



**NORTHERN
MIDLANDS
COUNCIL**

AGENDA

Ordinary Meeting of Council

Monday, 18 January 2016

**Des Jennings
General Manager**

QUALIFIED PERSONS ADVICE

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

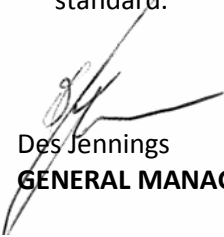
- ♦ A General Manager must ensure that any advice, information or recommendation given to the Council is given by a person who has the qualifications or experience necessary to give such advice, information or recommendation.
- ♦ A Council is not to decide on any matter which requires the advice of a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

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

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

MEETING CONDUCT

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



Des Jennings
GENERAL MANAGER

GUIDELINES FOR COUNCIL MEETINGS

PUBLIC QUESTIONS AND STATEMENTS

PUBLIC QUESTION TIME:

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

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

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

REPRESENTATIONS ON PLANNING ITEMS

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

Each speaker is limited to a maximum of 3 minutes.

PETITIONS

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

RECORDING OF COUNCIL MEETINGS

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

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

The provision of recording of Council meetings in this policy:

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

A member of the public may only use an audio recorder, or any other recording and/or transmitting device, to record the proceedings of a meeting of Council with the written permission of the General Manager for the express purpose proposed. The Northern Midlands Council reserves the right to revoke such permission at any time.

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

The Recordings may not upload, display, print and/or reproduced without the written permission of the General Manager for the express purpose proposed.

The Northern Midlands Council reserves the right to revoke such permission at any time. Apart from uses permitted under the *Copyright Act 1968*, all other rights are reserved.

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

AGENDA – ORDINARY MEETING

18 JANUARY 2016



NOTICE is hereby given that the next meeting of the Northern Midlands Council will be held at the Council Chambers, Longford on Monday, 18 January 2016 at 5.00pm.

Des Jennings
General Manager

13 January 2016

4.00pm **Councillor Workshop – closed to the public**

GOV 1 ATTENDANCE

1 PRESENT

In Attendance:

2 APOLOGIES

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GOV 3 DECLARATIONS OF ANY PECUNIARY INTEREST OF A COUNCILLOR OR CLOSE ASSOCIATE

Section 8 sub clause (7) of the *Local Government (Meeting Procedures) 2005* require that the Chairperson is to request Councillors to indicate whether they have, or are likely to have a pecuniary interest in any item on the Agenda.

GOV 4 CONFIRMATION OF MINUTES

1 ORDINARY COUNCIL MEETING – 14 DECEMBER 2015

DECISION

Cr

The Minutes of the Ordinary Meeting of the Northern Midlands Council held at the Council Chambers, Longford on Monday, 14 December 2015, be confirmed as a true record of proceedings.

2 CONFIRMATION OF MINUTES OF COMMITTEES

Attachments: Section 1 – Page 1

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

	Date	Committee	Meeting
i)	01/12/2015	Evandale Community Centre & Memorial Hall Management Committee	Ordinary
ii)	02/12/2015	Longford Local District Committee	Ordinary

DECISION

Cr

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

3 RECOMMENDATIONS OF SUB COMMITTEES

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

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

GOV 5 DATE OF NEXT COUNCIL MEETING
15 FEBRUARY 2016

Mayor Downie advised that the next Ordinary Council Meeting would be held at 5.00pm on Monday, 15 February 2016, at the Northern Midlands Council Chambers at Longford.

AGENDA – ORDINARY MEETING

18 JANUARY 2016



INFO INFORMATION ITEMS

1 COUNCIL WORKSHOPS/MEETINGS HELD SINCE THE LAST ORDINARY MEETING

Responsible Officer: Des Jennings, General Manager

The General Manager advised that the following workshops/ meetings had been held.

Date Held	Purpose of Workshop
18/01/2016	Council Workshop • prior to Council meeting

2 MAYOR'S COMMUNICATIONS

Mayor Downie's Communications for the period 15 December 2015 to 16 January 2016 are as follows:

Date	Activity
16 December 2015	Attended Campbell Town District High School End of Year Assembly, Campbell Town
17 December 2015	Attended meeting with GDT re tyre recycling in Tasmania, Longford
18 December 2015	Meeting with TasWater, Evandale
18 December 2015	Meeting with TasWater, Campbell Town
14 January 2016	Meeting regarding Launceston Airport, Longford
18 January 2016	Attended Council workshop and meeting
Attended to numerous email, phone, media and mail inquiries.	

3 PETITION

1 PURPOSE OF REPORT

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

2 OFFICER'S COMMENT

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

Section 57. Petitions

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

58. Tabling petition

- (1) A councillor who has been presented with a petition is to –
 - (a) table the petition at the next ordinary meeting of the council; or
 - (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.

AGENDA – ORDINARY MEETING

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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 8

The Works & Infrastructure Report for the period to 6 January 2016 was circulated in the Attachments.

6 BUILDING APPROVALS

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

	YEAR - 2014				YEAR - 2015			
	DECEMBER		JAN – DEC		DECEMBER		JAN – DEC	
	No.	Total Value \$	No.	Total Value \$	No.	Total Value \$	No.	Total Value \$
New Dwellings	5	1,009,308	67	15,484,405	6	1,114,514	89	20,697,732
Dwelling Additions	1	120,000	20	931,405	5	227,500	35	2,305,043
Garage/Sheds & Additions	5	89,763	75	1,532,468	13	117,651	81	2,270,363
Commercial	1	42,000	26	9,375,256	4	1,126,667	20	3,378,133
Other (Signs)	-	-	-	-	-	-	-	-
Swimming Pools	-	-	-	-	-	-	-	-
Minor Works	1	-	5	10,600	-	-	22	60,190
Building Certificates	1	-	20	62,080	1	2,000	8	17,061
Amended Permits	-	-	11	-	-	-	-	-
TOTAL	14	1,261,071	224	27,396,214	29	2,588,342	255	28,728,522
Inspections								
Building	37				42		459	
Plumbing	3				11		308	

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

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7 DEVELOPMENT APPLICATIONS

Planning decisions in December 2015:

Total Approved:	24	Total Refused:	0
Total Permitted:	6	Total Discretionary:	17
Average Days for Permitted	17	Average Days for Discretionary:	34
Days allowed for approval by LUPAA	28	Days allowed for approval under LUPAA:	42
Total Exempt under IPS:	1	Total Withdrawn:	0

Project	Details	Address	Applicant	No of LUPAA days	Perm / Disc / Exempt
DELEGATED DECISIONS					
P15-233	Demolition & replacement of carport (heritage-listed place in heritage precinct) - retrospective	146 High Street, Campbell Town	Kel Clark Drafting Service	38	D
P15-248	Shed (retrospective) - heritage precinct	6 Forster Street, Campbell Town	C L Morrison	39	D
P15-265	Dwelling extensions at rear of dwelling (Retrospective) - vary setbacks, within ANEF 20 contour & Scenic Protection area	506 Evandale Road, Evandale	Prime Design (obo RJ Cassidy Pty Ltd)	35	D
P15-282	Alterations & additions to existing dwelling; carport & covered way (Irrigation district)	351 Green Rises Road, Cressy	i4 Design (obo Hogarth)	26	P
P15-312	Dwelling (vary side setback and solar access provisions)	5B Malcombe Street, Longford	J Goss (obo Roach & Gossage)	42	D
P15-316	Garage, pergola & additional crossover	12 Sheringham Court, Perth	Haas Property Developments Pty Ltd	46	D
P15-317	2-lot subdivision	12 William Street, Perth	Cohen & Associates Pty Ltd (obo Staggs)	42	D
P15-325	Shed (vary rear setback)	14 Stockmans Road, Evandale	W & L Lette	42	D
P15-326	Dwelling - within 50m of railway	117 Fairtlough Street, Perth	Design To Live	41	D
P15-327	Dwelling; & garages x 2 (vary rear setback)	15-17 Longford Close, Longford	Adams Building Design (obo G & A Howard)	34	D
P15-328	Dwelling alterations (heritage precinct)	22 Russell Street, Evandale	WR & LL Lette	35	D
P15-329	Carport & shipping container (within 50m of railway)	4 Perth Mill Road, Perth	RA & PM Kettle	33	D
P15-330	Garage/carport (vary N side setback) & second access	7 Minerva Drive, Perth	W White	28	D
P15-335	Pole sign	2a Wellington Street, Longford	Eugene McCarthy Transport P/L	39	D
P15-340	Dwelling addition (awning)	662 Cressy Road, Longford	G E & N G Hayes	26	P
P15-343	School additions (classrooms) & relocation of 2 sheds	112-118 Main Street, Cressy	Philp Lighton Architects (obo Dept of Education)	23	P
P15-354	Dwelling additions & alterations (vary side setback, bushfire prone area)	20 Sheridan Court, Longford	Adams Building Design (obo C & G Douglas)	22	D
P15-355	Multiple dwellings x 2 (vary rear setback)	49 Cromwell Street, Perth	MZSR Developments	27	D
P15-364	Dwelling addition & carport	22 Longford Close, Longford	GA & WML Butler	0	E
P15-370	Shipping container	132 Marlborough Street, Longford	BR & SE Tuson	10	P
P15-374	4-lot subdivision (4 lots from 3); subject to Bushfire-prone Areas Code; Road & Railway Assets Code; Flood-prone Areas Code; Water Quality Code	320 Perth Mill Road, Perth	Jaffa International Pty Ltd (obo Dixon)	14	D
P15-375	Dwelling & shed	26 Minerva Drive, Perth	J & A Rice	10	P
P15-381	Years 7 & 8 redevelopment (increase size of classrooms, new access to classrooms, new administration area in zone of entry linkway)	112-118 Main Street, Cressy	Philp Lighton Architects (obo Dept of Education)	8	P
COUNCIL DECISIONS					
P15-299	Multiple dwellings x 8 (heritage precinct)	11A Frederick Street, Perth	Porky & Co (obo DA Wrigley Contracting P/L)	34	D

