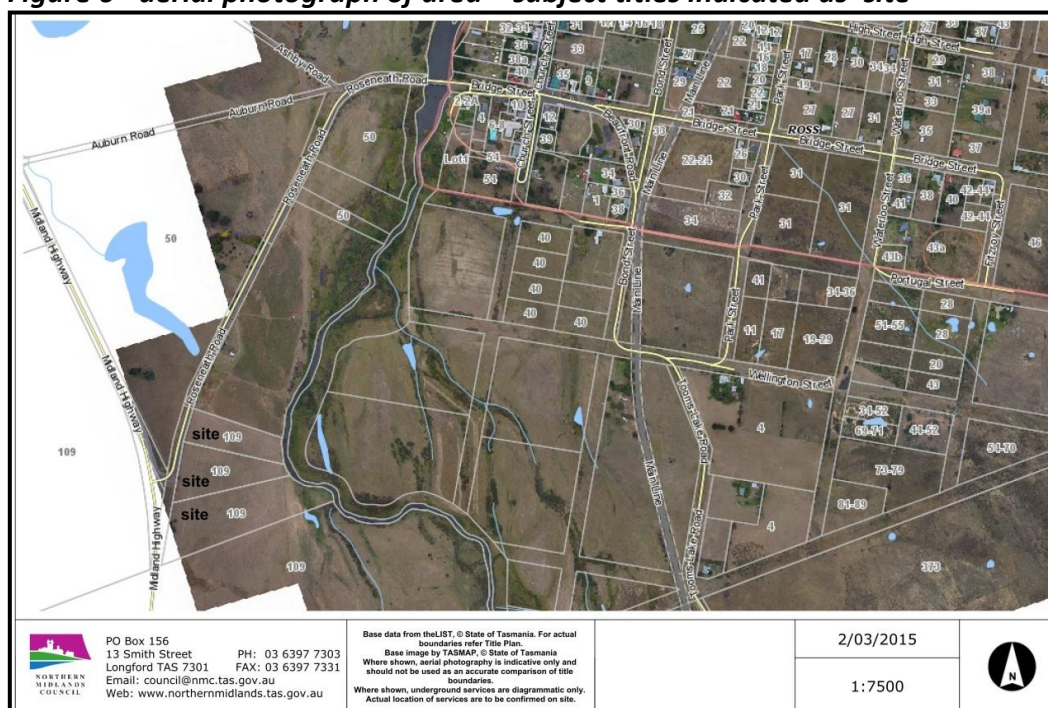


Figure 7 – from approximate location of proposed shed, looking toward Ross



Figure 8 – from approximate location of proposed shed, looking toward the Midland Highway



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Figure 9 – from approximate location of proposed shed, looking toward the Midland Highway/Roseneath Road intersection



Figure 10 – from Midland Highway looking towards site on the right



Figure 11 – from Midland Highway looking towards site on the right



4.4 Permit/site history

The application was originally placed on public notification from 24 January – 9 February 2015. Forty-three representations against the application were received.

It was discovered that the application had been incorrectly notified. One of the three site notices was placed on the adjoining property to the north, rather than the subject site. Consequently the application had to be re-advertised.

4.5 Representations

Notice of the application was given in accordance with Section 57 of the *Land Use Planning & Approvals Act 1993* from 14 March to 27 March 2015. A review of Council's Dataworks system after completion of the public exhibition period revealed that representations (Attachment C) were received from:

- G Cadogan-Cowper, 'The Scotch Thistle', Church Street, Ross
- C & S Robinson, 7 Bridge Street, Ross
- Arthur Thorpe, 42 Bridge Street, Ross
- Ann Thorpe, 42 Bridge Street, Ross
- R Riggall, Tasmanian Wool Centre, 48 Church Street, Ross
- S Pearson-Smith, 3 Bridge Street, Ross
- A Green, Tasmania's Heritage Highway Tourism Region Assoc Inc, C/- PO Box 156, Longford
- D Cadogan-Cowper, 36 Church Street, Ross
- B L & P E Harvey, 27 Bridge Street, Ross
- M Cruttenden, 15 Waterloo Street, Ross
- E Cruttenden, 15 Waterloo Street, Ross
- T & F Dowling, 28 Badajos Street, Ross

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- J Draper, 5a Church Street, Ross
- R J Davis, 6 New Street, Ross
- T N Jacobson, 7 Church Street, Ross
- C Jacobson-Hall, 7 Church Street, Ross
- I Cummins, 14 Church Street, Ross
- J Cummins, 13 Church Street, Ross
- K Draper, 5a Church Street, Ross
- D Laurie, 27 Badajos Street, Ross
- R Laurie, 27 Badajos Street, Ross
- H Havu, 40 Church Street, Ross
- V Kummerow, 26 Church Street, Ross
- S Kummerow, 26 Church Street, Ross
- W, N, R & J Bennett, PO Box 7, Ross
- R Quill, 50 Roseneath Road, Ross
- L Isaac, 4 New Street, Ross
- T & S Johnson, 12 Church Street, Ross
- S Davis, 6 New Street, Ross
- B Crosswell, 20 The Boulevards, Ross

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

Letters regarding the proposal were received on the 31st March from:

- L Young, 31 Church Street, Ross
- G Jenkinson, 29 Waterloo Street, Ross
- P Mizzi, 2 Waterloo Street, Ross.

These are out of the statutory time frame for representations. The matters raised in these letters are also addressed below.

Notification of the development application

- 1) *The application by XLD Grain has been identified to the Council and by Public Notice as relating to a site or location on Auburn Road, yet the application relates to land on Roseneath Road; land consisting of three separate, freestanding land titles which are titles in their own right and not part of any Auburn Road property.*

Comment: The first planning notification correctly described the property address in accordance with Council's property system, as 'Williamwood' 109 Auburn Road, Ross.

When the application had to be re-advertised, the opportunity was taken to describe the land on the notification as 'Williamwood', 109 Auburn Road (accessed from Roseneath Road), Ross.

Legal and procedural defects in the application

- 2) *The registered holders of title to the three parcels of land are Donald Charles Booth and Lucinda Mary Hopton Booth. The application is made by 'XLD Grain' which entity is not further identified or explained in any way but 'XLD Grain' is not the owner of the subject land. Therefore the application for consolidation cannot proceed.*

Comment: The application includes a declaration that the applicant has notified the owner of the site of the application, as required by Section 52 of the *Land Use Planning & Approvals Act 1993*.

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Proposed use

- 3) *The application does not suggest any processing in the usual sense of the word.*

Comment: The application advises that XLD Grain will purchase grain at harvest time, truck the grain from farms to the site where it will be weighed, tested, treated, stored, and packaged for distribution to customers locally, interstate and overseas. The applicant further advised (Attachment C) as follows.

The grain will enter the site in trucks where it will be weighed. Samples will be taken to determine moisture content. The grain will also be tested for quality and suitability for various uses. Depending on the outcome of the tests the grain will either go into the shed to dry or into large white silo bags to be stored in the open air on site. Bags will be stored adjacent to each other in rows in the open air until orders require the grain to be taken from the site. The grain could remain in bags for around 4-6 months. When ready to leave the site the grain will be re-tested, repacked into bags if required, weighed, leave the site in trucks, and delivered to the end user.

The shed will contain a bagging facility, grain drying area, laboratory testing facility and a small office and amenities area. A 60 hp tractor and grain auger will be stored in the shed.

- 4) *A use as wide a 'Resource Processing' leaves it open for later use of the site for many things without further scrutiny*

Comment: A permit would be limited to the use and development proposed, as the permit would be for the "development and use of the land for resource processing (grain processing & distribution site) in accordance with application P15-002".

Clause 8.4.2 of the Northern Midlands Interim Planning Scheme 2013 states:

A change from an individual use to another individual use whether within the same use class or not requires a permit unless the planning scheme specifies otherwise.

Clause 5.10 of the interim scheme states:

The change in use of land from a lawful use in a use class to another use in the same use class is exempt where:

- (a) the change is not otherwise prohibited or restricted by any provision of the scheme;*
- (b) the use remains compliant with all applicable provisions of the scheme;*
- (c) the use continues to comply with the requirements of any permit granted under the scheme; and*
- (d) there is no increase in:*
 - i) the total floor area of the use;*
 - ii) demand and provision for parking;*
 - iii) any external dimensions or substantive appearance;*
 - iv) the nature of emissions;*
 - v) required capacity of utility services;*
 - vi) the existing hours of operation if otherwise than between 8.00am and 6.00pm Monday to Saturday inclusive.*

Traffic concerns

- 5) *The Traffic Impact Assessment concerns itself with the possible impacts on Roseneath Road*

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but offers little with respect to the intersection of Roseneath Road and the Midland Highway. This intersection lies 150m from the entry gate to the site and would be traversed by every entry and exit from the proposed site due to weight limitations on Ross Bridge.

- 6) *Where entry to Roseneath Road is from the north, vehicles leaving the Midland Highway must complete a U-turn from the highway into Roseneath Road and then, within 150m turn off Roseneath Road into the proposed site.*
- 7) *Entry from the south is also difficult and although exiting from Roseneath Road onto the highway – north or south – is not so difficult, suggest that adding the estimated 60 movements by large trucks per day is dangerous and will require road works by the relevant State department to bring the intersection to acceptable standards and levels of risk.*
- 8) *In any event, it is essential that the State department responsible for the highway be formally consulted in regard to the Roseneath Road/Midland Highway intersection.*
- 9) *The traffic assessment does not account for variation in traffic intensity throughout the year. Annual tourism visits into Ross are put upwards of 100,000 persons and the most of these are over a 3 to 4 month period paralleling the grain harvesting period.*
- 10) *Ross bridge needs to be totally off limits to trucks.*
- 11) *Those farms producing grain and situated off Tooms Lake Road would have no option other than to bring laden trucks into Ross, and as they will not be able to cross Ross bridge due to the load limit, they will have to exit Ross at the northern end after having travelled through the village during times when there are large numbers of vehicles and pedestrians in the village.*

Comment: The application included a traffic impact assessment (TIA). This advised that:

Access to the site is by a driveway some 10m wide, connecting to Roseneath Road, from an entrance at the north western corner of the lot. The driveway access within the road reserve is to be widened to provide for the swept path of negotiating trucks. The throat width at edge of seal will then be some 19m. The driveway length from edge of seal to gateway is some 5m. Sight distances at Roseneath Road are in excess of 250m to the north and some 143m to the south of the current driveway.

Estimated weekday use at some 30 movements in and out daily during peak grain harvesting season, i.e. total two-way volume at 60 vehicles, with some 90% of vehicle movements to / from the south (direct from Midland Highway). Traffic movements are limited by the amount of grain that can be processed within the 24 hour period.

The northern distance complies, with the required sight distances, with some minor road side vegetation removal. Whilst the south distance does not meet the required 250m, it ends in an intersection at the Midland Highway and therefore meets P1 of the scheme (that the design, layout and location of an access, must provide adequate sight distances to ensure the safe movement of vehicles).

A revised TIA (Attachment C) submitted in response to the representations includes turning movements for trucks entering the site, and at the intersection of Roseneath Road and the Midland Highway.

The Department of State Growth advised of no objections to the proposal, noting that there will be minimal traffic impacts to the existing Midland Highway / Roseneath Road junction.

The Department also advised that there is a load limit of 20t on the Ross

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Bridge. The signs are located approximately 120m prior to the bridge on each approach. There is also an advance sign on the Midland Highway for northbound traffic (located prior to the Roseneath Road junction) advising heavy vehicles to use the Northern access to Ross.

Heritage concerns

- 12) *Concerns over the impact of such a development at an entrance to heritage and tourism township.*
- 13) *The Heritage Council must review any application for such a use of the subject land due to the site's proximity to Ross and its position on the road into and out of the township.*
- 14) *The development application gives no consideration to the negative impact that the proposed facility would have on the vista from the hill at the southern end of Church Street.*

Comment: The site is not on the Tasmanian Heritage Register, so the application does not require referral to the Tasmanian Heritage Council. The site is outside the Heritage Precinct of Ross and therefore is not subject to the Local Historic Heritage code or the Heritage Precincts Specific Area Plan of the planning scheme.

Scenic management concerns

- 15) *Change of the view from grass/farm land to 5 hectares of graveled hardstand containing grain bags, weighbridge with concrete ramps, and a large colourbond shed.*
- 16) *Concerns over the proposed landscaping and its maintenance.*

Comment: The proposal seeks to utilise existing and proposed landscaping to reduce the impact on the view. The landscaping will need to be specified as being suitable for the area, planted in a timely manner, and maintained for it to be effective. These matters can be reinforced through permit conditions.

Illumination

- 17) *The application does not address potential illumination issues.*

Comment: The applicant advised that the only lighting proposed is a standard light above the entrance and door to the shed which is standard for any rural shed.

Chemical use

- 18) *What chemical will be used in the treatment of the grain and its impact on the local farmland and bird life.*

Comment: The applicant advises that Roundup will be used for weed control and that Phosphine Tablets will be used in confined spaces (i.e. silo bags or the shed) for grain weevil control.

Birds

- 19) *The development application does not address the problem of increased number of birds, specifically white cockatoos, and their impact on the surrounding area, including damage to cherry orchard.*

Comment: The applicant provided a grain site management protocol to reduce birds being attracted to the site.

Machinery

- 20) *The application makes no mention of the type of machinery to be used in the processing and distribution of the grain. What is the decibel rating of any such machinery and what steps*

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will be taken to ensure that any noise generated from the process does not impact on local residents of the village itself?

Comment: The applicant advised that a single 60 horse power tractor and grain auger will be used during harvest season, the noise from which would be equivalent to normal agricultural activities.

Lack of security fencing

21) *The proposal makes no mention of security fencing. This will allow feral animals such as deer to be attracted to and enter the facility. This creates dangers to traffic on the adjacent Midland Highway due to the possibility of a vehicle colliding with a deer. Lack of security fencing will also allow criminals and vandals easy access.*

Comment: The applicant advises that the site will be fenced to prevent livestock entering. Security fencing is not required by the planning scheme and is a matter for the operator of the facility to decide on.

Further development

22) *Plans show only one building. Concerned that if this application is approved it may result in further development being allowed without the same processes applied.*

Comment: The development would have to be carried out in accordance with the approved plans, which show the approved building and layout. Further approval would have to be sought for additional buildings.

Industrial Strategy

23) *The Northern Midlands Interim Planning Scheme 2013, part 3.3.3 states:*

“Northern Midlands’ principal site for storage and processing of agricultural products will be at Powranna”.

Comment: This is included in part 3 of the interim scheme as part of the strategic background that informed the preparation of the scheme. The State-mandated part 8.10.3 of the scheme states, “In determining an application for any permit the planning authority must not take into consideration the matters referred to in clause 3.0 of the planning scheme”.