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COUNCIL DECISIONS - REFUSAL

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8 MATTERS AWAITING DECISION BY TPC & RMPAT

TPC Tasmanian Planning Commission	
IPS	Northern Midlands Interim Planning Scheme 2013 – effective date 1.6.13. Report on representations sent to TPC. TPC held a meeting on 21 May 2015 with Council staff and representors to discuss representations to the Interim Scheme. Results of the meeting yet to be received. Planning Reform Taskforce established by State – the declared schemes will be used as a consistent platform for the transition to a single planning scheme.
05/2015	Rezone 14 Church Lane, Nile from Community Purposes to Village – direction received from TPC to initiate by 27.11.15. Public exhibition completed 25.11.15. Report (no reps) - awaiting TPC decision.
06/2015	Rezone 9 Bond St, Ross from Community Purposes to General Residential. Public exhibition completed 25.11.15. Report (no reps) - awaiting TPC decision.
RMPAT Resource Management & Planning Appeals Tribunal	
P11-122	Section 64 order – earthworks at 18 Logan Road, Evandale adjourned pending outcome of planning application – amendment 04/2015 regarding zoning of access is in process.
P13-199	Appeal 110/15E – Environmental Protection Notice – 437 Woolmers Lane, Longford – Tyre Recycle Tasmanian v NMC
P15-157	Appeal 101/15P – Grain processing and distribution – 109 Auburn Road, Ross – J Bingley v NMC – teleconference held
P14-213	Appeal 113/15P – Earthworks, storage of used materials & car parking for Evandale Market – 18 Logan Road, Evandale – Woof v NMC - teleconference held
P15-098	Appeal 114/15P – Shed (recycling and waste disposal) – 18 Logan Road, Evandale – Woof v NMC - teleconference held
Decisions received	
TPC	
01/2015	Rural Living zone subdivision provisions – approved 13 November 2015 to come into effect on 10 December 2015.
RMPAT	
P15-254	Appeal 115/15P – Single Dwelling – 41 Park Street, Ross – S Bennett & B Crosswell v NMC – appeal withdrawn by representor

9 USE OF COUNCIL SEAL: DECEMBER 2015

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

10 132 & 337 CERTIFICATES ISSUED

No. of Certificates Issued 2015/2016 year													Total
	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	Total
132	70	68	70	72	45	42							367
337	30	37	47	35	23	37							209
													676
													389

11 ANIMAL CONTROL

Item	Income/Issues 2014/2015		Income/Issues for November 2015		Income/Issues 2015/2016	
	No.	\$	No.	\$	No.	\$
Dogs Registered	3,801	88,126	31	1,210	3,644	88,805
Dogs Impounded	88	5,360	8	185	42	2,473
Euthanized	3	-	-	-	2	-
Re-claimed	73	-	4	-	31	-
Re-homed/To RSPCA	12	-	2	-	7	-
New Kennel Licences	8	518	1	68	7	476
Renewed Kennel Licences	62	2,480	1	41	61	2,501
Infringement Notices (paid in full)	35	5,307	1	130	10	1,426

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Item	Income/Issues 2014/2015		Income/Issues for November 2015		Income/Issues 2015/2016	
	No.	\$	No.	\$	No.	\$
Legal Action	-	-	-	-	-	-
Livestock Impounded	2	300	-	-	-	-
TOTAL		102,091		1,553		95,681

12 HEALTH ISSUES

Immunisations

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

MONTH	2013/2014		2014/2015		2015/2016	
	Persons	Vaccination	Persons	Vaccination	Persons	Vaccination
July-September	32	32	65	68	31	31
October-December	23	23	66	68	-	-
January-March	-	-	-	-		
April-June	87	194	85	163		
TOTAL	142	249	216	299	31	31

Other Environmental Health Services

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

Ensure safe standards of food offered for sale are maintained.

Investigations/Inspections	2013/2014	2014/2015	2015/16
Notifiable Diseases	6	2	1
Inspection of Food Premises	126	118	61

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

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

13 CUSTOMER REQUEST RECEIPTS

Operational Area	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June
Animal Control	3	-	2	1	-	-						
Building & Planning	6	1	4	-	2	4						
Community Services	-	-	-	-	-	-						
Corporate Services	4	1	16	-	6	4						
Governance	-	-	-	-	-	-						
Waste	1	-	-	-	-	1						
Works (North)	48	40	18	25	20	19						
Works (South)	2	8	5	4	6	3						

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

Date	Recipient	Purpose	Amount
22-Jul-15	Campbell Town District High School	Chaplaincy	\$1,500
22-Jul-15	Campbell Town District High School	Inspiring Positive Futures Program	\$8,000
4-Aug-15	Rural Alive & Well	Donation	\$5,000
11-Aug-14	Helping Hand Associated	Donation	\$1,000

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11-Aug-14	Longford Care-a-car	Donation	\$1,000
15-Sep-15	Cressy District High School	Inspiring Positive Futures Program	\$8,000
21-Oct-15	Toosey Aged Care	Donation	\$150
22-Oct-15	Campbell Town District High School	Donation - School Achievement Awards	\$90
22-Oct-15	Perth Primary School	Donation - School Achievement Awards	\$30
22-Oct-15	Evandale Primary School	Donation - School Achievement Awards	\$30
22-Oct-15	Longford Primary School	Donation - School Achievement Awards	\$30
22-Oct-15	Cressy District High School	Donation - School Achievement Awards	\$90
22-Oct-15	Avoca Primary School	Donation - School Achievement Awards	\$30
2-Dec-15	Perth Fire Brigade	Donation	\$50
22-Dec-15	Longford Fire Brigade	Donation	\$100
Planning/Building Applications Remitted			
14-Oct-15	Evandale Light Railway	Planning / Building Application fees	\$218
Sporting/Academic Achievements			
22-Jul-15	Mr Bailey Groves	28th Summer Universiade South Korea	\$120
22-Jul-15	Ms Teresa Morris	Aust Darts Championships WA	\$60
5-Aug-15	Miss Kara Zaporozec	Indoor Bias Bowls Championships 2015	\$60
5-Aug-15	Mr Simon Zaporozec	Indoor Bias Bowls Championships 2015	\$60
5-Aug-15	Mrs Julie Zaporozec	Indoor Bias Bowls Championships 2015	\$60
5-Aug-15	Miss Kaitlyn Cawthen	Indoor Bias Bowls Championships 2015	\$60
5-Aug-15	Ms Narinda Cawthen	Indoor Bias Bowls Championships 2015	\$60
5-Aug-15	Mrs Helen Farrow	Indoor Bias Bowls Championships 2015	\$60
5-Aug-15	Miss Georgia Brown	2016 Aust Jamboree in Sydney - Cressy Scouts	\$60
11-Aug-15	Mr Chayce Jones	All Australian U15 Football Team	\$120
30-Sep-15	Ms M Barron	2016 Womens Fast Pitch Softball Team	\$60
30-Sep-15	Mr C Barron	2016 Mens Fast Pitch Softball Team	\$60
15-Sep-15	Ms Jenna Myers	Australian Club Championships - Weightlifting	\$60
15-Sep-15	Ms Alysha Verwey	Australian Equestrian Interschool Championships	\$60
10-Nov-15	Miss Emily Acheson	2016 Aust Jamboree in Sydney - Cressy Scouts	\$60
10-Nov-15	Miss Sophie Parkin	National U15 Girls Cricket Carnival 2016	\$60
18-Nov-15	Miss Kasman Murfet	Royal Edinburgh Military Tattoo - Virginia USA 2016	\$120
TOTAL DONATIONS			\$26,518