4.6 Referrals

Council’s Works & Infrastructure Department

Précis: Council’s consultant engineer, Mr. Terry Eaton, reported that both the junction of Roseneath Road and Auburn Road with the Midland Highway are constructed with both right and left turn auxiliary lanes. This is seen as catering for heavy vehicle use, but the Department of State Growth should be consulted for any increase in use as proposed. The proposed site is preferable to an Auburn Road site. The proposed site is seen as better complimenting the existing traffic uses for Ross, presents preferred road linkage for local town employees, and employees seeking services such as meals etc, and is on a sealed road. With the proposal some work is likely to upgrade the driveway for heavy vehicle use. For an Auburn Road site, the location is remote and requires highway use for employee servicing.

TasWater

Not applicable to this application

Heritage Adviser

Not applicable to this application as the site is not heritage listed and is not within the Heritage Precinct of Ross.

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Tasmanian Heritage Council

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

Department of State Growth

Précis: The Department's Senior Traffic Engineering Officer advised that State Growth has no objection, noting:

There will be minimal traffic impacts to the existing Midland Highway / Roseneath Road junction. The TIA mentions a 5m access depth from Auburn Road to the site gate. Council may wish to consider the access to be reconfigured so the gate is set back into the property to allow a 21m length general access vehicle to enter the access clear of Auburn Road if the site gate is closed.

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

Précis: At its meeting of 17 March, the Ross Local District Committee noted that the planning application for the grain storage development was being readvertised and representations were required to be resubmitted.

General Manager

Not applicable to this application

Minister administering Crown Lands

Not applicable to this application

4.7 Planning Scheme Assessment

RURAL RESOURCE ZONE	
ZONE PURPOSE	
26.1.1	<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> The proposal seeks to use the site for resource processing, consistent with this zone purpose.
26.1.2	<i>To provide for other use or development that does not constrain or conflict with resource development uses.</i> Not applicable, as the proposal is addressed in 26.1.1 above.
26.1.3	<i>To provide for economic development that is compatible with primary industry, environmental and landscape values.</i> Assessment against the water quality and scenic management codes shows the proposal is consistent with this objective.
26.1.4	<i>To provide for tourism-related use and development where the sustainable development of rural resources will not be compromised.</i> Not applicable, as the proposal is not a tourism-related use and development.

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26.1.5	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 against the rural resource zone provisions shows that the proposal is consistent with this objective.
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 against the Scenic Management code shows that the proposal is consistent with this 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> Not applicable to this application.
26.1.6	Desired Future Character Statements
26.1.4	<i>The visual impacts of use and development within the rural landscape are to be minimised such that the effect is not obtrusive.</i> When viewed from the Midland Highway heading north, existing trees will provide screening of the site. The development relies on planted earth mounds to screen the view from the highway heading south.

USE STANDARDS	
26.3.1	DISCRETIONARY USES IF NOT A SINGLE DWELLING
	<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> <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> <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> <i>Uses are located such that they do not unreasonably confine or restrain the operation of primary industry uses.</i> <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>

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	<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> Does not comply. Discretionary use, needs to address P1.1 below.
P1.1	<i>It must be demonstrated that the use is consistent with local area objectives for the provision of non-primary industry uses in the zone, if applicable; and</i> The proposal is consistent with the local area objective that processing 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.
P1.2	<i>Business and professional services and general retail and hire must not exceed a combined gross floor area of 250m² over the site.</i> Not applicable. The proposal is for resource processing, not business and professional services or general retail and hire.
A2	<i>If for permitted or no permit required uses.</i> Does not comply. Discretionary use, needs to address P2.1 and P2.2 below.
P2.1	<i>Utilities, extractive industries and controlled environment agriculture located on prime agricultural land must demonstrate that the:</i> <i>amount of land alienated/converted is minimised; and</i> <i>location is reasonably required for operational efficiency; and</i> Not applicable. The proposal is not for utilities, extractive industry or controlled environment agriculture on prime agricultural land.
P2.2	<i>Uses other than utilities, extractive industries or controlled environment agriculture located on prime agricultural land, must demonstrate that the conversion of prime agricultural land to that use will result in a significant benefit to the region having regard to the economic, social and environmental costs and benefits.</i> Not applicable. The proposal is not on prime agricultural land.
A3	<i>If for permitted or no permit required uses.</i> Does not comply. Discretionary use, needs to address P3 below.
P3	<i>The conversion of non-prime agricultural to non-agricultural use must demonstrate that:</i> <i>the amount of land converted is minimised having regard to:</i> <i>existing use and development on the land; and</i> <i>surrounding use and development; and</i> <i>topographical constraints; or</i> <i>the site is practically incapable of supporting an agricultural use or being included with other land for agricultural or other primary industry use, due to factors such as:</i> <i>limitations created by any existing use and/or development surrounding the site; and</i> <i>topographical features; and</i> <i>poor capability of the land for primary industry; or</i> <i>the location of the use on the site is reasonably required for operational efficiency.</i> The application states that a number of sites were assessed and the proposed site chosen as being the best due to: <i>Being the best access option to the Midland Highway, allowing traffic to enter and exit the site without travelling through built up areas.</i> <i>Minimise traffic movements generated by current grain growers who transfer grain further north, and minimize the length of time trucks are on the road.</i> The proposal satisfies performance criteria c) above.
A4	<i>If for permitted or no permit required uses.</i> Does not comply. Discretionary use, needs to address P4 below.
P4	<i>It must demonstrated that:</i>

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	<i>emissions are not likely to cause an environmental nuisance; and</i> <i>primary industry uses will not be unreasonably confined or restrained from conducting normal operations; and</i> <i>the capacity of the local road network can accommodate the traffic generated by the use.</i> With gravel hardstand, 60hp machinery and stormwater pits, emissions are not likely to cause an environmental nuisance (the emission, discharge, depositing or disturbance of a pollutant that unreasonably interferes with, or is likely to unreasonably interfere with, a person's enjoyment of the environment). The proposal is not expected to unreasonably confine or restrain primary industry uses. The traffic impact assessment has demonstrated that the capacity of the local road network can accommodate the traffic generated by the use. proposal satisfies the performance criteria.
A5	<i>must:</i> <i>be permitted or no permit required; or</i> <i>be located in an existing building.</i> Does not comply. Discretionary use, needs to address P5 below.
P5	<i>It must be demonstrated that the visual appearance of the use is consistent with the local area having regard to:</i> <i>the impacts on skylines and ridgelines; and</i> <i>visibility from public roads; and</i> <i>the visual impacts of storage of materials or equipment; and</i> <i>the visual impacts of vegetation clearance or retention; and</i> <i>the desired future character statements.</i> When viewed from the Midland Highway heading north, existing trees will provide screening of the site. The application proposes to screen the view from the highway heading south with planted earth mounds. The proposal satisfies the performance criteria.
26.3.2	DWELLINGS <i>e that dwellings are:</i> <i>incidental to resource development; or</i> <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> Not applicable to this application.
A1.2	<i>Ancillary dwellings must be located within the curtilage of the existing dwelling on the property; or</i> Not applicable to this application.
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> Not applicable to this application.
P1.1	<i>ing may be constructed where it is demonstrated that:</i> <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>scale; and</i> <i>complexity of operation; and</i> <i>requirement for personal attendance by the occupier; and</i> <i>proximity to the activity; and</i> <i>any other matters as relevant to the particular activity; or</i>

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	<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>limitations created by any existing use and/or development surrounding the site; and</i> <i>topographical features; and</i> <i>poor capability of the land for primary industry operations (including a lack of capability or other impediments); and</i> Not applicable to this application.
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> Not applicable to this application.
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> Not applicable to this application.
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> Does not comply. The proposal is for a non-agricultural use within the Lake Leake / Macquarie River Irrigation District. Needs to address P1 below.
P1	<i>Non-agricultural uses within an irrigation district proclaimed under Part 9 of the Water Management Act 1999 must demonstrate that the current and future irrigation potential of the land is not unreasonably reduced having regard to:</i> <i>the location and amount of land to be used; and</i> <i>the operational practicalities of irrigation systems as they relate to the land; and</i> <i>any management or conservation plans for the land.</i> The applicant advises that: <i>The land covered by the application is a narrow strip unsuitable for irrigation. It is intersected by power lines which make it impossible to be used for irrigation. Proximity to roads and the Midland Highway further diminish the usable area of land in these three titles for irrigation purposes.</i> <i>The operational practicalities of irrigation systems mean that the narrowness of the subject site is unsuitable for a pivot irrigator system.</i> <i>There are no management or conservation plans for the land.</i> The proposal satisfies the performance criteria.

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> a) <i>8m for dwellings; or</i> b) <i>12m for other purposes.</i> Complies. Proposed apex height is 7.25m.
P1	<i>Building height must:</i> a) <i>be unobtrusive and complement the character of the surrounding landscape; and</i> b) <i>protect the amenity of adjoining uses from adverse impacts as a result of the proposal.</i>

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	Not applicable, complies with the acceptable solution A1 above.
A2	<i>Buildings must be set back a minimum of:</i> 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. Complies. The shed is proposed to be 50m from the nearest boundary.
P2	<i>Buildings must be setback so that the use is not likely to constrain adjoining primary industry operations having regard to:</i> 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. Not applicable, complies with the acceptable solution A2 above.
26.4.2	SUBDIVISION <i>To ensure that subdivision is only to:</i> 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	<i>Lots must be:</i> 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. Complies. It is proposed to consolidate three lots into one lot.
P1	<i>The subdivision</i> a) must demonstrate that the productive capacity of the land will be improved as a result of the subdivision; or b) is for the purpose of creating a lot for an approved non-agricultural use, other than a residential use, and the productivity of the land will not be materially diminished. Not applicable, complies with the acceptable solution A1 above.

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.

CODES	
E1.0 BUSHFIRE PRONE AREAS CODE	Exemption provided by an accredited bushfire hazard practitioner due to there being an insufficient increase in risk.
E2.0 POTENTIALLY CONTAMINATED LAND	N/A
E3.0 LANDSLIP CODE	N/A

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E4.0 ROAD AND RAILWAY ASSETS CODE	See code assessment below
E.5.0 FLOOD PRONE AREAS CODE	See code assessment below
E6.0 CAR PARKING AND SUSTAINABLE TRANSPORT CODE	See code assessment below
E7.0 SCENIC MANAGEMENT CODE	See code assessment below
E8.0 BIODIVERSITY CODE	N/A
E9.0 WATER QUALITY CODE	See code assessment below
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

E1 BUSHFIRE PRONE AREAS CODE

E1.4 Use or development exempt from this Code

The following use and development is exempt from this Code:

- (a) any development that the TFS or an accredited person, having regard to the objective of all applicable standards in this Code, certifies there is an insufficient increase in risk to the development from bushfire to warrant any specific bushfire protection measures.

Comment: The application includes a certificate from a certified bushfire hazard practitioner stating that the use and development is exempt from code E1 because there is an insufficient increase in risk to warrant specific measures for bushfire hazard management and bushfire protection in order to be consistent with the objective for all of the applicable standards identified in section 4 of the certificate.

E4 ROAD AND RAILWAY ASSETS CODE

E4.6 Use Standards

E4.6.1 Use and road or rail infrastructure

Objective

To ensure that the safety and efficiency of road and rail infrastructure is not reduced by the creation of new accesses and junctions or increased use of existing accesses and junctions.

Acceptable Solutions	Performance Criteria
A1 Sensitive use on or within 50m of a category 1 or 2 road, in an area subject to a speed limit of more than 60km/h, a railway or future road or railway must not result in an increase to the annual average daily traffic (AADT) movements to or from the site by more than 10%.	P1 Sensitive use on or within 50m of a category 1 or 2 road, in an area subject to a speed limit of more than 60km/h, a railway or future road or railway must demonstrate that the safe and efficient operation of the infrastructure will not be detrimentally affected.
NA – not a sensitive use.	NA – not a sensitive use.
A2 For roads with a speed limit of 60km/h or less the use must not generate more than a total of 40 vehicle entry and exit movements per day	P2 For roads with a speed limit of 60km/h or less, the level of use, number, location, layout and design of accesses and junctions must maintain an acceptable level of safety for all road users, including pedestrians and cyclists.
NA – speed limit greater than 60km/h.	NA – speed limit greater than 60km/h.

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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.
Complies. The TIA advises that indicative weekday traffic volume for Roseneath Road is some 800 to 1000 vehicles. The estimated site traffic movements are 60 per day which is 7.5% of 800 vehicles.	NA – complies with the acceptable solution.

E4.7 Development Standards

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

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

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Complies. The development is at least 50m from a category 1 road (Midland Highway). Roseneath Road is a category 4 road.

NA – complies with the acceptable solution.

E4.7.2 Management of Road Accesses and Junctions

Objective

To ensure that the safety and efficiency of roads is not reduced by the creation of new accesses and junctions or increased use of existing accesses and junctions.

Acceptable Solutions	Performance Criteria
A1 For roads with a speed limit of 60km/h or less the development must include only one access providing both entry and exit, or two accesses providing separate entry and exit.	P1 For roads with a speed limit of 60km/h or less, the number, location, layout and design of accesses and junctions must maintain an acceptable level of safety for all road users, including pedestrians and cyclists.
NA – speed limit greater than 60km/h.	NA – speed limit greater than 60km/h.
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.
Complies. The proposal seeks to use an existing access.	NA – complies with the acceptable solution.

E4.7.3 Management of Rail Level Crossings

Objective

To ensure that the safety and the efficiency of a railway is not unreasonably reduced by access across the railway.

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

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	site that does not require a level crossing; and d) an alternative access or junction is not practicable.
N/A	N/A

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

Objective

To ensure that use and development involving or adjacent to accesses, junctions and level crossings allows sufficient sight distance between vehicles and between vehicles and trains to enable safe movement of traffic.

Acceptable Solutions	Performance Criteria
A1 Sight distances at a) an access or junction must comply with the Safe Intersection Sight Distance shown in Table E4.7.4; and b) rail level crossings must comply with 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.
Does not comply. The TIA advises that sight distance at Roseneath Road is in excess of 250m to the north and some 143m to the south of the driveway. 250m sight distance is required. Needs to address the performance criteria.	The TIA advises that whilst the south distance doesn't meet the required 250m, it ends in an intersection at the Midland Highway. The proposal satisfies the performance criteria.

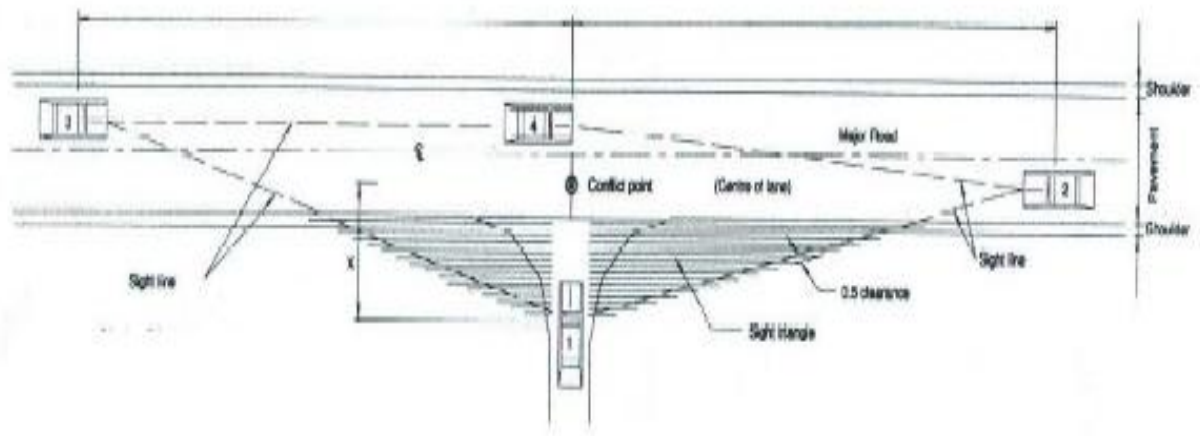


Figure E4.7.4 Sight Lines for Accesses and Junctions

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

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

Table E4.7.4 Safe Intersection Sight Distance (SISD)

Vehicle Speed	Safe Intersection Sight Distance (SISD)metres, for speed limit of:	
km/h	60 km/h or less	Greater than 60 km/h
50	80	90
60	105	115
70	130	140
80	165	175
90		210

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100		250
110		290

Notes:

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

E5 FLOOD PRONE AREAS CODE

E5.5 Use Standards

E5.5.1 Use and flooding

Objective

To ensure that use does not compromise risk to human life, and that property and environmental risks are responsibly managed.

Acceptable Solutions	Performance Criteria
A1 The use must not include habitable rooms.	P1 Use including habitable rooms subject to flooding must demonstrate that the risk to life and property is mitigated to a low risk level in accordance with the risk assessment in E5.7.
A2 Use must not be located in an area subject to a medium or high risk in accordance with the risk assessment in E5.7.	P2 Use must demonstrate that the risk to life, property and the environment will be mitigated to a low risk level in accordance with the risk assessment in E5.7.

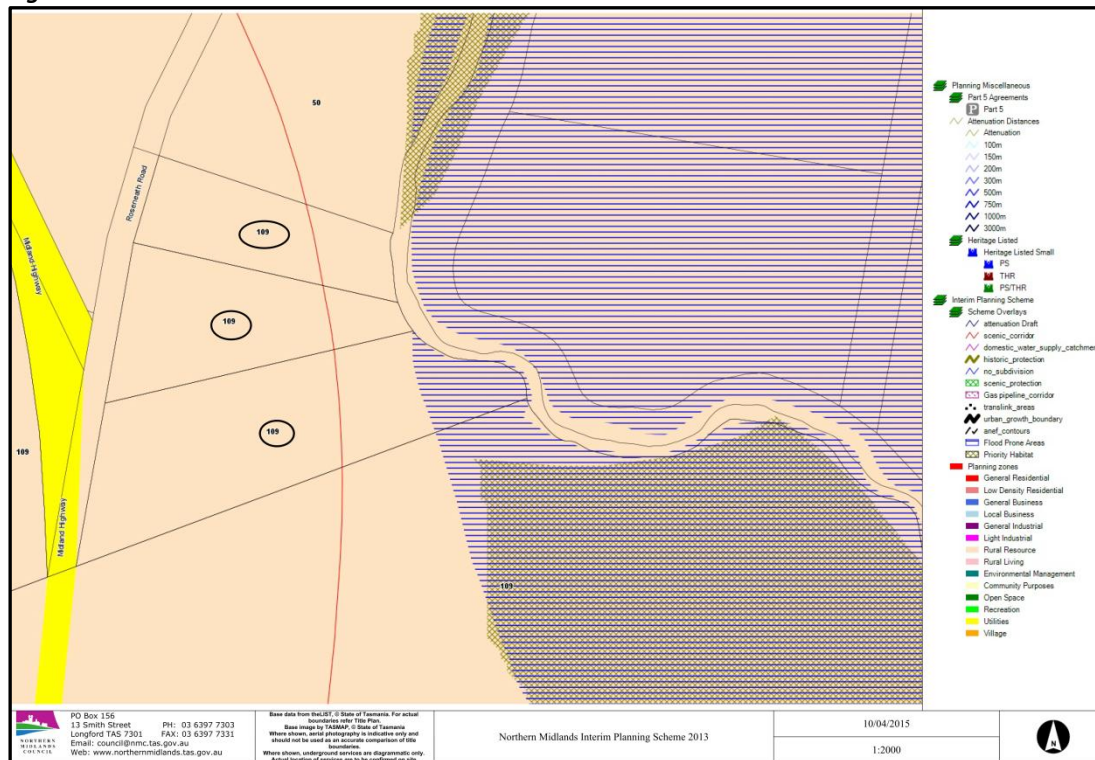
- A1: A habitable room is defined as any room of a dwelling. The proposal does not contain any habitable rooms. The proposal complies with the acceptable solution.
- A2: Figure 12 below shows the extent of the flood prone areas in the planning scheme. The use and development is proposed to be located outside the flood prone area. The proposal complies with the acceptable solution, being outside an area subject to a medium or high risk.

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Figure 12 – Flood Prone Areas



E5.6 Development Standards

E5.6.1 Flooding and Coastal Inundation

Objective

To protect human life, property and the environment by avoiding areas subject to flooding where practicable or mitigating the adverse impacts of inundation such that risk is reduced to a low level.

Acceptable Solutions	Performance Criteria
A1 No acceptable solution.	P1.1 It must be demonstrated that development: a) where direct access to the water is not necessary to the function of the use, is located where it is subject to a low risk, in accordance with the risk assessment in E5.7 a); or b) where direct access to the water is necessary to the function of the use, that the risk to life, property and the environment is mitigated to a medium risk level in accordance with the risk assessment in E5.7. P1.2 Development subject to medium risk in accordance with the risk assessment in E5.7 must demonstrate that the risk to life, property and the environment is mitigated through structural methods or site works to a low risk level in accordance with the risk assessment in E5.7. P1.3 Where mitigation of flood impacts is proposed or required, the application must demonstrate that: a) the works will not unduly interfere with natural coastal or water course processes through

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	restriction or changes to flow; and b) the works will not result in an increase in the extent of flooding on other land or increase the risk to other structures; c) inundation will not result in pollution of the watercourse or coast through appropriate location of effluent disposal or the storage of materials; and d) where mitigation works are proposed to be carried out outside the boundaries of the site, such works are part of an approved hazard reduction plan covering the area in which the works are proposed.
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P1.1 Complies. Access to the water will be required only for the water allocation. The use and development is otherwise outside the flood prone area.

P1.2 Not applicable. The use and development is outside the flood prone area.

P1.3 Not applicable. The use and development is outside the flood prone area.

E5.7 Risk Assessment

- (a) Where an assessment of risk under the risk assessment table for a use or development is required, it is to be classified through the determination of consequence contained in the criteria in b) together with the likelihood of flood occurrence contained in c).

Table E5.1 AS/NZS 4360:2004 Risk Consequence and Likelihood Matrix Table

Likelihood	Consequences				
	Catastrophic	Major	Moderate	Minor	Insignificant
Moderate	High	High	High	Medium	Low
Unlikely	High	Medium	Medium	Low	Low
Rare	High	Medium	Medium	Low	Low

b) Consequence Criteria

Catastrophic Loss of life, loss of significant environmental values due to a pollution event where there is not likely to be recovery in the foreseeable future.

Major Extensive injuries, complete structural failure of development, destruction of significant property and infrastructure, significant environmental damage requiring remediation with a long-term recovery time.

Moderate Treatment required, significant building or infrastructure damage i.e. loss of minor outbuildings such as car ports, public park shelters and the like. Replacement of significant property components such as cladding, flooring, linings, hard paved surfaces. Moderate environmental damage with a short-term natural or remedial recovery time.

Minor Medium loss – seepage, replacement of floor/window coverings, some furniture, repair of building components of outbuildings and repair and minor replacement of building components of buildings where direct access to the water is required. Minor environmental damage easily remediated.

Insignificant No injury, low loss – cleaning but no replacement of habitable building components, some repair of garden beds, gravel driveways etc. Environment can naturally withstand and recover without remediation.

Inundation of the site, but ground based access is still readily available and habitable buildings are not inundated, including incorporated garages.

c) Likelihood – Annual Exceedance Probability

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1:25 (4%) Moderate
1:50 (2%) Unlikely
1:100 (1%) Rare

E6 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 Table E6.1.	There will be 4 people employed on site and 4 spaces are to be provided. This complies with the requirements of Table E6.1 which requires 2 spaces per 3 employees.

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.	Complies with the requirements of Table E6.1 – sufficient space for the 1 required bicycle parking space.

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	Performance Criteria
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.	P1 All car parking, access strips, manoeuvring and circulation spaces must be readily identifiable and constructed to ensure that they are useable in all weather conditions.
Does not comply with b) as the surface will be gravel. Needs to address the performance criteria.	Complies. Access and parking are to be gravel hardstand.

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 Within the General residential zone, provision for turning must not be located within the front setback for residential buildings or multiple dwellings.	A1.2 – N/A

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A2.1 Car parking and manoeuvring space must:	A2.1
a) have a gradient of 10% or less; and	A) Complies
b) where providing for more than 4 cars, provide for vehicles to enter and exit the site in a forward direction; and	B) Complies
c) have a width of vehicular access no less than prescribed in Table E6.2 and Table E6.3, and	C) Complies
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 – only applies to more than 20 spaces.

E6.7.4 Parking for Persons with a Disability

Complies.

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

Not applicable – only applies to retail, commercial, industrial, service industry, warehouse or storage uses.

E6.8 Provisions for Sustainable Transport

E6.8.2 Bicycle Parking Access, Safety and Security

Bicycle parking spaces must be safe, secure, convenient, and located where they will encourage use.

The proposal complies.

E6.8.5 Pedestrian Walkways

Not applicable. Separate access is not required for less than 10 parking spaces.

Table E6.1: Parking Space Requirements

Use	Parking Requirement	
	Vehicle	Bicycle
Resource Processing	2 spaces per 3 employees	1 space per 5 employees

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

E7 SCENIC MANAGEMENT CODE

E7.6 Development Standards

E7.6.1 Scenic Management – Tourist Road Corridor

Objective

- (a) To enhance the visual amenity of the identified tourist road corridors through appropriate:
- setbacks of development to the road to provide for views that are significant to the traveller experience and to mitigate the bulk of development; and
 - location of development to avoid obtrusive visual impacts on skylines, ridgelines and prominent locations within the corridor; and
 - design and/or treatment of the form of buildings and earthworks to minimise the visual impact of development in its surroundings; and
 - retention or establishment of vegetation (native or exotic) that mitigates the bulk or form of use or development; and
 - retention of vegetation (native or exotic) that provides amenity value to the road corridor due to being in a natural condition, such as native forest, or of cultural landscape interest such as hedgerows and significant, exotic feature trees; and

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(b) To ensure subdivision provides for a pattern of development that is consistent with the visual amenity objectives described in (a).

Acceptable Solutions	Performance Criteria
Development (not including subdivision) must be fully screened by existing vegetation or other features when viewed from the road within the tourist road corridor.	P1 Development (not including subdivision) must be screened when viewed from the road within the tourist road corridor having regard to: a) the impact on skylines, ridgelines and prominent locations; and b) the proximity to the road and the impact on views from the road; and c) the need for the development to be prominent to the road; and d) the specific requirements of a resource development use; and e) the retention or establishment of vegetation to provide screening in combination with other requirements for hazard management; and f) whether existing native or significant exotic vegetation within the tourist road corridor is managed to retain the visual values of a touring route; and g) whether development for forestry or plantation forestry is in accordance with the 'Conservation of Natural and Cultural Values – Landscape' section of the Forest Practices Code; and h) the design and/or treatment of development including: i) the bulk and form of buildings including materials and finishes; ii) earthworks for cut or fill; iii) complementing the physical (built or natural) characteristics of the site.
Comment – Does not comply as the development will not be fully screened by existing vegetation. Needs to address the performance criteria.	Comment – The shed is proposed 50m from the Midland Highway. The scenic corridor is 200m deep from the highway. The development – shed, weighbridge, hardstand and grain bags - will be in the scenic corridor. a) the impact on skylines, ridgelines and prominent locations. When viewed from the Midland Highway heading north, existing trees will provide screening of the site. The application proposes to screen the view from the highway heading south with planted earth mounds. This is not considered to have an impact on skylines or ridgelines, which are in the distance. The proposed screening will reduce the impact of the development on this location. b) the proximity to the road and the impact on views from the road. The shed is proposed to be 50m from the Midland Highway, with the grain bags approximately 100m to 175m from the highway. When viewed from the Midland Highway heading north, existing trees will provide screening of the site. The application proposes to screen the view from the highway heading south with planted earth mounds. c) the need for the development to be prominent to the road. The application has not indicated a need for the development to be prominent to the road. d) the specific requirements of a resource development use. The proposal is not a resource development use. e) the retention or establishment of vegetation to provide screening in combination with other requirements for hazard management. The proposal seeks to retain and establish vegetation. f) whether existing native or significant exotic vegetation within the tourist road corridor is managed to retain the visual values of a touring route. The proposal utilises vegetation adjacent to the highway for screening. g) whether development for forestry or plantation forestry is in accordance with the 'Conservation of Natural and Cultural Values – Landscape' section of the Forest Practices Code. Not applicable, the proposal is not for forestry. h) the design and/or treatment of development including: i) the bulk and form of buildings including materials and finishes.

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		Proposed cladding for the shed roof and walls is non-reflective Pale Eucalypt (Colorbond green) with Trimdek profile. ii) <i>earthworks for cut or fill</i> The contour plan shows that little cut or fill is needed. iii) <i>complementing the physical (built or natural) characteristics of the site.</i> The site is currently open pasture with limited built structures such as a pump shed, power lines, and farm fencing. The proposal seeks to use the shed colour and the proposed landscaping to have the development complement the rural character of the site.
Subdivision must not alter any boundaries within the areas designated as scenic management – tourist road corridor.	P2	Subdivision that alters any boundaries within the areas designated as scenic management – tourist road corridor must have regard to: a) site size; and b) density of potential development on sites created; and c) the clearance or retention of vegetation in combination with requirements for hazard management; and d) the extent of works required for roads or to gain access to sites including cut and fill; and e) the physical characteristics of the site and locality; and f) the scenic qualities of the land that require management.
Not comply. Needs to address P2.		The proposed subdivision (consolidation of titles) is to facilitate the development of the grain storage facility. Existing and proposed vegetation will need to be maintained.