15 ACTION ITEMS: COUNCIL MINUTES

Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
14/12/2015	379/15	Commercial Hire Of Council's Parks And Reserves	That Council implement the schedule of hire fees for the exclusive use of Council's Parks and Reserves, with the option for event organisers to apply to have the fee waived if the event is: a) A charity/fundraiser; b) Not for profit; or c) Unable to proceed if a hire fee for the facility is imposed.	Corporate Services Manager	Complete.	
16/11/2015	322/15	Recommendations Of Sub Committees - Nile Catchment and Landcare Group Inc.	That Council note and investigate the following recommendations of the Nile Catchment and Landcare Group Inc. - That Council investigate the possibility of extending the wheelie bin service from Winburn (where it currently ends), along the Deddington Road to Deddington, then back to the Nile Road via Bryants Lane.	Corporate Services Manager		
21/09/2015	250/15	Council's Disability Discrimination Access Action Plan	That Council appoint Councillor Cr Adams to the Northern Midlands Disability Discrimination Action Committee and endorse the membership, comprising Mr Dale Luttrell, Ms Jan Harvey, Mrs Karen Bell, name of Campbell Town resident with a disability to be advised) and Council's Manager Economic and Community Development, Manager Corporate Services or Unit delegate, and Manager Planning and Development or Unit delegate.	Economic & Community Development Manager	First committee meeting held 6/10. Campbell Town access assessment completed. Staff & community surveys being developed.	May-16

AGENDA – ORDINARY MEETING

18 JANUARY 2016



Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
14/12/2015	369/15	Financial and Economic Analysis of the Campbell Town War Memorial Oval Precinct Development Plan	That Council: i) accept in principle the Campbell Town War Memorial Oval Precinct Redevelopment: Financial and Economic Analysis Report; ii) approve Council Officers pursuing external funding opportunities to implement the recommendation of the report: being that the Multi-Function Centre is economically feasible, iii) seek a business plan with a statewide perspective and further information from the AFL.	Economic & Community Development Manager	Consultant to provide indicative financial analysis for the multi-function centre.	
17/08/2015	232/15	Heart FM Community Radio Station	That Council approve the allocation of \$11,000 to fund the conversion of the room in the Memorial Hall into HeartFM's studio and office, and in return Council will receive at no charge a Gold Level Sponsorship package with HeartFM across 2015-2018.	Economic & Community Development Manager	Progress delayed by Telstra negotiations re use of their tower near Poatina.	Dec-15
20/04/2015	90/15	Honeysuckle Banks Masterplan proposal	That Council approve the development of a masterplan for Honeysuckle Banks, Evandale, at a maximum cost of \$2,000.	Economic & Community Development Manager	Report to January 2016 Council meeting.	Dec-15
21/09/2015	252/14	Longford Destination Play Space: Proposed Stage Two Development	i) That Council support the inclusion of a Liberty Swing and Carousel in the planned Longford Play Space on the proviso that the funding for the purchase and installation of the Liberty Swing and fencing, and the associated additional rubber softfall is secured by Mrs Karen Bell; and ii) That Council contribute \$5,000 toward the purchase and installation of the Liberty Swing and Carousel; and iii) Should the funding application for the playspace not be successful, that Council continue to progress the installation of the liberty swing and carousel.	Economic & Community Development Manager	Mrs Bell has reported that she is making steady progress with the fundraising.	
14/12/2015	366/15	Longford Revival Festival	That Council only provide the in-kind support to the 2016 Longford Revival Festival.	Economic & Community Development Manager	Agreed position.	
22/06/2015	150/15	Northern Midlands Community Sports Centre Master Plan	That Council: i) Accept the Northern Midlands Community Sports Centre Master Plan in principle; and ii) Request Council Officers, in collaboration with Health Revival Longford, to review the recommended implementation stages in the Master Plan and develop a revised prioritised list of implementation stages; with the exclusion of the therapy pool.	Economic & Community Development Manager	Revised priority staging developed. Plans prepared for the new gym and storage area.	
21/09/2015	251/15	Proposal For A Stand Alone Visitor Information And Tourist Centre At Longford	That Council 2. support a 3 year trial of a Visitor Information Centre in the Memorial Hall, Longford, contributing up to \$15,000 toward the cost of equipment and furniture, subject to the following: a) Consultation with existing users is undertaken and an agreement reached in respect to shared use of the Hall; and b) The establishment of a group (independent of Council) to manage and man the Visitor Information Centre. 3. liaise with the Heart FM, Longford Tourism Group, Longford Local District Committee and Northern Midlands Business Association.	Economic & Community Development Manager	Matter being discussed with Longford Local District Committee, Longford Business & Tourism Association.	
14/12/2015	367/15	Refugee Welcome Zone	That Council commits to becoming a Refugee Welcome Zone by signing the Refugee Welcome Zone Declaration.	Economic & Community Development Manager	Council endorsed.	
14/12/2015	368/15	Threatened Species Assessment for the Ben Lomond Ski Slope Area	That Council commit to funding 50% of the cost of the assessment: \$1,250.	Economic & Community Development Manager	Council endorsed.	
21/09/2015	249/15	Tom Roberts: Proposed Interpretation And Grave Upkeep	That Council: i) endorse the proposal for Tom Robert's interpretation at Longford and/or Christ Church Illawarra, and ii) enter into negotiations with Christ Church with regard to the upkeep of Tom Robert's grave.	Economic & Community Development Manager	Negotiations underway with Dumaresq family & Tom Roberts descendants to also be consulted. Draft interpretation board design being prepared.	

AGENDA – ORDINARY MEETING

18 JANUARY 2016



Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
18/05/2015	118/15	Recommendations Of Sub Committees - Ross Local District Committee	That Council note and investigate the following recommendation of the Ross Local District Committee: That Council investigate the possibility of offering a subsidy for returning bottles/ cans/ drink bottles.	Engineering Officer	Referred to Northern Regional Waste Management Group.	
19/10/2015	294/15	Concerns With Hawthorn Hedge & Infrastructure – Falls Park Evandale	That the matter be considered by the Evandale Advisory Committee	Executive Assistant	Matter to be discussed at next meeting (December meeting cancelled due to lack of quorum).	
14/12/2015	370/15	Local District Committee Membership	That Council accept: Mr Craig Plaisted as a member of the Evandale Advisory Committee; & Mrs Susanne Jones as a member of the Avoca, Royal George & Rossarden Local District Committee.	Executive Assistant	Letters sent 16/12/2015.	
14/12/2015	363/15	Confirmation Of Minutes - Campbell Town District Forum	That Council note the following recommendations of the Campbell Town District Forum: ii) That the War Memorial / Cenotaph remains at the War Memorial Oval at Campbell Town.	Executive Officer	Campbell Town District Forum to be notified at February meeting.	
14/12/2015	363/15	Confirmation Of Minutes - Campbell Town District Forum	That Council note and investigate the following recommendations of the Campbell Town District Forum: iii) That Council write to Redline and request the bus stop at the designated bus shelter on High Street, Campbell Town.	Executive Officer	Seeking clarification on whether bus stop is a designated bus stop.	
14/12/2015	363/15	Confirmation Of Minutes - Cressy Local District Committee	That Council note and investigate the following recommendations of the Cressy Local District Committee: That Council: i) request DPIWVE release the calicivirus at the Cressy Recreation Ground in 2016. ii) investigate involvement in research regarding release of K5 (a strain of calicivirus) in Tasmania.	Executive Officer	i) Request sent January 2016. ii) Council can support but does not have resources to initiate.	
14/12/2015	363/15	Confirmation Of Minutes - Ross Local District Committee	That Council note and investigate the following recommendations of the Ross Local District Committee: That Council ii) pay for an acoustics engineer to assess the Ross Town Hall.	Executive Officer	In progress.	
14/12/2015	370/15	Local District Committee Membership	That Council accept: Ms Sharin McCarthy as a member of the Longford Local District Committee; & Ms Laura Double as a member of the Campbell Town District Forum;	Executive Officer	Letters sent 16/12/2015.	
16/11/2015	322/15	Recommendations Of Sub Committees - Ross Local District Committee	That Council note and investigate the following recommendations of the Ross Local District Committee: That Council ... ii) investigate the installation of a consolidated sign (e.g. Evandale) for businesses in Ross.	Executive Officer	In progress.	
14/12/2015	375/15	Accelerated Street Light Replacement Program	That Northern Midlands Council work with the other Council's in the northern region to accelerate the replacement of existing minor road street lights with LEDs.	General Manager	LGAT advised of Council decision to participate.	
14/12/2015	374/15	Asia Engagement Strategy Development	That Council: i) support the preparation of an Asia Engagement Strategy for Northern Tasmanian councils and business within these local government areas. ii) authorise the contribution of up to \$10,000 and if additional funds are required a further report be presented to Council for consideration. iii) appoint the General Manager or nominee to represent Council on the project management team.	General Manager	NTD & Meander Valley Council advised of Council's decision to participate.	
17/08/2015	212/15	Confirmation Of Minutes - Longford Local District Committee	That Council note and investigate the following recommendation of the Longford Local District Committee: That Council officers establish with State Growth permissible signage for the eastern and western approaches to Longford from Illawarra Road.	General Manager	Discussions ongoing with Department of State Growth. Proposed signage forwarded to State Growth for consideration.	
19/10/2015	287/15	Confirmation Of Minutes - Northern Midlands Economic Development Committee	That Council note and investigate the following recommendations of the Northern Midlands Economic Development Committee: 1. That Council make further representation to TasGas with regard to bringing gas to TRANSlink.	General Manager	Discussions commenced with TasGas.	