E9 WATER QUALITY CODE

This code applies to use or development of land within 50 metres of a wetland or watercourse; or within a Ben Lomond Water catchment area – inner or outer buffer.

E9.6 Development Standards

E9.6.1 Development and Construction Practices and Riparian Vegetation

Objective To protect the hydrological and biological roles of wetlands and watercourses from the effects of development.	
Acceptable Solutions	Performance Criteria
A1 Native vegetation is retained within: a) 40m of a wetland, watercourse or mean high water mark; and b) a Ben Lomond Water catchment area - inner buffer.	P1 Native vegetation removal must submit a soil and water management plan to demonstrate: a) revegetation and weed control of areas of bare soil; and b) the management of runoff so that impacts from storm events up to at least the 1 in 5 year storm are not increased; and c) that disturbance to vegetation and the ecological values of riparian vegetation will not detrimentally affect hydrological features and functions.
Complies. Removal of native vegetation is not proposed	NA – complies with A1.
A2 A wetland must not be filled, drained, piped or channelled.	P2 No performance criteria.
Complies. The proposal does not seek to fill, drain, pipe or channel a wetland.	NA – complies with A2.
A3 A watercourse must not be filled, piped or channelled except to provide a culvert for access purposes.	P3 A watercourse may be filled, piped, or channelled: a) within an urban environment for the extension of an existing reticulated stormwater network; or b) for the construction of a new road where retention of the watercourse is not feasible.

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Complies. The proposal does not seek to fill, pipe or channel a watercourse.	NA – complies with A3.
--	------------------------

E9.6.2 Water Quality Management

Objective

To maintain water quality at a level which will not affect aquatic habitats, recreational assets, or sources of supply for domestic, industrial and agricultural uses.

Acceptable Solutions

Performance Criteria

A1 All stormwater must be:

P1 No performance criteria.

- a) connected to a reticulated stormwater system; or
- b) where ground surface runoff is collected, diverted through a sediment and grease trap or artificial wetlands prior to being discharged into a natural wetland or watercourse; or
- c) diverted to an on-site system that contains stormwater within the site.

Complies. The development proposes sediment control bunds with stormwater to be directed to four sediment pits before discharging to the Macquarie River.

N/A

A2.1 No new point source discharge directly into a wetland or watercourse.

P2.1 New and existing point source discharges to wetlands or watercourses must implement appropriate methods of treatment or management to ensure point sources of discharge:

A2.2 For existing point source discharges into a wetland or watercourse there is to be no more than 10% increase over the discharge which existed at the effective date.

- a) do not give rise to pollution as defined under the Environmental Management and Pollution Control Act 1994; and
- b) are reduced to the maximum extent that is reasonable and practical having regard to:
 - i) best practice environmental management; and
 - ii) accepted modern technology; and
- c) meet emission limit guidelines from the Board of Environmental Management and Pollution Control in accordance with the State Policy for Water Quality Management 1997.

P2.2 Where it is proposed to discharge pollutants into a wetland or watercourse, the application must demonstrate that it is not practicable to recycle or reuse the material.

Does not comply, needs to address the performance criteria.

The applicant advises that the plan will be revised to include an additional four, 4m by 4m Fine Sediment Traps for the site. Stormwater will first be collected in sediment pits on the western side of the Sediment Control Bund. Overflow will be directed into a 4m by 4m Fine Sediment Trap/Detention Basin. Clean overflow water (If any) will be dispersed across paddock adjacent to the Macquarie River. A condition is recommended to ensure that the sediment traps are of an adequate size.

A3 No acceptable solution.

P3 Quarries and borrow pits must not have a detrimental effect on water quality or natural processes.

N/A

N/A

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E9.6.3 Construction of Roads

Objective <i>To ensure that roads, private roads or private tracks do not result in erosion, siltation or affect water quality.</i>	
Acceptable Solutions	Performance Criteria
A1 No acceptable solution.	P1 Road and private tracks constructed within 50m of a wetland or watercourse must comply with the requirements of the Wetlands and Waterways Works Manual, particularly the guidelines for siting and designing stream crossings.
N/A	Not applicable, the proposal does not involve roads and tracks within 50m of a wetland.

E9.6.4 Access

Objective <i>To facilitate appropriate access at suitable locations whilst maintaining the ecological, scenic and hydrological values of watercourses and wetlands.</i>	
Acceptable Solutions	Performance Criteria
A1 No acceptable solution.	P1 New access points to wetlands and watercourses are provided in a way that minimises: a) their occurrence; and b) the disturbance to vegetation and hydrological features from use or development.
N/A	Not applicable, no new access points to a watercourse are proposed.
A2 No acceptable solution.	P2 Accesses and pathways are constructed to prevent erosion, sedimentation and siltation as a result of runoff or degradation of path materials.
NA	Not applicable, no accesses and pathways are proposed within 50m of the watercourse.

E9.6.5 Sediment and Erosion Control

Objective <i>To minimise the environmental effects of erosion and sedimentation associated with the subdivision of land.</i>	
Acceptable Solutions	Performance Criteria
A1 The subdivision does not involve any works.	P1 For subdivision involving works, a soil and water management plan must demonstrate the: a) minimisation of dust generation from susceptible areas on site; and b) management of areas of exposed earth to reduce erosion and sediment loss from the site.
Complies.	Not applicable, the proposal complies with A1.

E9.6.6 Ben Lomond Water Catchment Areas

Objective <i>To address the effects of use and development within defined buffer areas for water catchments.</i>	
Acceptable Solutions	Performance Criteria
A1 Development located within a Ben Lomond Water catchment area - outer buffer must be developed and managed in accordance with a soil and water management plan approved by Ben Lomond Water.	P1 No performance criteria.

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N/A. The site is not in a Ben Lomond Water (TasWater) catchment area.	N/A
A2 Development located within a Ben Lomond Water catchment area - inner buffer must not involve disturbance of the ground surface.	P2 Development located within a Ben Lomond Water catchment area - inner buffer that involves disturbance of the ground surface must not have a detrimental effect on water quality for the reticulated water intakes.
N/A. The site is not in a Ben Lomond Water (TasWater) catchment area.	N/A

Figure E9.6.1 – Ben Lomond Water catchment area – inner buffer

The scheme does not include maps of these areas.

Figure E9.6.2 – Ben Lomond Water catchment area – outer buffer

The scheme does not include maps of these areas.

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	Notwithstanding any other provisions of the planning scheme, all applications for subdivision may be approved or refused at the discretion of the planning authority.

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 4.3 Development control.

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 'resource processing', where not directly associated with produce from the subject site;

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- Subdivision;
- Use and development within the Scenic Management –Tourist Road Corridor;
- Variation to sight distance requirements of the Road and Railway Assets code;
- Variation to requirement for an impervious all weather seal surface of the Carparking and Sustainable Transport code;
- New point source discharge to watercourse under the Water Quality code.

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

The application has been assessed as satisfying the requirements of the planning scheme regarding:

- Use and development of the land for 'resource processing' due to the proposal being consistent with the local area objective of the zone, that processing 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;
- Reduced sight distance exiting left, due to the intersection with the Midland Highway slowing approaching traffic;
- Flooding, due to the development site being located outside of the flood prone area of the scheme;
- Stormwater, due to sediment traps to be installed in accordance with the scheme requirements.

The planning scheme does not allow for consideration of the impact of this proposal on the heritage values of Ross, because the site is not heritage listed and is not in a heritage precinct.

The matters for consideration regarding visual impact are found in the Rural Resource zone and Scenic Management – Tourist Road Corridor provisions.

When viewed from the Midland Highway heading north, existing trees will provide screening of the site. The development relies on planted earth mounds to screen the view from the highway heading south. The planting and maintenance of this vegetation needs to be reinforced through a permit condition.

It is recommended that the application be approved subject to the conditions below.

8 ATTACHMENTS

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

RECOMMENDATION

That land at 'Williamwood', 109 Auburn Road, Ross be approved to be developed and used for resource processing (grain processing & distribution site) & title consolidation in accordance with application P15-002, and subject to the following conditions:

1 Layout not altered

The use and development must be in accordance with the endorsed documents numbered D1

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(development application); D2 (Bird Management Protocol); P1-P11 (Drawing Numbers: PD14284-01-11); & P12 (subdivision plan).

2 Plans Required

Before application is made for a building permit, plans to the satisfaction of the Planning & Development Manager must be submitted. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and two (2) copies shall be provided. The plans must show:

- (a) *Wall and roof colour of the shed as being Colorbond Pale Eucalypt.*
- (b) *Fine sediment traps on the stormwater system sized and located based on engineering calculations submitted to, and to the approval of Council,*
- (c) *Reconfigured access to allow a 21m length general access vehicle to enter the access clear of Roseneath Road if the site gate is closed.*

3 Landscape Plans Required

Before application is made for a building permit, the applicant must submit a landscape plan prepared by a suitably qualified person. When approved, the plan will be endorsed and will then form part of the permit. The plan must be drawn to scale with dimensions and two (2) copies shall be provided. The plan must be generally in accordance with the endorsed plan and detail:

- (a) *Species of plants suited to the area, including a combination of fast growing and long living plants, to provide an effective visual screen of the development;*
- (b) *A planting, watering and maintenance schedule;*
- (c) *Cost estimate for landscaping including construction of earth mound, plants, watering system.*

4 Access

- a) A driveway crossover and hotmix sealed apron shall be constructed in accordance with Tasmanian Municipal Standard Drawing R0-5.
- b) Access works must not commence until a vehicular crossing application has been approved by Council.

5 Colours & Finishes

The external materials of the shed must have integral colour finishes in accordance with the endorsed plans.

6 Landscaping completion and maintenance

- a) Landscaping works as shown on the landscape plan must be completed within 12 months from date of the building permit.
- b) Prior to the issue of a building permit, a landscaping bond in accordance with Council's policy, of 1.5 times the estimated cost of landscaping including construction of earth mound, plants, and watering system must be provided. The bond will be refunded if the landscape works are completed within the timeframe mentioned in this permit.
- c) Landscaping works as shown on the endorsed plans, including existing vegetation, must be maintained for the duration of the use, with replacement plantings undertaken as needed.

7 Amenity

- a) The amenity of the area shall not be detrimentally affected by the use or development through the emission of dust.
- b) Any external lighting other than a standard light above the entrance and door to the shed requires further approval.

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DECISION

Cr Adams/Cr Goss

That Council refuses the application for the following reasons:

1. The application does not meet the Interim Planning Scheme and there is too much discretion being used within the Council's findings; and
2. There is major concern for the amenity of the village of Ross.

Carried

Voting for the motion:

Mayor Downie, Deputy Mayor Goss, Cr Adams, Cr Lambert, Cr Polley

Voting against the motion:

Cr Calvert

Cr Knowles returned to the meeting at 7:36pm.

98/15

PLANNING APPLICATION P14-351 22 MALCOMBE STREET, LONGFORD

Attachments: Section 1 – Page 241

Responsible Officer: Duncan Payton, Planning & Development Manager

Report prepared by: Paul Godier, Senior Planner

File Number: 109200.16; CTs 149282/1 & 2

1 INTRODUCTION

This report assesses a retrospective application for 22 Malcombe Street, Longford to demolish an outbuilding, and construct a carport (heritage precinct).

2 BACKGROUND

Applicant:

W Artis

Owner:

W Artis

Zone:

General Residential

Codes:

Local Historic Heritage Code; Heritage Precincts Specific Area Plan.

Classification under the Scheme:

Residential (Single Dwelling)

Existing Use:

Dwelling

Deemed Approval Date:

25 April 2015

Recommendation:

Approve

Discretionary Aspects of the Application

- Demolition of a building under the Local Historic Heritage Code.
- Construction of a building under the Local Historic Heritage Code.
- Construction of a building under the Heritage Precincts Specific Area Plan.

Planning Instrument: *Northern Midlands Interim Planning Scheme 2013*

Figure 1 - subject site from Malcombe Street



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:

- Demolition of an outbuilding.
- Construction of a carport.

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Figure 2 – Site Plan

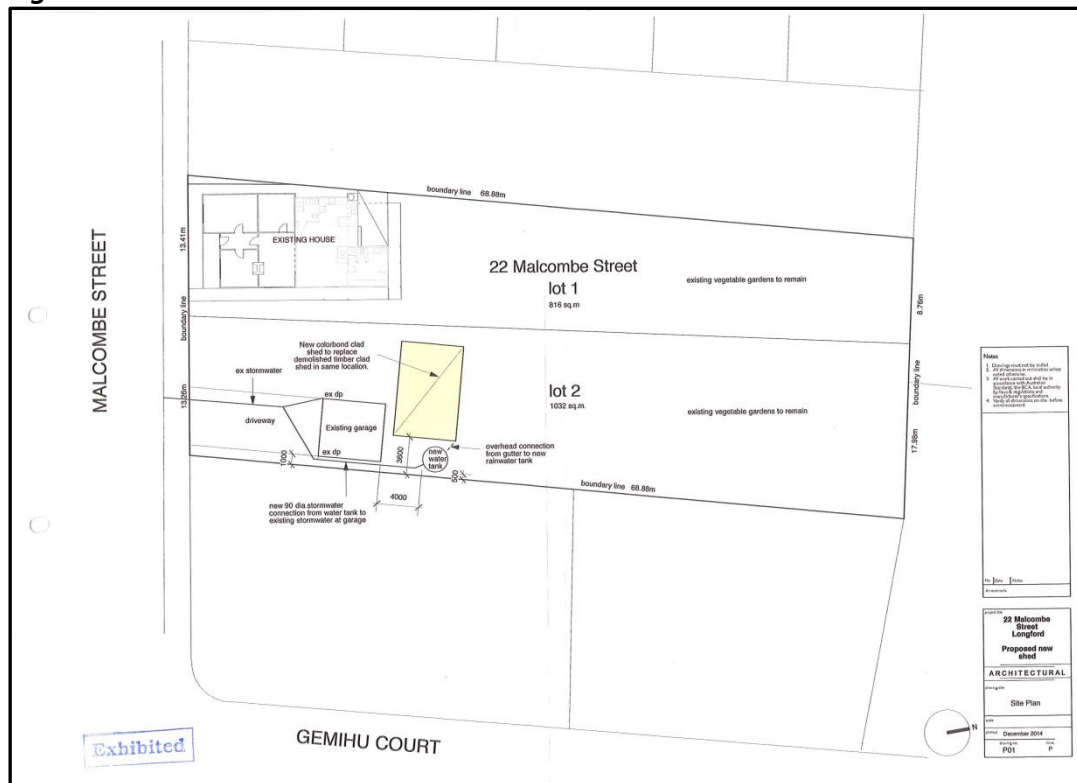
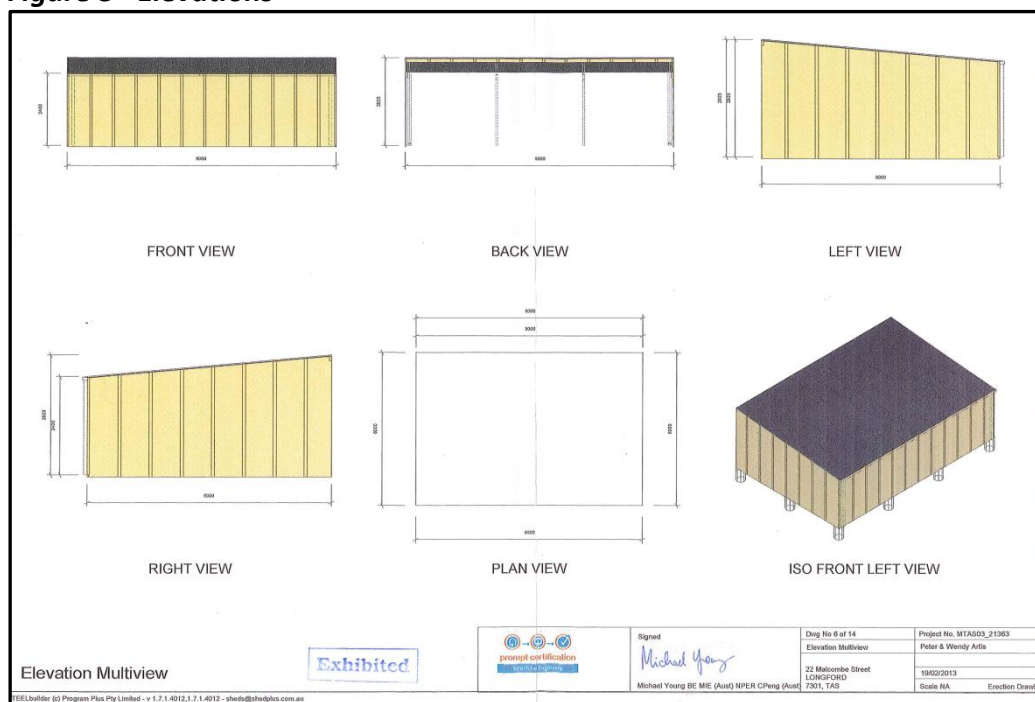


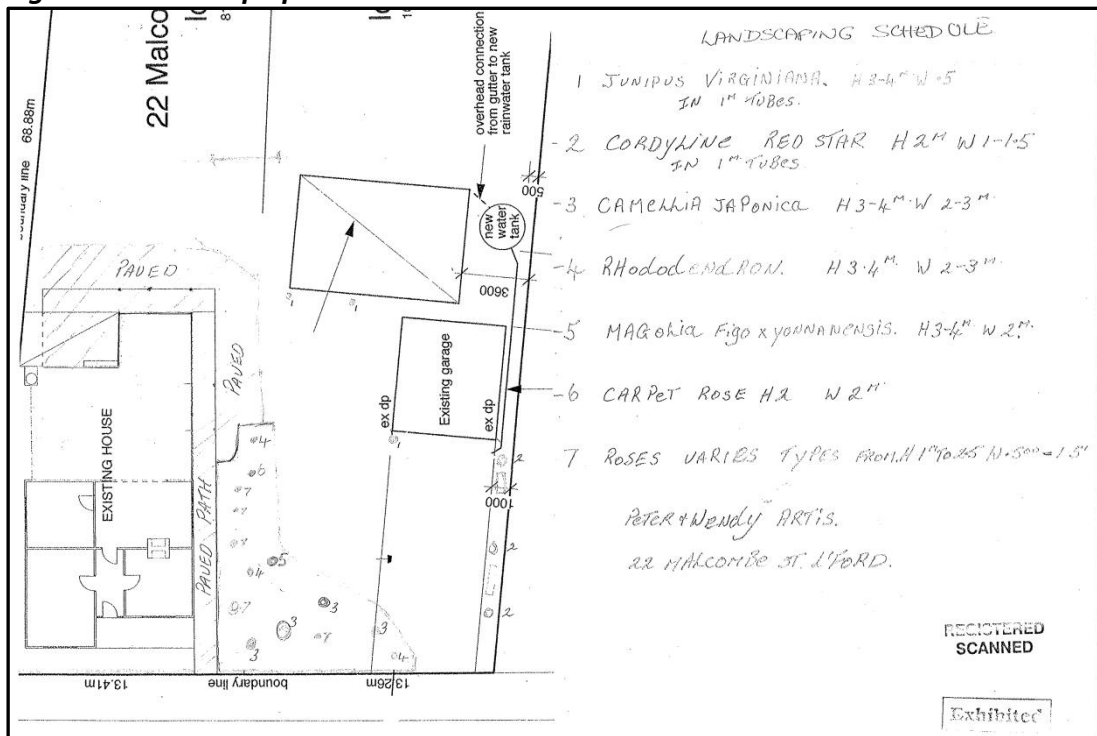
Figure 3 – Elevations



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Figure 4 –Landscape plan



4.2 Zoning and land use

Figure 5 - Zone Map – General Residential



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

The Planning Scheme defines Residential (single dwelling) as:

single dwelling	means a dwelling or a dwelling and an ancillary dwelling on a lot on which no other dwelling is situated.
dwelling	Includes any outbuilding and works normally forming part of a dwelling.

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Residential (single dwelling) is Permitted (no permit required) in the zone.

The application is Discretionary due to being in the Heritage Precinct.

4.3 Subject site and locality

A site visit was undertaken on 30 March 2015 by Paul Godier, Senior Planner.

The site is located on the northern side of Malcombe Street, Longford. It contains a dwelling, garage, and a carport (subject of this application).

Properties on both sides and over the road contain single dwellings.

Figure 6 - Aerial photograph of area – showing demolished outbuilding, and location of representor's property



4.4 Permit/site history

- P11-200 Dwelling extensions (certificate of completion 7/2/2012).
- Planning Notice PN14-351 (1 December 2014) for the construction of a carport and demolition of timber outbuilding without a planning permit

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 B) was received from:

- P Green, 73 Marlborough Street, Longford

Figure 4 shows the location of the representor's property in relation to subject site

The applicant responded to the representation, advising that the applicant and the representor are in litigation in the Magistrates Court.

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

The roof structure of the carport should be in keeping with that of the original building that was removed.

Planner's comment: Given that the site is not heritage-listed, and the distance from the street to the carport, with intervening screening, the planning scheme does not require a specific roof form for the carport.

4.6 Referrals

Council's Works & Infrastructure Department
--

Not applicable to this application

TasWater

Not applicable to this application

Heritage Adviser

The Heritage Precincts Specific Area Plan only applies to buildings forming part of the streetscape. Mr Denman recommended the planting of a row of fast-growing evergreen shrubs, such as Pittosporum Screenmaster, adjoining the shed.
--

Tasmanian Heritage Council

Not applicable to this application

Department of State Growth

Not applicable to this application

Launceston Airport

Not applicable to this application

Tasrail (adjoining landowner)

Not applicable to this application

Environmental Health Officer

Not applicable to this application

Natural Resource Management Facilitator
--

Not applicable to this application

Environment Protection Agency (level 2 under EMPCA)
--

Not applicable to this application

Local District Committee

Not applicable to this application

General Manager

Not applicable to this application

Minister administering Crown Lands

Not applicable to this application

4.7 Planning Scheme Assessment

GENERAL RESIDENTIAL ZONE
ZONE PURPOSE
<i>To provide for residential use or development that accommodates a range of dwelling types at suburban densities, where full infrastructure services are available or can be provided.</i>

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To provide for compatible non-residential uses that primarily serve the local community.

Non-residential uses are not to be at a level that distorts the primacy of residential uses within the zones, or adversely affect residential amenity through noise, activity outside of business hours traffic generation and movement or other off site impacts.

To encourage residential development that respects the neighbourhood character and provides a high standard of residential amenity.

Assessment: The proposal complies with the zone purpose.

LOCAL AREA OBJECTIVES

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

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

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

Assessment: The proposal complies with the local area objectives.

PRECIS OF DEVELOPMENT STANDARDS FOR SINGLE DWELLINGS

10.4.2 Setback and building envelopes for dwellings

		A1 Unless within a building area, then
	✓	(a) 4.5m from primary frontage; or not less than existing dwelling on site; OR
	N/a	(b) 3m to secondary frontage; or not less than existing dwelling on site; OR
	N/a	(b) if vacant lot, setback which is not more or less than dwellings on immediately adjoining lots; OR
	N/a	(c) not less than the existing dwelling setback if less than 4.5m; OR
	N/a	(d) as per road setback specified in Planning Scheme
		A2 Garage or carport to be set back:
	✓	(a) 5.5m from primary frontage or 1m behind the façade, OR
	N/a	(b) The same as the dwelling façade if under dwelling
	N/a	(c) 1m if gradient > 1:5 for 10m from frontage
		A3 Dwellings (excluding minor protrusions extending to 1.5m)
	✓	(a) to be within building envelope (i) frontage setback (as above), or 4.5m from rear boundary of adjoining frontage lot for internal lot (ii) 45 degrees from the horizontal at a height of 3m above natural ground level, 4m rear setback, and max height 8.5m AND
	✓	(b) 1.5m side setback or built to the boundary (existing boundary wall within .2m of boundary or; 9m or 1/3 of the side boundary, whichever is lesser)

10.4.3 Site coverage and private open space for dwellings

	✓	A1 (a) max. site coverage of 50% (excluding eaves)
	✓	(c) at least 25% free from impervious surfaces
	✓	A2 (a) POS of 24m ² in one location
	✓	(b) horizontal dimension of 4m; AND
	✓	(c) directly accessible from, & adjacent to, a habitable room (other than bedroom); AND
	✓	(d) not located to the S, SE or SW of dwelling, unless receives at least 3 hours of sunlight to 50% of area between 9am and 3pm on 21June; AND
	✓	(e) between dwelling and frontage only if frontage is orientated between 30 degrees west of north and 30 degrees east of north; AND
	✓	(f) not steeper than 1:10, AND
	✓	(g) not used for vehicle parking

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10.4.4 Sunlight and overshadowing		
	✓	A1 1 habitable room (other than bedroom) with window facing between 30 degrees west of north and 30 degrees east of north
10.4.5 Width of openings for garages and carports		
	✓	A1 Garage or carport within 12m of a primary frontage (whether free-standing or not), total width of openings facing frontage of < 6m or half the width of the frontage (whichever is lesser).
10.4.6 Privacy		
	N/a	A1 Balconies, decks, carports etc OR windows/glazed doors to a habitable room, more than 1m above natural ground level must have a permanently fixed screen to a height of at least 1.7m above the finished surface or floor level, with a uniform transparency of no more than 25%, along the sides facing a: (a) side boundary – 3m (b) rear boundary – 4m A2 Window or glazed door to be offset 1.5m from neighbour's window, OR sill height 1.7m above floor level, OR obscure glazing to 1.7m OR external screen to 1.7m
10.4.7 Frontage fences for single dwellings		
	N/a	A1 Applies to maximum building height of fences on and within 4.5m of a frontage
	N/a	(a) 1.2m if solid; OR
	N/a	(b) 1.8m if above 1.2m has openings which provide a minimum 50% transparency
Easements		
	✓	No construction over an easement

The application complies with the acceptable solutions.

CODES	
E1.0 BUSHFIRE PRONE AREAS CODE	N/A
E2.0 POTENTIALLY CONTAMINATED LAND	N/A
E3.0 LANDSLIP CODE	N/A
E4.0 ROAD AND RAILWAY ASSETS CODE	N/A
E5.0 FLOOD PRONE AREAS CODE	N/A
E6.0 CAR PARKING AND SUSTAINABLE TRANSPORT CODE	Complies – provides the two required car parking spaces.
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 assessment below
E14.0 COASTAL CODE	N/A
E15.0 SIGNS CODE	N/A

Local Historic Heritage Code

Table E13.1 Management Objectives
<i>To ensure that new buildings, additions to existing buildings, and other developments which are within the Heritage Precincts do not adversely impact on the heritage qualities of the streetscape, but contribute positively to the Precinct.</i>
<i>To ensure developments within street reservations in the towns and villages having Heritage Precincts do</i>

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not to adversely impact on the character of the streetscape but contribute positively to the Heritage Precincts in each settlement.

Demolition

Objective

To ensure that the demolition or removal of buildings and structures does not impact on the historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.

Acceptable Solutions	Performance Criteria
A1 No acceptable solution.	P1.1 Existing buildings, parts of buildings and structures must be retained except: a) where the physical condition of place makes restoration inconsistent with maintaining the cultural significance of a place in the long term; or b) the demolition is necessary to secure the long-term future of a building or structure through renovation, reconstruction or rebuilding; or c) there are overriding environmental, economic considerations in terms of the building or practical considerations for its removal, either wholly or in part; or d) the building is identified as non-contributory within a precinct identified in Table E13.1: Heritage Precincts, if any; and P1.2 Demolition must not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.

Roof Form and Materials

Objective

To ensure that roof form and materials are designed to be sympathetic to, and not detract from the historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.

Acceptable Solutions	Performance Criteria
A1 Roof form and materials must be in accordance with the acceptable development criteria for roof form and materials within a precinct identified in Table E13.1: Heritage Precincts, if any.	P1 Roof form and materials for new buildings and structures must: a) be sympathetic to the historic heritage significance, design and period of construction of the dominant existing buildings on the site; and b) not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.

Wall materials

Objective

To ensure that wall materials are designed to be sympathetic to, and not detract from the historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.

Acceptable Solutions	Performance Criteria
A1 Wall materials must be in accordance with the acceptable development criteria for wall materials within a precinct identified in Table E13.1: Heritage Precincts, if any.	P1 Wall material for new buildings and structures must: a) be complementary to wall materials of the dominant buildings on the site or in the precinct; and b) not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.

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Outbuildings and Structures

Objective <i>To ensure that the siting of outbuildings and structures does not detract from the historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.</i>	
Acceptable Solutions A1 Outbuildings and structures must be: <i>a) set back an equal or greater distance from the principal frontage than the principal buildings on the site; and</i> <i>b) in accordance with the acceptable development criteria for roof form, wall material and site coverage within a precinct identified in Table E13.1: Heritage Precincts, if any.</i>	Performance Criteria P1 New outbuildings and structures must be designed and located ; <i>a) to be subservient to the primary buildings on the site; and</i> <i>b) to not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.</i>

Comment: The demolition of the timber outbuilding and its replacement with a carport does not detract from meeting the management objectives of the precinct due to:

- The location of the carport behind the rear building line of the house and garage;
- Being partly screened by the garage;
- To be screened by landscaping.