AGENDA – ORDINARY MEETING

18 JANUARY 2016



Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
19/10/2015	287/15	Confirmation Of Minutes - Perth Local District Committee	That Council note and investigate the following recommendation of the Perth Local District Committee: That Council investigate a strategy, in consultation with other agencies (e.g. Crown Lands and Department of State Growth), to clean-up and make safe the river precinct between the end of Arthur Street and the commencement of Mill Road.	General Manager	Letter sent.	
14/12/2015	363/15	Confirmation Of Minutes - Ross Local District Committee	That Council note the following recommendations of the Ross Local District Committee: iv) That the Ross Local District Committee supports Council's campaign to recover the rates.	General Manager	Noted.	
8/12/2014	329/14	Economic Development	That Council facilitate meetings with the local businesses in each of the towns to explore business opportunities and other matters of interest.	General Manager	To be progressed.	
22/06/2015	148/15	Information Items	That TasWater be requested to provide a water tank to the Conara community.	General Manager	Cr Gordon met with TasWater, awaiting outcome of discussions.	
21/09/2015	257/15	Local Government Reform	That i) the General Manager continue to participate in discussions with the councils to achieve a collaborative approach to the regional benchmarking project. ii) the fee offer from CT Managerial Group be noted and a decision on the matter be held in abeyance.	General Manager	Ongoing.	
21/09/2015	267/15	Perth Community Centre And Primary School Master Plan	That Council agrees to collaborate with the Perth Primary School to prepare an integrated master plan that would guide the future development of the Primary School, Community Centre, Sports Ground, Council's Perth Child Care Services and the surrounding road infrastructure, in consultation with all other relevant user groups	General Manager	Consultant appointed, progressing.	
21/09/2015	265/15	Proposed By-Law: Animal Management	That management prepare, for Council's consideration, a draft Animal Management By-Law, inclusive of explanatory materials setting out what the by-law will cover and the impact it will have	General Manager	In progress.	
16/11/2015	322/15	Recommendations Of Sub Committees - Avoca, Royal George & Rossarden Local District Committee	That Council note and investigate the following recommendations of the Avoca, Royal George & Rossarden Local District Committee: That Council pursue the provision of affordable housing in small communities such as Avoca and Royal George.	General Manager		
14/12/2015	376/15	Relocation Of Harold Gatty Memorial	That the Harold Gatty Memorial currently remain in its present location and that it be included in the brief for the streetscape plan for Campbell Town when it is being undertaken.	General Manager	Brief prepared and site included for review.	
21/09/2015	266/15	Stokes Park: Concept Plan	That i) management meet with Mr Stokes to discuss the concept plan. ii) management be authorised to seek community comment on the previously prepared concept plans for Stokes Park. iii) the comments received be used as a basis for amending the concept plans and then presented to Council at a Workshop. iv) the horse trail be considered as part of the concept plans.	General Manager	To be progressed.	
20/07/2015	190/15	Tyre Recycling Facility Tour	1) That Council officers continue to assist to facilitate a sustainable waste tyre recycling option. 2) That Council officers investigate funding options that may be available through Tyre Stewardship and other funding sources.	General Manager	Meeting held ongoing participation in working group.	
21/09/2015	272/15	West Perth Stormwater Assessment	That Council 1) initiate ongoing discussion with the State Government and TasRail to fully investigate opportunities to fund the required upgrade of Youl Main Road and Drummond Street and their associated drainage culverts, including culverts under the railway line; and 2) concurrently investigate the introduction of a stormwater head-works levy.	General Manager	Underway.	

AGENDA – ORDINARY MEETING

18 JANUARY 2016



Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
19/10/2015	287/15	Confirmation Of Minutes - Campbell Town District Forum	That Council note and investigate the following recommendation of the Campbell Town District Forum: 2. That council investigates Blackburn Park's suitability for free overnight camping for self contained vehicles and opportunities for relocation.	Planning & Development Manager	Report to February 2016 Council meeting.	
21/09/2015	273/15	Longford LED/Neon Signage	That the issue of large non-compliant signs be addressed and that a policy be developed in relation to the small compact signs.	Planning & Development Manager	Report to February 2016 Council meeting.	
19/10/2015	310/15	Planning Practice Quarterly Report: July – September 2015	future quarterly reports include trending information and be in an updated format	Planning & Development Manager	Format being addressed.	
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	Under further review.	Mar-16
17/08/2015	212/15	Confirmation Of Minutes - Ross Local District Committee	That Council note and investigate the following recommendation of the Ross Local District Committee: That Council investigate the installation of a bus stop and shelter on Church Street, Ross on the land next to the Town Hall and in front of the Public Toilet for all school buses.	Works & Infrastructure Manager	Committee has agreed not to consolidate the bus stops, but has requested that the request to erect a bus shelter at the town hall be progressed.	
19/10/2015	287/15	Confirmation Of Minutes - Campbell Town District Forum	That Council note and investigate the following recommendation of the Campbell Town District Forum: 1. That the signs for the museum are re-hung so they are more visible for passing cars.	Works & Infrastructure Manager		
19/10/2015	287/15	Confirmation Of Minutes - Campbell Town District Forum	That Council note and investigate the following recommendation of the Campbell Town District Forum: 3. That Council investigate installation of BBQs in Valentine Park.	Works & Infrastructure Manager		
14/12/2015	363/15	Confirmation Of Minutes - Ross Local District Committee	That Council note and investigate the following recommendations of the Ross Local District Committee: That Council i) erect a bus shelter behind the Ross Town Hall and retain the Bus Only sign at its present location.	Works & Infrastructure Manager		
14/12/2015	363/15	Confirmation Of Minutes - Ross Local District Committee	That Council note the following recommendations of the Ross Local District Committee: iii) That the Committee accepts the proposed plan for the Ross Drill Hall entrance and gives the preference of large twilight as the paving colour.	Works & Infrastructure Manager	Noted.	
20/04/2015	91/15	Frequency of Kerbside Refuse Collection	That Council continues to provide a fortnightly collection service and encourages residents to request additional bins if they have insufficient capacity, and investigate if the Regional Waste Management Group could undertake a Green Waste Collection trial within the Northern Midlands.	Works & Infrastructure Manager	Referred to Regional Waste Committee.	
20/04/2015	102/15	Priority Project: Sealing of Nile Road	That Council authorises the preparation of an economic appraisal of road infrastructure investment for the sealing of the Nile Road, up to a maximum of \$10,000.	Works & Infrastructure Manager	Consultant appointed.	
14/12/2015	377/15	Proposed Deddington Waste And Recycling Collection	Review the collection of waste and recycling in rural areas and the impact on current costs to all users should the service be provided.	Works & Infrastructure Manager		
16/11/2015	322/15	Recommendations Of Sub Committees - Cressy Local District Committee	That Council note and investigate the following recommendations of the Cressy Local District Committee: That Council: i) place a cover over the Cressy history board to preserve it from the elements. ii) investigate a sign indicating the location of the halfway school be located on Cressy Road.	Works & Infrastructure Manager	In progress.	
18/05/2015	118/15	Recommendations Of Sub Committees - Ross Local District Committee	That Council note and investigate the following recommendation of the Ross Local District Committee: That the new picnic table on the northern end of Church Street be moved to the southern end of Church Street, and be replaced with the existing sandstone style.	Works & Infrastructure Manager	To be considered in future capital works programme.	