SPECIFIC AREA PLANS	
F1.0 TRANSLINK SPECIFIC AREA PLAN	N/A
F2.0 HERITAGE PRECINCTS SPECIFIC AREA PLAN	Carport to be screened in accordance with Council's heritage advice.
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 as the demolition is in conjunction with a new development
9.5 Subdivision	N/A
STATE POLICIES	
The proposal is consistent with all State Policies.	
OBJECTIVES OF LAND USE PLANNING & APPROVALS ACT 1993	
The proposal is consistent with the objectives of the <i>Land Use Planning & Approvals Act 1993</i> .	
STRATEGIC PLAN/ANNUAL PLAN/COUNCIL POLICIES	
The proposal complies with the Strategic Plan 2007-2017	

5 FINANCIAL IMPLICATIONS TO COUNCIL

Not applicable to this application.

6 OPTIONS

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

7 DISCUSSION

Discretion to refuse the application is limited to:

- Demolition of a building under the Local Historic Heritage Code.
- Construction of a building under the Local Historic Heritage Code.
- Construction of a building under the Heritage Precincts Specific Area Plan.

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

The demolition of the timber outbuilding and its replacement with a carport satisfies the requirements of the Heritage Code and Specific Area Plan because:

- The site is not heritage-listed;
- The carport is located behind the rear building line of the house and garage;
- The carport is partly screened by the garage;
- The carport is screened by existing and proposed landscaping.

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

8 ATTACHMENTS

- A Application & plans
- B Response from referral agency
- C Representation

RECOMMENDATION

That land at 22 Malcombe Street, Longford be approved to be developed and used for a Replacement carport and demolition of outbuilding (retrospective) - heritage area in accordance with application P14-351, and subject to the following conditions:

1 Layout not altered

The use and development shall be in accordance with the endorsed plans numbered **P1 (site plan); P2 (elevations); P3 (landscape plan)**, other than as required by condition 2 below.

2 Amended plan required

Within 4 weeks of the date of this permit, the applicant must submit an amended landscaping plan, to the approval of Council's Heritage Adviser, denoting the planting adjoining the shed as being a row of fast-growing evergreen shrubs, such as Pittosporum Screenmaster.

3 Landscaping

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

DECISION

Cr Goss/Cr Polley

That land at 22 Malcombe Street, Longford be approved to be developed and used for a Replacement carport and demolition of outbuilding (retrospective) - heritage area in accordance with application P14-351, and subject to the following conditions:

1 Layout not altered

The use and development shall be in accordance with the endorsed plans numbered **P1 (site plan); P2 (elevations); P3 (landscape plan)**, other than as required by condition 2 below.

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2 Amended plan required

Within 4 weeks of the date of this permit, the applicant must submit an amended landscaping plan, to the approval of Council's Heritage Adviser, denoting the planting adjoining the shed as being a row of fast-growing evergreen shrubs, such as Pittosporum Screenmaster.

3 Landscaping

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

Carried unanimously

Deputy Mayor Goss left the meeting at 7:43pm.

Deputy Mayor Goss returned to the meeting at 7:44.

99/15

DRAFT AMENDMENT 01/15 - RURAL LIVING ZONE SUBDIVISION PROVISIONS, NORTHERN MIDLANDS INTERIM PLANNING SCHEME 2013

Attachments: Section 1 – Page 251

Responsible Officer: Duncan Payton, Planning & Development Manager

Report prepared by: Paul Godier, Senior Planner

File Number: 13/026/007/128

1 INTRODUCTION

At its December 2014 meeting, Council resolved, once the Land Use Planning & Approvals Amendment (Streamlining of Process) Bill 2014 had been proclaimed, to apply to the Tasmanian Planning Commission to amend the subdivision provisions of the Rural Living zone.

The Bill has been proclaimed and the matter can now be progressed.

This report recommends that Council initiate and certify a draft amendment to the Rural Living zone subdivision provisions.

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2 BACKGROUND

Applicant

Northern Midlands Council

Proposal

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

Critical Date

There is no statutory time frame for Council to decide whether to initiate an amendment of its own motion

Recommendation

Initiate and certify the draft amendment

Planning Instrument

Northern Midlands Interim Planning Scheme 2013

Planning Authority

Northern Midlands Council

3 STATUTORY REQUIREMENTS

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

Section 34 (1) (b) – A planning authority may of its own motion, initiate an amendment of a planning scheme administered by it.

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

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

Comment:

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

4 ASSESSMENT

4.1 Proposed Amendment

The proposed amendment seeks to increase the minimum lot size from 1ha to:

- 2ha in Caledonia Drive and Kalangadoo; and
- 5ha for Blackwood Creek, Deddington, Norwich Drive and Pateena Road, maintaining an overall density of 1 lot per 10 ha over the lot(s) being subdivided.

4.2 Reason for the Proposed Amendment

The previous planning scheme had a minimum lot size of:

- 2ha in Caledonia Drive and Kalangadoo; and
- 5ha for Blackwood Creek, Deddington, Norwich Drive and Pateena Road, maintaining an overall density of 1 lot per 10 ha over the lot(s) being subdivided.

This was changed to a minimum of 1ha when the Rural Living zone was imposed.

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4.3 Public Exhibition

Public exhibition of the draft amendment occurs after it has been certified, as per section 38 of the *Land Use Planning & Approvals Act 1993*:

- (1) *After giving to the Commission a copy of a draft amendment of a planning scheme and the instrument certifying that the amendment meets the requirements specified in [section 32](#), the planning authority must –*
 - (a) *cause a copy of the draft amendment to be placed on public exhibition for a period of 28 days or a longer period agreed to by the planning authority and the Commission;*
 - and*
 - (b) *advertise, as prescribed, the exhibition of the draft amendment.*

4.4 Referrals

No referrals are required for this draft amendment.

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

Section 32 of LUPA requires that an amendment of a planning scheme –

- a) *must seek to further the objectives set out in Schedule 1; and*
- b) *must be prepared in accordance with State Policies made under section 11 of the State Policies and Projects Act 1993; and*
- c) *may make any provision which relates to the use, development, protection or conservation of any land; and*
- d) *must have regard to the safety requirements set out in the standards prescribed under the Gas Pipelines Act 2000; and*
- e) *must, as far as practicable, avoid the potential for land use conflicts with use and development permissible under the planning scheme applying to the adjacent area; and*
- f) *must have regard to the impact that the use and development permissible under the amendment will have on the use and development of the region as an entity in environmental, economic and social terms.*

5.1 The objectives set out in Schedule 1 of LUPAA

Part 1 – The objectives of the resource management and planning system of Tasmania are:

- (a) *to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity.*

Comment: Wetlands, watercourses, significant vegetation communities, and natural habitat remain protected by the relevant codes of the Interim Scheme. Increasing the minimum lot size above 1 ha can be expected to assist in the protection of these resources. The draft amendment is consistent with this objective.

- (b) *to provide for the fair, orderly and sustainable use and development of air, land and water.*

Comment: The draft amendment will result in future subdivisions being compatible with the current subdivision pattern of the rural living zones. This is because the draft amendment seeks to reintroduce the more stringent subdivision provisions of the previous scheme. Approval has not yet been granted to create subdivisions using the less stringent provisions of the current interim scheme. The draft amendment is consistent with this objective.

- (c) *to encourage public involvement in resource management and planning.*

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Comment: If initiated, the draft amendment will be placed on public exhibition, providing an opportunity for public involvement.

- (d) *to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c).*

Comment: The draft amendment will retain the possibility of subdivision in the rural living zones, allowing for employment and economic activity, consistent with this objective.

- (e) *to promote the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State.*

Comment: If certified, the draft amendment will be sent to the Tasmanian Planning Commission, following public exhibition.

Part 2 – The objectives of the planning process established by the Act are, in support of the objectives set out in Part 1 of the Schedule:

- (a) *to require sound strategic planning and co-ordinated action by State and local government.*

Comment: The Northern Regional Land Use Strategy identifies that additional demand for rural living land will be met through intensification of existing Rural Living Areas where it can meet sustainability objectives. Council's Settlement Strategy with regard to Rural Living development is that additional future supply is expected to be by incremental expansion of areas already established, principally in the Pateena Rd/Norwich Dr area. The draft amendment is consistent with these strategies.

- (b) *to establish a system of planning instruments to be the principal way of setting objectives, policies and controls for the use, development and protection of land.*

Comment: The Northern Midlands Interim Planning Scheme 2013 is the planning instrument that applies to the subject land.

- (c) *to ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land.*

Comment: The clearing of land will continue to be controlled through the scenic management and biodiversity codes. Emissions to waterways will continue to be controlled through the water quality code. The draft amendment is consistent with this objective.

- (d) *to require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels.*

Comment: The draft amendment supports the State Policy on the Protection of Agricultural Land by allowing for Rural Living use and development to occur within identified areas, consistent with this objective.

- (e) *to provide for the consolidation of approvals for land use or development and related matters, and to co-ordinate planning approvals with related approvals.*

Comment: The draft amendment is consistent with this objective.

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

Comment: The draft amendment is consistent with this objective.

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- (g) *to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value.*

Comment: The draft amendment does not have an adverse effect on these matters.

- (h) *to protect public infrastructure and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community.*

Comment: The draft amendment does not impact upon these matters.

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

Comment: The draft amendment is consistent with this objective.

5.2 State Policies

State Policy for the Protection of Agricultural Land – the draft amendment relates to land currently zoned Rural Living.

Water Quality Management State Policy – development of the land within the Rural Living zone will address this policy through the planning scheme requirements.

State Coastal Policy - There is no coastal land within the municipal area of the Northern Midlands.

National Environmental Protection Measures (NEPMs) – There are no NEPMs relevant to the draft amendment.

5.3 May make provisions relating to the use, development, protection or conservation of land

None needed for this application.

5.4 Must have regard to the safety requirements set out in the standards prescribed under the Gas Pipelines Act 2000

The Rural Living zones are outside the Pipeline Planning Corridor.

5.5 Must avoid the potential for land use conflict

Larger minimum lot size reduces the potential for land use conflict.

5.6 Regard to the impact of the use and development permissible by the amendment

The draft amendment does not propose any changes to the use and development permissible in the Rural Living zone.

6 FINANCIAL IMPLICATIONS

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

7 STRATEGIC/ANNUAL PLAN/COUNCIL POLICIES

The proposal does not conflict with the implementation of Council's strategic plan.

8 OPTIONS

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

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9 DISCUSSION

Before making a decision whether or not to initiate the amendment, the planning authority must consider whether the requested amendment is consistent with the requirements of section 32 of the Land Use Planning & Approvals Act. Part 5 of this report finds that the draft amendment is consistent section 32 of the Act.

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

P1 Each lot must:

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

The amendment is considered to be consistent with the requirements of section 32 of the Land Use Planning & Approvals Act 1993. It is recommended that Council initiate and certify the draft amendment and place it on public exhibition for 28 days.

10 ATTACHMENTS

A Minutes from December 2014 meeting.

11 RECOMMENDATION

1 That Council, under section 34 (1) of the *Land Use Planning & Approvals Act 1993*, initiate Draft Amendment 01/15 to:

- Omit from clause 13.4.2 P1 b) v) the word “or” and substitute with “and”.
- Omit clause 13.4.2 P1 d) and substitute the following:
 - “d) for Caledonia Drive and Kalangadoo, not create lots less than 2.0ha; and”.*
- Insert new clauses after clause 13.4.1 P1 d) as follows:
 - “e) for Blackwood Creek, Deddington, Norwich Drive, and Pateena Road, not*

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create lots less than 5ha; and

- f) *for Blackwood Creek, Deddington, Norwich Drive, and Pateena Road, maintain an overall density of 1 lot per 10 ha over the lot(s) being subdivided.”.*

- 2 That Council, under section 35 (1) of the *Land Use Planning and Approvals Act 1993*, certify Draft Amendment 01/15 as meeting the requirements of section 32 of the Act, and place it on public exhibition for 28 days, in accordance with section 38 of the Act.

DECISION

Cr Knowles/Cr Adams

- 1 That Council, under section 34 (1) of the *Land Use Planning & Approvals Act 1993*, initiate Draft Amendment 01/15 to:
 - Omit from clause 13.4.2 P1 b) v) the word “or” and substitute with “and”.
 - Omit clause 13.4.2 P1 d) and substitute the following:
“d) *for Caledonia Drive and Kalangadoo, not create lots less than 2.0ha; and*”.
 - Insert new clauses after clause 13.4.1 P1 d) as follows:
“e) *for Blackwood Creek, Deddington, Norwich Drive, and Pateena Road, not create lots less than 5ha; and*
f) *for Blackwood Creek, Deddington, Norwich Drive, and Pateena Road, maintain an overall density of 1 lot per 10 ha over the lot(s) being subdivided.”.*
- 2 That Council, under section 35 (1) of the *Land Use Planning and Approvals Act 1993*, certify Draft Amendment 01/15 as meeting the requirements of section 32 of the Act, and place it on public exhibition for 28 days, in accordance with section 38 of the Act.

Carried unanimously

100/15

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 Goss/Cr Lambert

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.

Carried unanimously

Mr Godier and Mr Payton left the meeting at 7:45pm.

Mr Payton returned to the meeting at 7:48pm.

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101/15

LOCAL GOVERNMENT REFORM

Responsible Officer: Des Jennings, General Manager
Report prepared by: Des Jennings, General Manager – Northern Midlands Council;
Greg Preece, General Manager – Meander Valley Council; and
Rolph Vos, Acting General Manager – West Tamar Council

1 PURPOSE OF REPORT

The Minister for Planning and Local Government is seeking Council's views in relation to its willingness to investigate a shared services model and/or voluntary amalgamation model for local government in Tasmania.

2 INTRODUCTION/BACKGROUND

The Northern Midlands Council, Meander Valley Council and West Tamar Council have had informal discussions regarding the voluntary amalgamations and resource sharing proposal presented by the Minister for Planning and Local Government, Peter Gutwein MP in February 2015.

Minister Gutwein's proposal outlined four principles that must be met for amalgamations to be considered:

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

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

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

All three Mayors at the meeting indicated that it was unlikely that their Councils would support voluntary amalgamations.

3 STRATEGIC PLAN

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

- **Part 1A: Governance**
1.1 Governance

- 1.3 Community Dialogue
- 1.4 Community Agendas
- 1.8 Regional/ State/ Federal/ International Relations

- **Part 1B: Governance**

- 1.9 Financial Management
- 1.10 Customer Service
- 1.12 Information Management
- 1.13 Asset Management

4 POLICY IMPLICATIONS

There are no policy implications.

5 STATUTORY REQUIREMENTS

Local Government Act 1993.

6 FINANCIAL IMPLICATIONS

At the meeting held on 1 April, it was agreed that the respective councils be asked to consider the preparation of an enterprise wide service review and benchmarking project.

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

At the time of writing this report, costs are being sought from consultants to undertake this work.

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

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

7 RISK ISSUES

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

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

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8 CONSULTATION WITH THE STATE GOVERNMENT

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

9 COMMUNITY CONSULTATION

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

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

10 OPTIONS FOR COUNCIL TO CONSIDER

The options for Council to consider, include:

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

11 OFFICER'S COMMENTS/CONCLUSION

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

Strategic collaboration takes many forms including alliances, partnerships and business clusters, with a purpose to reduce duplication of services, provide cost savings, access innovation, enhance skills development and open the way for local communities to share ideas and connect with others. Strategic collaboration offers participating Councils a way to achieve their goals and objectives in cost effective and innovative ways. Strategic collaboration is not about reducing staff numbers or council autonomy.

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

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

12 REFERENCE

- 12.1 A Guidance Paper - Collaboration and Partnerships between Councils - NSW Department of Local Government, 2007.

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RECOMMENDATION 1

That the matter be discussed.

RECOMMENDATION 2

That

- i) Council agrees to collaborate with the councils of Meander Valley and West Tamar in a benchmarking exercise of financial and service delivery measures utilising the services of an independent consultant.
- ii) the General Manager be authorised to engage a project consultant with local government experience.

DECISION

Cr Polley/Cr Goss

That

- i) Council agrees to collaborate with the councils of Meander Valley and West Tamar in a benchmarking exercise of financial and service delivery measures utilising the services of an independent consultant.
- ii) the General Manager be authorised to engage a project consultant with local government experience.

Carried unanimously

102/15

PRIORITY PROJECT: SEALING OF NILE ROAD

Responsible Officer: Des Jennings, General Manager

Report prepared by: Des Jennings, General Manager

1 PURPOSE OF REPORT

The purpose of the report is to seek Council's support to progress a cost benefit analysis of the sealing of Nile Road.

2 INTRODUCTION/BACKGROUND

Nile Road is an important tourism road from the Midland Highway to the National Trust property Clarendon which is one of the major tourism destination within Tasmania, as well as for the historic township of Evandale.

Nile road is also a strategic link to the Launceston Airport when the Midland Highway is closed due to accidents.

Sealing of this road will enable much improved access by visitors using hire cars and bus operators in particular, and in doing so it will further strengthen the visitor appeal and economic viability of tourism within the Northern Midlands region.

3 STRATEGIC PLAN

The Strategic Plan 2007/2017 (2012/2013 revision) provides the guidelines within which Council

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operates. The following, “Volume 1 – Mapping Our Direction” goals identified have relevance to this issue:

- **Part 1: Governance**
 - 1.1 Governance
 - 1.8 Regional/ State/ Federal/ International Relations
- **Part 2: Economic Development**
 - 2.1 Long Term Economic Development
 - 2.2 Tourism Industry Support
- **Part 5: Focus on Physical Assets**
 - 5.1 Transport Infrastructure Operations

4 POLICY IMPLICATIONS

There are no policy implications.

5 STATUTORY REQUIREMENTS

Nile Road is a municipal road.

6 FINANCIAL IMPLICATIONS

The estimated cost for the project is up to \$10,000.

The funds to be sourced from the 2015/16 budget.

7 RISK ISSUES

Without the preparation of an economic appraisal of road infrastructure investment that identifies the main benefits for road investment, Council runs the risk of making an uninformed decision on a substantial amount of expenditure and does not have the qualified data to support an application for State or Commonwealth funding.

The benefits include:

- Improved access, distance and time, to adjoining property owners and tourism attraction Clarendon.
- Tourists unable to traverse open surface roads would have available to them the opportunity to experience Clarendon.

The challenges faced include:

- The amortised cost of the sealing of Nile Road is likely to be greater than the cost to maintain an open surface road. Feasibility assessment would provide projection on cost benefit.
- An assessment of risks associated with increased traffic volume and speed of users and possibility of increased accidents caused by local wildlife, would also be considered as part of the feasibility assessment.

8 CONSULTATION WITH THE STATE GOVERNMENT

The preparation of the cost benefit analysis will necessitate discussion with the Department of

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State Growth.

9 COMMUNITY CONSULTATION

Community consultation will be necessary with stakeholders, for example, adjacent property owners and business beneficiaries.

10 OPTIONS FOR COUNCIL TO CONSIDER

10.1 Council to continue to advocate for the sealing of the Nile Road with no economic appraisal.

10.2 Council completes an economic appraisal that identifies:

- Is project intervention worthwhile from community point of view?
- Is the project practicable? Are there social or technical barriers to implementation?
- Is the project financially sustainable? Is there a revenue stream to maintain the asset?
- How will the project be funded?

11 OFFICER'S COMMENTS/CONCLUSION

Council continues to support the sealing of the Nile Road, with an estimated project value of \$2,400,000.

The Nile Road is an important tourism road from the Midland Highway to the National Trust property Clarendon and is a strategic link to the Launceston Airport when the Midland Highway is closed to accidents.

To raise the profile of the project it is necessary to prepare an economic appraisal of the road infrastructure investment.

If Council is to continue to argue the merits of the sealing of the Nile Road, and particularly seek external funding to support the project a qualified argument with supporting documentation is necessary.

Put simply the purpose of the economic benefit cost analysis for the sealing of the Nile Road is to determine whether the economic returns from the proposed project are sufficient, relative to alternative investments in other projects or roads, to justify proceeding with its development.

The main benefits to be qualified include:

- Reduced vehicle operating costs;
- Savings in time to people, goods and vehicles;
- Reduction in road maintenance costs;
- Improved road safety; and
- Increased economic activity.

RECOMMENDATION 1

That the report be discussed.

RECOMMENDATION 2

That Council authorises the preparation of an economic appraisal of road infrastructure

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investment for the sealing of the Nile Road.

DECISION

Cr Knowles/Cr Lambert

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.

Carried

Voting for the motion:

Cr Polley, Cr Knowles, Cr Lambert, Mayor Downie and Cr Adams

Voting against the motion:

Cr Calvert and Cr Goss

103/15

MEETING WITH LAUNCESTON CITY COUNCIL RE: COUNCIL AMALGAMATIONS

Attachments: Section 1 – Page 68

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 position in respect to a request by Mayor Albert van Zetten to meet with Mayor Downie, and Mayors of adjoining Councils, to discuss voluntary amalgamations.

2 INTRODUCTION/BACKGROUND

On 25 March 2015 Mayor Downie received a letter from Mayor van Zetten of the Launceston City Council to meet to discuss voluntary amalgamations. The letter is attached to this report.

The request has arisen as a result of the presentation made by the Minister for Planning and Local Government, Peter Gutwein MP on the subject in February 2015.

Subsequent to Mayor van Zetten's letter, Council has been contacted with dates and times for a proposed meeting.

3 STRATEGIC PLAN 2007/2017

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

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

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4 POLICY IMPLICATIONS

N/A

5 STATUTORY REQUIREMENTS

N/A

6 FINANCIAL IMPLICATIONS

N/A

7 RISK ISSUES

N/A

8 CONSULTATION WITH STATE GOVERNMENT

N/A

9 COMMUNITY CONSULTATION

N/A

10 OPTIONS FOR COUNCIL TO CONSIDER

There are two options for Council to consider:

- a. Mayor Downie proceed with meeting with Mayor van Zetten to discuss the topic of Local Government reform; or
- b. Council take no action on the matter.

11 OFFICER'S COMMENTS/CONCLUSION

The request from Mayor van Zetten, at this stage, is for discussion on the topic of voluntary amalgamations. It would be appropriate for Mayor Downie to meet with Mayor van Zetten of Launceston City Council to discuss the issue of amalgamations and resource sharing.

An open and frank discussion with our neighbouring Councils may be beneficial for all, shedding light on possible opportunities.

12 ATTACHMENTS

12.1 Letter from Mayor Albert van Zetten dated 23 March 2015

RECOMMENDATION 1

That the matter be discussed by Council.

RECOMMENDATION 2

That Mayor Downie meet with Mayor van Zetten of Launceston City Council to discuss the topic of Local Government reform.

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DECISION

Cr Polley/Cr Knowles

That the Northern Midlands Council does not consider meeting with the Launceston City Council at this time to discuss the topic of Local Government reform, until it has pursued its current benchmarking project.

Carried unanimously

Cr Adams/Cr Goss

That a meeting be arranged with the Mayor and General Manager of George Town Council to discuss the issue of benchmarking subject to the agreement of Meander Valley Council and West Tamar Council.

Carried unanimously

104/15

MEMBERSHIP:

**CRESSY, LONGFORD AND AVOCA, ROYAL GEORGE AND
ROSSARDEN LOCAL DISTRICT COMMITTEES**

Responsible Officer: Des Jennings, General Manager

Report prepared by: Amanda Mason, Executive Officer & Gail Eacher, Executive Assistant

1 PURPOSE OF REPORT

The purpose of this report is to notify Councillors and seek ratification of a new member of the:

- i) Cressy Local District Committee;
 - ii) Longford Local District Committee; and
 - iii) Avoca, Royal George and Rossarden Local District Committee
- for the 2015-2017 term.

2 INTRODUCTION/BACKGROUND

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

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

The membership of the

- i) Cressy Local District Committee is limited to 10 members; and
- ii) Avoca, Royal George and Rossarden and Longford Local District Committees are limited to 9 members.

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

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

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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:

- e.g. 1.3 – Community Dialogue

4 POLICY IMPLICATIONS

N/A

5 STATUTORY REQUIREMENTS

N/A

6 FINANCIAL IMPLICATIONS

N/A

7 RISK ISSUES

N/A

8 CONSULTATION WITH STATE GOVERNMENT

N/A

9 COMMUNITY CONSULTATION

9.1 Cressy Local District Committee

Positions on the Cressy Local District Committee were advertised in February 2015. 9 nominations were received, being:

1. Mrs Angela Jenkins
2. Mrs Helen Howard
3. Mrs Helen Williams
4. Mrs Maurita Taylor
5. Mr Andrew Turnham
6. Mr Peter Goss
7. Mrs Fae Cox
8. Mrs Ann Green
9. Mr David Bassett

At the last meeting of the Cressy Local District Committee on 25 March 2015 a late nomination was received from Mr Daniel Rowbottom.

9.2 Avoca, Royal George and Rossarden Local District Committee

Positions on the Avoca, Royal George and Rossarden Local District Committee were advertised in February 2015, at which time the following 7 nominations were received:

1. Mrs Claudia Freeman

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2. Mrs Shirley Freeman
3. Mrs Helen Reynolds
4. Mr Antony Gee
5. Mrs Shirley Squires
6. Ms Jacinta Allen
7. Mrs Dalija Wells

A further nomination has since been received from Mr Gary Cobb of Rossarden.

9.3 Longford Local District Committee

Positions on the Longford Local District Committee were advertised in January 2015, at which time 6 nominations were received:

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

A further four nominations were received after advertising closed:

1. Mrs Lesley McKenzie;
2. Ms Jocelyn Moore (withdrawn);
3. Mrs Leonie Dennison (withdrawn); and
4. Mr Neil Tubb.

The first three of these nominations were ratified at the 16 March council meeting.

The fourth nomination and the two notices of withdrawal were received after the report had been circulated, but prior to the ratification of membership.

10 OPTIONS FOR COUNCIL TO CONSIDER

To accept

- i) the late nomination of
 - Mr Daniel Rowbottom for membership of the Cressy Local District Committee;
 - Mr Neil Tubb for membership of the Longford Local District Committee; and
 - Mr Gary Cobb for membership of the Avoca, Royal George and Rossarden Local District Committeefor the term from March 2015 to March 2017.
- ii) the withdrawal/resignation of Mrs Dennison and Ms Moore.

RECOMMENDATION

That Council

- a) accept Mr Daniel Rowbottom as a member of the Cressy Local District Committee;
- b) accept Mr Gary Cobb as a member of the Avoca, Royal George and Rossarden Local District Committee; and
- c) in regard to the Longford Local District Committee
 - i) accept Mr Neil Tubb as a member of the Committee.

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- ii) note the withdrawal/resignation of Mrs Dennison and Ms Moore from the Committee.

DECISION

Cr Polley/Cr Knowles

That Council

- a) accept Mr Daniel Rowbottom as a member of the Cressy Local District Committee;
- b) accept Mr Gary Cobb as a member of the Avoca, Royal George and Rossarden Local District Committee; and
- c) in regard to the Longford Local District Committee
 - i) accept Mr Neil Tubb as a member of the Committee.
 - ii) note the withdrawal/resignation of Mrs Dennison and Ms Moore from the Committee.

Carried unanimously

105/15 NORTHERN MIDLANDS TOWNS ENTRANCE STATEMENTS

Responsible Officer: Des Jennings

Report prepared by: Amanda Mason – Executive Officer

1 PURPOSE OF REPORT

The purpose of this report is to seek Council support to investigate the design and construction of entrance statements to the following Northern Midlands towns:

- a) Avoca;
- b) Campbell Town;
- c) Cressy;
- d) Evandale;
- e) Longford;
- f) Ross; and
- g) Perth.

2 INTRODUCTION/BACKGROUND

The Northern Midlands Council has 7 Local District Committees, one for each of the above identified towns in the Northern Midlands.

Recently, the committees have been requested to prepare a strategic plan for their area, listing priority projects. The projects are broken down into 1, 4 and 10 year projects and those on the 1 year plan have been referred for budgetary consideration.

During the planning process many of the committees have raised the idea of an entrance statement for their town.

3 STRATEGIC PLAN 2007/2017

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

- Part 1 – Governance

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- Part 2 – Economic Development
 - 2.2 – Tourism Industry Support
 - 2.3 – Business Support

4 POLICY IMPLICATIONS

N/A

5 STATUTORY REQUIREMENTS

N/A

6 FINANCIAL IMPLICATIONS

The cost of design and implementation of an entrance statement for 7 towns will be significant. The project may need to be considered over several budgetary periods, and one or two entrance statements be provided each financial year.

7 RISK ISSUES

There are no foreseeable risk issues in respect to the project at this stage.

8 CONSULTATION WITH STATE GOVERNMENT

N/A

9 COMMUNITY CONSULTATION

It will be important to consult with the community in respect to their views and wishes for the entrance statement. Community consultation will primarily occur through the avenue of the Local District Committee for each town.

10 OPTIONS FOR COUNCIL TO CONSIDER

Council will need to decide whether to proceed with the investigation for the implementation of entrance statements for each town.

11 OFFICER'S COMMENTS/CONCLUSION

Nil

RECOMMENDATION 1

That the matter be discussed by Council.

RECOMMENDATION 2

That Council authorises Council officers to investigate the cost to design and implement entrance statements for:

- Avoca;
- Campbell Town;
- Cressy;
- Evandale;
- Longford;
- Ross;
- Perth;

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and list within the draft 2015/2016 budget for consideration.

DECISION

Cr Knowles/Cr Lambert

That Council authorises Council officers to investigate the cost to design and implement entrance statements for:

- a) Avoca;
- b) Campbell Town;
- c) Cressy;
- d) Evandale;
- e) Longford;
- f) Ross;
- g) Perth;

and list within the draft 2015/2016 budget for consideration.