AGENDA – ORDINARY MEETING

18 JANUARY 2016



LONG TERM ACTIONS

Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
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
16/03/2015	63/15	Longford Horse Association	Approves expenditure of a maximum of \$2,000 from the Economic Development Committee budget to fund a consultant to review the proposed Longford Horse Trail to identify opportunities and restraints; and report back to Council.	Economic & Community Dev. Manager	To be addressed in collaboration with Stokes Park masterplan.	
20/04/2015	105/15	Northern Midlands Towns Entrance Statements	That Council authorises officers to investigate the cost to design and implement entrance statements for: a) Avoca; b) Campbell Town; c) Cressy; d) Evandale; e) Longford; f) Perth; g) Ross; and list within the draft 2015/2016 budget for consideration	Executive Officer	Cressy concept received. Ross design approved.	
18/05/2015	118/15	Recommendations Of Sub Committees - Longford Local District Committee	That Council note and investigate the following recommendation of the Longford Local District Committee: The Longford Local District Committee recommends Council establish a bi-lateral agreement with State Growth for the maintenance of the appearance and condition of the roundabout and its surrounds.	Executive Officer	To be considered as part of entrance review.	
18/05/2015	125/15	Glenorchy City Council Re: Council Reform	That Council defer any action on this request from Glenorchy City Council awaiting the outcome of current benchmarking project with neighbouring councils.	General Manager		
15/10/2012	262/12 (3)	Sub Committee Recommendations - Cressy Local District Committee	That funding be sought for the establishment of a cycle way between Cressy and Longford or other areas that may be appropriate	General Manager	Awaiting suitable grant funding program.	Review 6 Monthly
16/09/2013	226/13 (3)	Recommendations of Sub Committees - Natural Resource Management Committee	That Council investigate the feasibility of a trial of cat management activities in a local community in the Municipality with a view to test the effectiveness of cat control in reducing populations of feral and unrestrained cats. It is suggested that the investigation consider approaches used in the Bellingham area as a model for use in NMC.	NRM Officer / Planning & Development Manager	Awaiting outcome of State Government Cat Management Plan.	
16/03/2015	60/15	Confirmation Of Minutes - Recommendations Of Sub Committees - Ross Local District Committee	note and investigate the following recommendations of the Ross Local District Committee: The Ross Local District Committee request the Northern Midlands Council to have all cats registered.	Planning & Development Manager	Awaiting outcome of State Government Cat Management Plan.	
19/10/2015	287/15	Confirmation Of Minutes - Ross Local District Committee	That Council note and investigate the following recommendation of the Ross Local District Committee: That the Badajos Street and Boulevard railway crossings be widened to allow for traffic to pass simultaneously.	Works & Infrastructure Manager	To be considered as part of future capital works programme.	

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 December 2015

1. GOVERNANCE UNIT –GENERAL MANAGER

a. Governance – Meetings/Conferences

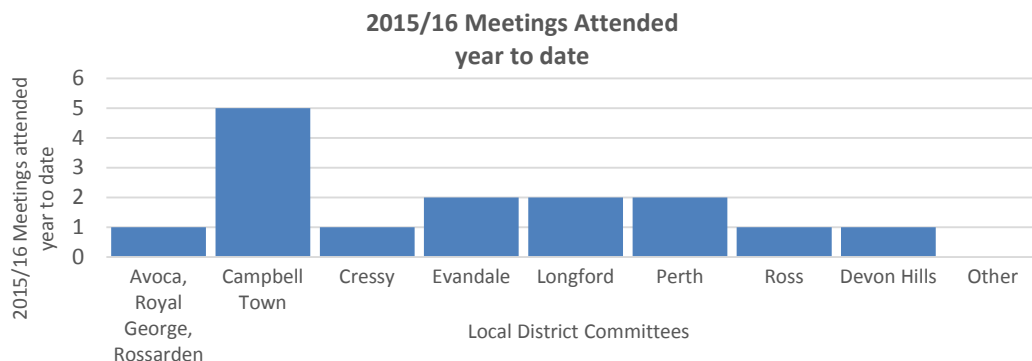
- Council meetings:
 - Ordinary meeting 14 December
- Council Workshops:
 - Nil
- Community meetings:
 - Campbell Town District Forum
 - Perth Local District Committee

AGENDA – ORDINARY MEETING

18 JANUARY 2016



- Devon Hills Residents Committee & Neighbourhood Watch



- Executive Management Team:
 - 15 December
- Staff Meeting
 - 1 December
 - 15 December
- Other Meetings:
 - Attended meeting with Shadow Minister for Infrastructure & Transport the Hon. Anthony Albanese MP and Ms Julie Collins, Federal Labor Member for Franklin, Canberra
 - Attended meetings with the Hon. Paul Fletcher MP, Minister for Territories, Local Government and Major Projects, Chief of Staff for Prime Minister Malcolm Turnbull, Minister Richard Colbeck, Minister for Tourism & International Education and Minister Assisting the Minister for Trade & Investment and Mr Eric Hutchinson MP, re Launceston Airport, Canberra
 - Attended meeting with Minister for Planning & Local Government, the Hon. Peter Gutwein MP, Launceston
 - Attended meeting with Mr Eric Hutchinson MP, Federal Member for Lyons and the Hon. Paul Fletcher MP, Minister for Territories, Local Government and Major Projects, Oatlands
 - Attended TNT DMP Steering Committee
 - Attended Northern Local District Committee Christmas dinner
 - Attended Southern Local District Committee Christmas Dinner
 - Attended Councillor Christmas Dinner
 - Attended Northern Tasmania Development general meeting, George Town
 - Attended Tyre Working Group Meeting, Longford
 - Met with Mark Sayer DPIPW re Powranna Truck Wash
 - Attended CIF Advisory Group meeting, Hobart
 - Met with Terry Goldsworthy, Lake Lodge
 - Attended Ben Lomond business meeting
 - Attended Local Government Committee Meeting
 - Met with Robert Harrison
 - Met with Perth Primary School principal
 - Met with GDT
 - Attended regional organisation review stakeholder interview - Bill Fox
 - Met with Phil Winfield TasGas

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

AGENDA – ORDINARY MEETING

18 JANUARY 2016



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

c. Other Activities:

- Citizenships
- Agenda
- Councillor requests, meetings, speeches, emails & phone enquiries
- Project support
- Newsletters
- Staff

2. CORPORATE SERVICES BUSINESS UNIT

a. Customer Service

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

b. Finance

- Rates and dog licence issue & collection, valuation maintenance and adjustments, supplementary valuations, street numbering, electronic receipting & direct debit systems, interest and penalty.
- Pension rebates claims and maintenance, classification for two rebate maximums, verification of data.
- Sundry Debtors, and aging account review.
- Creditor payments and enquiries.
- Payroll, ETP calculations, payroll tax, child support, maternity leave, PAYG & annual summaries, superannuation, salary sacrifice, Workplace Legislation changes, EB provisions, salary reviews, staff training, leave accrual adjustments, leave loading calculations, Councillor allowances and expenses, Workers Compensation claims and payments, Award adjustments, sundry HR and policy issues.
- Property sales for unpaid rates, Debt Collection services, and Debt summons/warrants.
- Budget adjustments, End of Year Financials, KPI return, Asset Management, Fleet Hire, Long Term Financial Planning, Audit and Annual Report.
- Grants Commission information, sundry grant reporting and auditing. Committee financial management support and auditing.
- Property ownership, licences and leases, property committee, aged care unit tenancy, unclaimed monies register, Public Land Register, and sports centre management support.
- Records Management, archives, website and facebook, town and local committee web pages, new residents information, council information policies and procedures.
- Banking & Investments, Direct Debit, Ezidebit, BPay Billing etc. and setup alterations.
- Rate System issues, 2015/16 Rating and Budget issues, General Finance, ABS Data Collection, and Grant Funding issues, Tax issues including GST PAYG FBT Fuel & Land Tax, and Northern Finance committee.
- Cemetery management, onsite map display and website databases.
- Roads to Recovery work schedules, mapping, Annual Report and quarterly reports.

AGENDA – ORDINARY MEETING

18 JANUARY 2016



- 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, Emergency desktop exercise and general administration issues.
- Waste Transfer Station Management issues, Kerbside waste collection contract issues and special clean-up service.
- General Office support and attendance of meetings, reports, emails & phone enquiries.
- Works & Infrastructure support.
- Tooms Lake & Lake Leake ownership transfers, caretaker support, licence fee review issues, and contract issues.
- Street lighting contract & aurora pole reporting and maintenance.
- Community events and Special Projects support.
- Risk Management, safety management and reporting, drug & alcohol policy administration, and contractor and volunteer management.
- Light Fleet Management.

c. Insurance

- Insurance renewals and policy maintenance.
- Risk Register review and audits.
- Workers Compensation claim reviews.
- 1 Professional Indemnity Claim.
- 3 Motor Vehicle Claims.

d. Information Technology

- Server and desktop maintenance.
- Minor upgrades of other IT equipment.
- Open Office Software upgrades and enhancement requests.
- GIS maintenance and training.
- IT Independent Audit, Disaster Recovery & IT backup maintenance.
- Council Web Site, Town and Local District Committee site maintenance, NMBA website and HH App maintenance.
- Infonet system maintenance.
- ApproveTas maintenance.
- Cemetery database review.
- Office telephone system upgrade setup & Mobile phone plan review.
- Sundry database creation and maintenance.
- Mobile device applications implementation, and remote access logins.
- Building security systems maintenance.
- Microsoft software maintenance.
- Maintain photocopiers and printers.
- Advanced IT security implementation.
- WiFi network and hotspots.
- Fleet tracking.
- ECM Upgrade implementation & training.