Carried unanimously

106/15

APPOINTMENT OF ACTING GENERAL MANAGER

Responsible Officer: Des Jennings, General Manager

Report prepared by: Des Jennings, General Manager

1 PURPOSE OF REPORT

To authorise the General Manager to appoint an Acting General Manager, in the General Manager's absence.

2 INTRODUCTION/BACKGROUND

Council at its meeting on 27 January 2009 (min.ref. 14/09) adopted the following:

DECISION

Cr Carins/Cr T Polley

That Council receive the General Manager's report and agree to appoint the following as Acting General Manager dependant on availability and in order of experience, for a period of up to one month in the General Manager's absence:

- i) *Miss Maree Bricknell – Corporate Services Manager;*
- ii) *Mr Lindsay Harwood – Executive and Liaison Officer;*
- iii) *Mr Duncan Payton – Manager of Planning and Development.*

Carried unanimously

Miss Maree Bricknell, Manager of Corporate Services has fulfilled the role of Acting General Manager on numerous occasions.

3 STRATEGIC PLAN 2007/2017

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

- Part 1A: Governance
 - 1.1 Governance.

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4 POLICY IMPLICATIONS

N/A

5 STATUTORY REQUIREMENTS

Local Government Act 1993

- Part 7: Administration – Section 61 Appointment of General Manager.

6 FINANCIAL IMPLICATIONS

Council employs the General Manager at an appropriate or negotiated rate.

7 RISK ISSUES

It is critical that the officer to fulfil the role of Acting General Manager has the necessary skill to fulfil the role and the support of Councillors.

8 CONSULTATION WITH STATE GOVERNMENT

N/A

9 COMMUNITY CONSULTATION

N/A

10 OPTIONS FOR COUNCIL TO CONSIDER

N/A

11 OFFICER'S COMMENTS/CONCLUSION

It is necessary for Council to authorise the appointment of an Acting General Manager when the General Manager is on extended leave.

Appointment to the role of Acting General Manager should be in order of experience as identified below:

- Miss Maree Bricknell – Manager of Corporate Services;
- Mr Duncan Payton – Manager of Planning and Development.

RECOMMENDATION

That Council receive the General Manager's report and agree to appoint the following as Acting General Manager dependant on availability and in order of experience, for a period of up to one month in the General Manager's absence:

- Miss Maree Bricknell – Manager of Corporate Services;
- Mr Duncan Payton – Manager of Planning and Development.

DECISION

Cr Goss/Cr Polley

That Council receive the General Manager's report and agree to appoint the following as Acting General Manager dependant on availability and in order of experience, for a

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period of up to one month in the General Manager's absence:

- i) Miss Maree Bricknell – Manager of Corporate Services;
- ii) Mr Duncan Payton – Manager of Planning and Development.

Carried unanimously

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107/15 PUBLIC TOILET, CONARA

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

1 PURPOSE OF REPORT

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

2 INTRODUCTION/BACKGROUND

Conara is located slightly north of the intersection to Avoca and the East Coast of Tasmania, thus, commonly used by commuters travelling to and from the East Coast. The playground, park area, public toilets and available car parking make Conara an ideal location for commuters to stop and rest. The land on which all the facilities are situated is managed by the Department of State Growth.

The site is recognised as a free camping site on many camping websites.

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

Council officers have conveyed to State Growth that the preference of Council is to ensure there remains a public toilet facility at Conara.

Due to the risk at the site, it is the preference of State Growth to demolish the existing toilet block as soon as possible. Enquiries have been made with Council in respect to the relevant permits required to proceed with demolition. Advice has been received that State Growth will progress with the demolition as a matter of priority.

3 STRATEGIC PLAN 2007/2017

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

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

4 POLICY IMPLICATIONS

N/A

5 STATUTORY REQUIREMENTS

N/A

6 FINANCIAL IMPLICATIONS

There are no financial implications for the Northern Midlands Council at this stage. The public toilet facility is owned by State Growth and the cost of demolition of the site would need to be borne by State Growth.

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7 RISK ISSUES

At present there is a risk to the public using the Public Toilet facility, whilst the risk is minimised by closing the Public Toilet it will not be eliminated until the facility is demolished.

8 CONSULTATION WITH STATE GOVERNMENT

State Growth have provided updates to Council as the matter has progressed. State Growth has specifically requested the following information:

- a) support from Council to keep the area open longer term; and
- b) support from Council for the temporary closure of the site.

Clarification has been sought from State Growth as to its intention and whether that is to close the Public Toilet facility only, or the entire area which includes, the free overnight camping, playground and park area. Advice has been received from State Growth advising they will be proceeding with the demolition of the public toilet, and it is understood they will then look at the future of the entire site.

9 COMMUNITY CONSULTATION

At this stage there has not been any community consultation regarding the facility, however, State Growth have requested Council to advise of the views of locals and businesses in the area in respect to closure of the site.

10 OPTIONS FOR COUNCIL TO CONSIDER

Council needs to indicate to State Growth what its position is in respect to maintaining the facility at Conara.

11 OFFICER'S COMMENTS/CONCLUSION

Nil

RECOMMENDATION 1

That the matter be discussed by Council.

RECOMMENDATION 2

That the following position be conveyed to State Growth:

- a) Council does not agree to the temporary closure of access to overnight camping, playground and park area at Conara;
- b) Council supports the retention of a Public Toilet facility at Conara; and
- c) Council supports the demolition of the existing public toilet due to safety concerns on the proviso that State Growth replace the facility.

DECISION

Cr Goss/Cr Lambert

That the matter be discussed by Council.

Carried unanimously

Cr Knowles/Cr Lambert

That the following position be conveyed to State Growth:

- a) Council does not agree to the temporary closure of access to overnight camping, playground and park area at Conara;
- b) Council supports the retention of a Public Toilet facility at Conara;
- c) Council supports the demolition of the existing public toilet due to safety concerns

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- on the proviso that State Growth replace the facility;
- d) Council supports the clear delineation of the free camping area to prevent camping beyond the designated free camping area;
 - e) That a temporary toilet facility be installed by State Growth while the demolition and re-establishment of the present toilet facility takes place.

Carried unanimously

108/15

MONTHLY FINANCIAL STATEMENT

Attachments: Section 1 – Page 71

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 March 2015.

2 INTRODUCTION/BACKGROUND

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

Council's bank balance as at 31st March 2015 totals \$10,884,186 including \$10,404,898 investments which has earned \$235,901 interest to date.

Rates raised in 2014-15 amounts to \$9,081,632 there has been \$8,870,890 collected during the year (including some arrears) leaving 11.42 percent unpaid which compares to 11.60 percent at the same time last year.

3 ALTERATIONS TO 2014-15 BUDGET

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

- The allocation of \$1,230,000 be carried forward and added to grant funding for construction towards the Westmoorland Bridge (No. 2030) during the 2015/16 financial period.

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

- No items for March 2015.

4 OFFICERS COMMENTS

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

5 ATTACHMENTS

- 5.1 Bank Reconciliation to 31 March 2015
- 5.2 Schedule of Investments to 31 March 2015
- 5.3 Summary of Rates & Charges to 31 March 2015
- 5.4 Account Management Report to end March 2015

RECOMMENDATION

That

- 1. Council receive and note the Monthly Financial Report for the period ending 31st March 2015.

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2. The allocation of \$1,230,000 be carried forward and added to grant funding for construction towards the Westmoorland Bridge (No. 2030) during the 2015/16 financial period.

DECISION

Cr Goss/Cr Polley

That

1. Council receive and note the Monthly Financial Report for the period ending 31st March 2015.
2. The allocation of \$1,230,000 be carried forward and added to grant funding for construction towards the Westmoorland Bridge (No. 2030) during the 2015/16 financial period.

Carried unanimously

109/15 PLANNING PRACTICE QUARTERLY REPORT – JANUARY – MARCH 2015

File: 13/010

Responsible Officer: Duncan Payton, Planning & Development Manager

Report prepared by: Paul Godier, Senior Planner

1 PURPOSE OF REPORT

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

2 INTRODUCTION/BACKGROUND

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

3 STRATEGIC PLAN 2007/2017

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

- 4.4 Planning Practice

4 POLICY IMPLICATIONS

Part 4.4 of the Strategic Plan contains the Policy:

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

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

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

PLANNING DECISIONS: JANUARY – MARCH 2015	
No. of Permitted applications	10
No. of Discretionary applications	36
Total	46

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Representations	
No. of applications that received representation/s	6
No. of representations successfully mediated	0
Council Decisions	
No. of applications decided by Council	6
No. of applications approved by Council	4
No. of application refused by Council	2
Appeals	
No. of decisions appealed	1 (mediated)
Council's decision upheld	-
Council's decision overturned	-

5 STATUTORY REQUIREMENTS

5.1 Land Use Planning & Approvals Act 1993

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

6 FINANCIAL IMPLICATIONS

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

7 RISK ISSUES

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

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

8 CONSULTATION WITH STATE GOVERNMENT

N/A

9 COMMUNITY CONSULTATION

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

10 OPTIONS FOR COUNCIL TO CONSIDER

N/A

11 OFFICER'S COMMENTS/CONCLUSION

With regard to Planning Practice, it is considered that fair, consistent and accountable decisions have been made during January to March 2015, with there being 1 appeal, less than the benchmark of 2 appeals (i.e. 5% of 46 applications).

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RECOMMENDATION

That the report be noted.

DECISION

Cr Polley/Cr Lambert

That the report be noted.

Carried unanimously

110/15

CONTROL OF RABBITS AT MILL DAM

Officer: P&D NRM Facilitator Monique Case

1 PURPOSE OF REPORT

The purpose of the report is to seek Council support for the DPIPWE managed release of the calicivirus at Mill Dam Reserve.

2 INTRODUCTION/BACKGROUND

In recent months, Council's NRM Facilitator, Ms Case, has observed a high density of rabbit evidence at the Mill Dam Reserve and walking track. Invasive Species Management Officer David White has assessed the site and has confirmed a high population density occurring at the Mill Dam Reserve

DPIPWE are happy to incorporate the Mill Dam site into the existing release program as they will already be working on sites nearby. The release of the virus will limit rabbit warren impacts on stream bank stability and reduce impacts on native recruitment and revegetation works.

Competition with native animal species and land degradation by feral rabbits are listed as a key threatening process under the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act)

Biosecurity Tasmania uses rabbit haemorrhagic disease virus, also known as rabbit calicivirus, to undertake localised rabbit control where rabbit numbers are causing significant impacts. Rabbit haemorrhagic disease (RHD) is a viral disease which only affects European rabbits.

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" policies have relevance to this issue:

- 4.13 Natural Resource Management

4 POLICY IMPLICATIONS

No policy implications identified.

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5 STATUTORY REQUIREMENTS

No statutory requirements applicable to Council

6 FINANCIAL IMPLICATIONS

No financial implications identified. There will be no direct cost to Council to participate in the program.

7 RISK ISSUES

There is no scientific evidence that RHD infects any other animals.

Effective vaccines to protect domestic rabbits from RHD have been developed. These can be accessed through local veterinary clinics. Domestic rabbit owners should consult their local vet about vaccination.

DPIPWE have undertaken a program of public notice advertising in the Examiner and works will also be signed on site.

8 CONSULTATION WITH STATE GOVERNMENT

Invasive Species Management Officer David White has assessed the site and has confirmed a high population density occurring at the Mill Dam Reserve

DPIPWE are happy to incorporate the Mill Dam site into the existing release program as they will already be working on sites nearby

9 COMMUNITY CONSULTATION

NRM Facilitator has consulted with Mark Kelly Operations Manager of Longford Swift and has received written consent for Swift land to participate in the calicivirus release.

10 OPTIONS FOR COUNCIL TO CONSIDER

Council may agree or not agree to the release of the virus at the Mill Dam.

11 OFFICER'S COMMENTS/CONCLUSION

If left untreated the rabbit population will continue to marginalise the success of revegetation and natural recruitment efforts and undermine bank stability with warren construction.

Australia has tested for the virus in at least 33 representative animal species, domesticated and wild, native and feral. All were given large doses of the virus and no signs of infection were observed. Worldwide, 43 different species have been tested and the virus did not infect any of them.

In Tasmania, the virus is introduced on carrot baits, following a period of pre-feeding to attract rabbits to the bait. Use of the virus is restricted to trained DPIPWE staff and all works have associated notification signage erected.

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RECOMMENDATION

That Council support the release of calicivirus at Mill Dam reserve land.

DECISION

Cr Lambert/Cr Knowles

That the matter be discussed.

Carried unanimously

Cr Goss/Cr Lambert

That Northern Midlands Council not support the release of the calicivirus at the Mill Dam Reserve.

AMENDMENT

Cr Polley/Cr Knowles

That the Northern Midlands Council approves the program subject to all public health protocols being adhered to.

Carried

Voting for the motion:

Mayor Downie, Cr Adams, Cr Knowles, Cr Calvert, Cr Polley

Voting against the motion:

Cr Lambert, Deputy Mayor Goss

The Amendment become the motion
and was Put and
Carried Unanimously

CON – ITEMS FOR THE CLOSED MEETING

DECISION

Cr Calvert/Cr Knowles

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

Carried unanimously

111/15 APPLICATIONS BY COUNCILLORS FOR LEAVE OF ABSENCE

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

112/15 (1) PERSONNEL MATTERS

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

112/15 (2) INFORMATION PROVIDED TO THE COUNCIL ON THE CONDITION IT IS KEPT CONFIDENTIAL

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

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112/15 (3) MATTERS RELATING TO ACTUAL OR POSSIBLE LITIGATION TAKEN BY OR INVOLVING THE COUNCIL OR AN EMPLOYEE OF THE COUNCIL

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

112/15 (4) INFORMATION PROVIDED TO THE COUNCIL ON THE CONDITION IT IS KEPT CONFIDENTIAL

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

112/15 (5) INFORMATION PROVIDED TO THE COUNCIL ON THE CONDITION IT IS KEPT CONFIDENTIAL

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

112/15 (6) PROPOSALS FOR THE COUNCIL TO ACQUIRE LAND OR AN INTEREST IN THE LAND OR FOR THE DISPOSAL OF LAND

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

113/15 PROPOSALS FOR THE COUNCIL TO ACQUIRE LAND OR AN INTEREST IN THE LAND OR FOR THE DISPOSAL OF LAND

As per provisions of Section 15(2)(e) of the *Local Government (Meeting Procedures) Regulations*.
Council Property Ross

114/15 PERSONNEL MATTERS

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

DECISION

Cr Knowles/Cr Lambert

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

- That Council approves the newly created position of Assistant Works Supervisor – Building Maintenance.

Carried unanimously

Mayor Downie closed the meeting at 9:23pm.