3. ECONOMIC AND COMMUNITY DEVELOPMENT UNIT

a. Tourism/Economic Development focus

- Prepared the inaugural newsletter for the businesses in the Translink precinct.
- Managing the negotiations for the Longford Main Street Master Plan.
- Assisting a local business with an application to the Tasmanian Jobs and Investment Fund
- Investigated Refugee Welcome Zone and prepared Council Meeting agenda item.
- In discussion with Dr Jane Deeth regarding the proposed events across the state in 2017 to celebrate the 250th birthday of artist John Glover.

AGENDA – ORDINARY MEETING

18 JANUARY 2016



- Assisting the Dumaresq family resolve maintenance issues at the Christ Church Illawarra graveyard.
- Coordinating meetings of the Northern Midlands visitor centres, with the first meeting to be held March 9th 2016.
- Working with a dental practice to undertake a feasibility study on the demand for a private dental practice in the Northern Midlands.
- Managed the council pages for the January 2016 Country Courier.
- Managing the ticket sales, door sales, catering and refreshments for the Longford folk festival being held on January 21st.
- Managed the Longford Revival Festival community and business fundraising campaign
- Assisting new owner of the Longford Masonic Lodge with identifying business and community options for the future use of the Lodge.
- As NMBA Executive Officer, collaborated with TCCI on the Saul Eslake Budget Report presentation held at the Country Club Casino December 9th 2015
- On a working group to develop convict-themed self-guided tours of the Heritage Highway Region.
- Participating in the TNT Infrastructure and Cycling Strategy projects by providing data, participating in consultation sessions and reviewing report drafts.
- Assisting NSW-based author, Diana Reynolds with the promotion of her recently launched book: "A Small Girl's 1960s Tasmania".
- Prepared a funding application to the Stronger Communities Funding Program for the purchase of four marquees for hire to Northern Midlands events organisers. Have been advised the EOI was successful and the contract is awaited.
- Working with Councillor Polley on the Tom Roberts Interpretation Project and in preliminary stages of developing a plan for a Northern Midlands Artist Trail.
- Working on Council's application to the National Stronger Regions Fund Round Three.
- Investigating with State Growth whether Council should consider supporting a public walk from Launceston to Hobart along the Midland Highway planned for Easter 2016.
- Longford Visitor Appeal Study: coordinating the implementation of the report recommendations
- Coordinating the implementation of the Longford Placemaking Strategy.
- Liaising with Opcon Pty Ltd re the community consultation for the 2016 Longford Revival Festival and liaising with Woolmers and Brickendon Estates re their potential involvement in the festival.
- Member of the Northern Region Futures Plan working group.
- Commenced review of Council's online business directory.
- Coordinated Council's funding application for Bridges Renewal Programmes Round One Funding for Westmoor Bridge, Powranna Road Cressy. Funding secured. Prepared and submitted application for funding in Round Two for Lake River Bridge on Macquarie Road.
- Managing the consultancy for the financial and economic analysis of the Campbell Town War Memorial Oval Precinct Development Plan.
- Managing the consultancies for the Perth and Longford Recreation Grounds Masterplans.
- Assisting the Heritage Highway Tourism Region Association Board with the implementation of the Association's 2015/16 Business Plan.
- Representing NMBA at the quarterly TCCI Chambers Alliance Forums.
- Collaborating with NMBA to plan the 2016 Northern Midlands 'Think Big: Shop Small' Campaign.
- Coordinating the implementation of the recommendations of the 'Tourism Potential of Ben Lomond National Park: Feasibility Study'.
- Supported a film company to develop a feasibility study towards the making of a Norfolk Island – Norfolk Plains documentary: company currently applying for funding.
- Facilitating the progressing of the agenda of the Northern Midlands Economic Development Committee, and managing the advertising of the sector representative positions on the committee.
- Serving on a working group aiming to secure a sustainable future for Heart FM Radio Station. Prepared a business case for Northern Midlands Community Broadcasters, assisted with the securing of a General Manager (voluntary position) for the radio station and progressing the development of the studio in the Memorial Hall.
- Assisted with securing funds from Your Community Heritage Grants program to interpret convict stories at Woolmers and Brickendon Estates. Assisting with the introduction of the convict-themed tours.
- Representing the Heritage Highway Region at quarterly Tourism Northern Tasmania Local Tourism

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Association forums.

b. Community development focus

- Assisted Active Launceston prepare a funding application to enable the Strength to Strength Exercise Program to be introduced into the Northern Midlands.
- Finalising the updating of Council's Community Recovery Plan.
- Investigating the possibility of establishing the Bicycle Network SixtyRide in the Northern Midlands.
- Assisting LINC management develop the vision for the future of the LINC's at Longford and Campbell Town.
- Prepared a funding submission for Eating Disorders Association Tasmania for a community education program across the state in 2016, including facilitation of the evaluation of the program by UTAS.
- Prepared and submitted an application to the Heart Foundation Local Government Awards 2015. Award secured: announcement/cheque presentation event (Turbomeet at the Velodrome) held September 12th. Allocation of the award funds being finalised.
- Managing the development of the 2015-2020 Disability Discrimination Access Action Plan. First committee meeting held October 6th and town assessment visits being scheduled.
- Collaborating with Beacon Foundation and local district high schools to establish a Northern Midlands Business Partnership Group: assisted with organising the stakeholder held August 27th 2015. Managed the first Group Meeting held October 2015.
- Managing contracts with PCYCs and Northern Job Links for the first term 2016 youth programs.
- Participating in the implementation of the Master Plan for the Northern Midlands Health, Fitness and Sports Centre.
- Coordinating Council's Further Education Bursary Program.
- Assisting Health Revival with efforts to secure grant funding to expand the range of programs and equipment at the Northern Midlands Sports Centre. To date, a grant has been secured from the Longford Rotary Club.
- Assisting Campbell Town resident Mr Bill Chugg to rehome his war memorabilia.
- Participating in the quarterly Northern Midlands Health Service Providers Forums.
- Participating on a state Equine Emergency Management working group.
- Member of the Northern Region Sport and Recreation Committee
- Member of Council's Health and Safety Committee

4. PLANNING & DEVELOPMENT UNIT

a. Policy

- Continuing participation in NTD regional planning committee.
- Ongoing review of current policies.
- Ongoing review of work programs and standard operating procedures.
- Regular planning and building assessment unit meetings.
- Participation in the Economic Development Committee.
- Pursue development of tyre recycling facility.
- Participation in State Planning Taskforce - Technical Reference Group.
- Participation in Launceston Gateway Project – Demand Analysis.
- Preparation of Land Use and Development Strategy proposal.
- Perth Strategy Plan

b. Health

- Ongoing issues requiring water samples etc.
- Liaise with Department of Health re. Royal George water quality issues.
- Liaise with Department of Health re. Avoca water quality issues.
- Ongoing testing of recreational water quality – pools and river swimming holes.
- 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.
- Ongoing review of potential asbestos issues (recent fire at Rossarden).
- Response and investigation of complaints – e.g. noise and odour.

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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.

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 newspapers.
- Coordination of Mill Dam bank stabilisation project.
- Maintenance of Mill Dam plantings.

e. Compliance

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

f. Planning

- Participation in the TRANSlink working group.
- Consideration of TRANSlink rail hub development concept.
- Participation in Regional Planning Scheme issues.
- Consideration of Planning Directives.
- Consideration of proposed planning legislative amendments.
- Ongoing review of procedures and physical office environment.
- Brief for Heritage Streetscape project.
- Participation in Perth Structure Plan project.
- NMC Land Use Strategy.
- Active response to enquiries and development opportunities.
- Amendments to interim scheme.
- Assessment of development proposals.

g. Animal Control

- Continued follow up of dog registrations.
- Follow up of kennel licences
- After hours call outs for dog at large etc.
- Review of procedures.
- Dog attacks.
- Dangerous Dog declarations.

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5. WORKS & INFRASTRUCTURE UNIT

In conjunction with INFO 5 – Works & Infrastructure Report.

a. Asset Management

- New asset information collection and verifications– ongoing.
- Programmed inspections of flood levee and associated infrastructure – ongoing.

b. Traffic Management

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

c. Development Work

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

d. Waste Management

- Input into regional waste management discussions – ongoing.

e. Tenders and Contracts

- Work on Westmoor Bridge, Powranna Road progressing.

f. Flood levee

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

g. Engineering

- Input into Northern Regional Infrastructure group – ongoing.
- Hydraulic modelling of stormwater system in Western Junction Industrial Area – ongoing.
- Development of stormwater plans for all towns as required by the Urban Drainage Act 2013 – ongoing.

h. Capital works

- Construction of new kerb and channel in Glenelg Street, Campbell Town - in progress.
- Road reconstruction works on Delmont Road, Cressy, practically complete.
- Road reconstruction works on Wilmores Lane, in progress
- Construction of new turning head and drop off zone for the Perth Primary School – in progress.

17 RESOURCE SHARING SUMMARY FROM 01 JULY 2015

Attachments: Section 1 – Page 15

Prepared by: Martin Maddox, Accountant/Executive Officer

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

18 VANDALISM

Prepared by: Jonathan Galbraith; Engineering Officer

Incident	Location	Estimated Cost of Damages		
		December 2015	Jan – Dec 2015	December 2014
Graffiti in toilet	Valentines Park	\$ 200		
TOTAL COST VANDALISM		\$ 200	\$ 12,600	\$ 500

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19 RECREATIONAL WATER QUALITY

Prepared by M Case, NRM Facilitator and D. Payton, Planning & Development Manager.

Regular testing of recreational waters to ensure the safety of known popular swimming areas is undertaken over the summer period. Test results are included in the tables below.

Relevantly, the Recreational Water Quality Guidelines 2007, pursuant to the Public Health Act 1997, require further action:

- Where the enterococci count in a single sample exceeds 140/100ml.
- Where the Thermotolerant coliforms/Ecoli count exceeds <1 /100ml.
- Where the Pseudomonas aeruginosa count exceeds <1/100ml.
- Where the Heterotrophic Plate Count exceeds 100 CFU/ml.

There has been only one failed test for the reported period and compliance was achieved on retest.

Recreational Waters (Rivers):

Table 1: Rivers Result Enterococci Results

Date	Site Details	Ent	Notes
1/12/2015	Williams St Reserve Perth Lower South Esk River	52/100 mL	
1/12/2015	Evandale Rotary Park - South Esk River	41 / 100 mL	
8/12/2015	Mill Dam Reserve Longford Lower South Esk River	20 / 100 mL	
8/12/2015	Williams St Reserve Perth Lower South Esk River	<10/100 mL	
8/12/2015	Evandale Rotary Park - South Esk River	<10/100 mL	
15/12/2015	Mill Dam Reserve Longford Lower South Esk River	52 / 100 mL	
15/12/2015	Williams St Reserve Perth Lower South Esk River	88 / 100 mL	
15/12/2015	Evandale Rotary Park - South Esk River	41 / 100 mL	
21/12/2015	Evandale Rotary Park - South Esk River	20 / 100 mL	
21/12/2015	Williams St Reserve Perth Lower South Esk River	20 / 100 mL	
21/12/2015	Mill Dam Reserve Longford Lower South Esk River	53 / 100 mL	

Recreational Waters (Supervised Pools):

Table 2: Pool Results

Date	Site Details	Thermo tolerant Coliforms /100ml	SPC 35C CFU/ml	Ps. Aeruginosa /100ml	Notes
17/11/2015	Cressy Pool	<1 CFU/100 mL	1 est. CFU / mL	<1/100 mL	
19/11/2015	Campbell Town Pool	<1 CFU/100 mL	<1CFU / mL	<1/100 mL	1st test pre swim school program
26/11/2015	Cressy Pool	<1 CFU/100 mL	<1CFU / mL	<1/100 mL	
26/11/2015	Campbell Town Pool	<1 CFU/100 mL	<1CFU / mL	<1/100 mL	
1/12/2015	Campbell Town Pool	<1 CFU/100 mL	<1CFU / mL	<1/100 mL	
1/12/2015	Cressy Pool	<1 CFU/100 mL	<1CFU / mL	<1/100 mL	
8/12/2015	Campbell Town Pool	<1 CFU/100 mL	<1CFU / mL	<1/100 mL	
8/12/2015	Cressy Pool	<1 CFU/100 mL	<1CFU / mL	<1/100 mL	
8/12/2015	Ross Pool	<1 CFU/100 mL	<1CFU / mL	<1/100 mL	1st test - no school swim & proposed infrastructure works delayed opening.
15/12/2015	Campbell Town Pool	<1 CFU/100 mL	1 est. CFU / mL	<1/100 mL	
15/12/2015	Ross Pool	<1 CFU/100 mL	<1CFU / mL	<1/100 mL	
15/12/2015	Cressy Pool	<1 CFU/100 mL	<1CFU / mL	<1/100 mL	
21/12/2015	Cressy Pool	<1 CFU/100 mL	1 est. CFU / mL	<1/100 mL	
21/12/2015	Ross Pool	<1 CFU/100 mL	>300 est CFU / 100 mL	<1/100 mL	
21/12/2015	Campbell Town Pool	<1 CFU/100 mL	<1CFU / mL	<1/100 mL	
24/12/2015	Ross Pool		14 CFU / mL		Re test - issues with backwash implementation.

DECISION

Cr

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[That the Information items be received.](#)

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ECD 1 HONEYSUCKLE BANKS MASTERPLAN

Attachments: Section 1 – Page 16

File: 24/020/002
Responsible Officer: Lorraine Green, Manager Economic and Community Development
Report prepared by: Lorraine Green, Manager Economic and Community Development

1 PURPOSE OF REPORT

To:

- i) provide Council with the draft Masterplan for Honeysuckle Banks (former Rotary Park) at Evandale.
- ii) seek Council's in-principle acceptance of the draft masterplan.
- iii) seek Council's approval for the release of the draft masterplan for community consultation.

2 INTRODUCTION/BACKGROUND

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.

In September 2015, Council contracted Landscape Consultant, Mr Jeff McClintock, to develop a masterplan for the Honeysuckle Banks.

Mr McClintock has reviewed previous plans proposed for the Honeysuckle Banks and consulted with Council's Works Manager, the Evandale District Committee and other relevant stakeholders. Mr McClintock has submitted the draft masterplan.

A proposed implementation schedule for the masterplan has been developed by Council Officers.

3 STRATEGIC PLAN 2007/2017

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

4 FINANCIAL IMPLICATIONS

The cost of developing the Masterplan is \$2,000. Funding for the implementation of the masterplan can be considered during the 2016/2017, and subsequent, Council budget deliberations. External grants and community contributions can be sought to assist with the masterplan implementation costs.

5 RISK ISSUE

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 COMMUNITY CONSULTATION

Mr McClintock has consulted with the Evandale District Committee, Council's Work Manager and other

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relevant stakeholders.

7 OPTIONS FOR COUNCIL TO CONSIDER

- i) To accept in-principle the draft masterplan and release the plan for community consultation
- ii) To not accept the draft masterplan.

8 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.

9 ATTACHMENTS

- 9.1. Honeysuckle Banks draft masterplan.
- 9.2. Honeysuckle Banks draft masterplan: Proposed Implementation Schedule

RECOMMENDATION 1

That the matter be discussed.

RECOMMENDATION 2

That Council:

- i) Accept in principle, the draft Honeysuckle Banks masterplan; and
- ii) Release the draft Honeysuckle Banks masterplan for community consultation.

DECISION

Cr

Cr

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ECD 2 LONGFORD PLACEMAKING STRATEGY / VISITOR APPEAL STUDY: ACTIVATION PLAN

Attachments: Section 1 – Page 19

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:

- i) In-principle acceptance of the Longford Activation Plan prepared by Village Well
- ii) Approval for the public release of the Longford Activation Plan
- iii) Approval for the appointment of an Activation Plan Champion to coordinate and lead the implementation of the plan.

2 INTRODUCTION/BACKGROUND

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

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

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

Mr Fox submitted his report to Council on June 1st 2015 and Council approved the implementation plan for the report at the August 17th 2015 Council Meeting.

One of the report recommendations follows:

"Improve the visual appeal of the main thoroughfares, Wellington and Marlborough Streets.... Mr Fox noted "Village Well (<http://www.villagewell.org>) is on company that has been engaged to assist Councils in addressing this challenge."

Village Well was contacted and asked to submit a quote for the development of the Longford Placemaking Strategy. The quote included the proposed process for the development of the strategy, the cost and information on other placemaking strategies Village Well has developed across Australia and internationally (a total of over 1,000 towns, communities and projects).

Council accepted the quote and Village Green was engaged to develop the Longford Placemaking Strategy and accompanying Longford Activation Plan.

One of the recommendations in the Activation Plan is that Council appoints an Activation Plan Champion to coordinate and lead the implementation of the plan.

3 STRATEGIC PLAN 2007/2017

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

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4 FINANCIAL IMPLICATIONS

Village Well made an array of recommendations in the Longford Activation Plan. These recommendations were reviewed by the Activation Team (community representatives who nominated for this role during the consultation process) and the priority initiatives for implementation were agreed. These priority initiatives are listed under “Quick Wins” Implementation Road Map on page 28.

Village Green estimates the cost of implementing the priority initiatives at \$45,000-\$65,000.

Village Green acknowledges that work towards the implementation of the priority initiatives can commence to varying extents prior to the securing of the cash contributions.

One of the recommendations in the Activation Plan is that Council appoints an Activation Plan Champion to coordinate and lead the implementation of the plan. It is proposed this position be the equivalent of one day/week from February 1st 2016 to June 30th 2016, with the effectiveness of the position reviewed prior to determining whether the position is required to be continued into 2016/2017. It is estimated the cost of employing the Activation Plan Champion until June 30th 2016 will be \$6,600 and that this cost could be met via the budget allocation to the Northern Midlands Economic Development Committee.

5 COMMUNITY CONSULTATION

Community consultation was pivotal to the development of the Longford Activation Plan.

6 OPTIONS FOR COUNCIL TO CONSIDER

Council can either:

- i) Accept or not accept in principle the Longford Activation Plan
- ii) Approve or not approve the public release of the Longford Activation Plan
- iii) Approve or not approve the appointment of an Activation Plan Champion to coordinate and lead the implementation of the plan.

7 OFFICER'S COMMENTS/CONCLUSIONS

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

8 ATTACHMENTS

8.1 Longford Tasmania Activation Plan

RECOMMENDATION 1

That the matter be discussed.

RECOMMENDATION 2

That Council:

- i) In-principle accept the Longford Activation Plan
- ii) Approve the public release of the Longford Activation Plan
- iii) Approve the appointment of an Activation Plan Champion to coordinate and lead the implementation of the plan.

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DECISION

Cr

Cr

ECD 3 LONGFORD DESTINATION PLAY SPACE AND PLAY GROUND

File: 16/052
Responsible Officer: Lorraine Green, Manager Economic and Community Development
Report prepared by: Lorraine Green, Manager Economic and Community Development

1 PURPOSE OF REPORT

To request Council consider funding the state of the art, electronic, destination play space, and the contemporary playground for younger children, on Longford Village Green.

2 INTRODUCTION/BACKGROUND

One of the key recommendations of the Longford Visitor Appeal Study was:

“create a family fun park/playground that is different, quite special and provides a quality experience that encourages repeat visits and positive word of mouth to promote it.”

Council considered this recommendation at the June 22nd 2015 Council Meeting and resolved:

Cr Polley/Cr Lambert

That:

- i) Council authorises management to progress the preparation of a concept plan for the play space in consultation with stakeholders.*
- ii) Council authorises Council officers to arrange a public forum to collate the ideas of the community for the project, prepare a brief and submit to play space developers.*
- iii) Allocate a budget of \$10,000.*

Carried unanimously

Ultimate Play, Launceston-based Playground installers, who installed the destination playground at the Tail Race Centre, were asked to develop some preliminary concepts for Council/community consideration.

One concept was the Kompan Icon Play Space: ‘the electronic playground of the future which, by combining the joys of outdoor play with the immersion of video games, brings together two central elements of children’s modern need for play’. There are currently no such playgrounds in Tasmania and this would certainly be a destination play space that would attract families from across the state and tourists.

The Kompan Icon Play Space is suitable for all ages and abilities (including persons reliant on wheelchairs for mobility).

The play space and playground is to be located where the current children’s playground is on the Longford Village Green.

At Council’s August 17th, 2015, meeting, in closed Council, council considered the proposal to develop the state of the art, electronic destination play space and the contemporary playground at a total cost of

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\$413,158 GST inclusive.

Council make the following decision available to the public:

Cr Polley/Cr Knowles

That the matter be discussed.

Carried unanimously

Cr Knowles/Cr Polley

That Council endorse the playgrounds proposal prepared by Ultimate Play and commit to funding at least \$116,579 of the cost of the playgrounds.

Carried

Voting for the motion:

Acting Mayor Goss, Cr Polley, Cr Calvert, Cr Gordon, Cr Lambert, Cr Knowles, Cr Goninon

Voting against the motion:

Cr Adams

Council Officers subsequently made application to the 2015-2016 Tourism Funding Program for 50% of the funding (\$206,579) and to the Tasmanian Community Fund for \$90,000.

These funding programs are highly competitive and Council did not secure funding from either program.

Council is requested to consider allocating a further \$296,579 to thus 100% fund this contemporary design, electronically interactive, themed play space and play ground at Longford that meets or exceeds the relevant Australian standards.

A play space with this point of difference has the potential to become a destination attracting families from other local government areas and tourists. This additional visitation will yield significant economic benefits for local businesses.

3 STRATEGIC PLAN 2007/2017

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

- Part 1B: Finance:
 - 1.13 Asset Management
- Part 2: The Local Economy
 - 2.1 Long Term Economic Development
- Part 3: The Local Community
 - 3.2 Health
- Part 5: Focus on Playground Assets
 - 5.3 Community Facilities
 - Provide reserves, public open spaces, recreational facilities, cemeteries, public buildings and other council amenities which are designed, developed and maintained to meet the needs of the Northern Midlands community.*

4 FINANCIAL IMPLICATIONS

The total cost of the play space and playground is \$413,158 GST inclusive. Council has to date committed \$116,579 to the project. A further allocation of \$296,579 is requested to enable this project to come to fruition.

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It is proposed this funding be sourced from capital works approved in the 2015-2016 Council budget that can be deferred to the 2016-2017 Council budget deliberations.

5 RISK ISSUES

Delaying the implementation of this project impedes Council's goal of Longford becoming a tourist destination, and prevents the accrual of the economic and social benefits for Longford associated with the project.

6 COMMUNITY CONSULTATION

Community consultation with regard to the Kompan Icon Play Space and Playground indicated an overwhelming level of support for the project.

7 OPTIONS FOR COUNCIL TO CONSIDER

Council can either support or not support the allocation of \$296,579 to enable the Longford destination play space and playground to be installed and operational by mid-April 2016.

8 OFFICERS COMMENTS/CONCLUSION

The installation of the Kompan Icon Play Space and Contemporary Playground on Longford Village Green will attract significant numbers of intra and interstate visitors to Longford and it will hold these visitors in the town for longer periods, thus yielding significant economic benefits for local businesses.

It is noted that this proposal doesn't include the Liberty Swing for which Longford resident Mrs Bell is fundraising. Provision can be made to install the Liberty Swing as a stage two of the play space and playground project.

9 ATTACHMENTS

Nil

RECOMMENDATION 1

That the matter be discussed.

RECOMMENDATION 2

That Council approves a total allocation of \$413,158 GST inclusive to enable the Kompan Icon Play Space and Contemporary Playground to be installed on Longford Village Green.

DECISION

Cr

Cr

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GOV 6 TASWATER SERVICES AND INFRASTRUCTURE UPGRADE

Attachments: Section 1 – Page 49

Responsible Officer: Des Jennings, General Manager
Report prepared by: Amanda Mason, Executive Officer and Gail Eachar, Executive Assistant

1 PURPOSE OF REPORT

The purpose of this report is to seek a resolution from Council supporting TasWater in seeking and securing funding to complete significant water and sewerage infrastructure upgrades.

2 INTRODUCTION/BACKGROUND

Mayor Downie received the attached letter from TasWater dated 18 December 2015, identifying TasWater's plans to bring all of its water and sewerage infrastructure up to modern day standards. The plan requires significant financial assistance to achieve.

The letter requests that Council actively promote the importance of addressing the necessary investment in infrastructure within appropriate forums.

3 STRATEGIC PLAN 2007/2017

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

- 1.4 Community Agendas
- 4.2 Public Health

4 POLICY IMPLICATIONS

The Northern Midlands Council as one of the 29 member Councils is a part owner of TasWater. As a member Council, the Northern Midlands Council has a responsibility to support the position of TasWater to create improvements for Northern Midlands residents using this service.

5 STATUTORY REQUIREMENTS

N/A

6 FINANCIAL IMPLICATIONS

There have been no financial implications for the Northern Midlands Council identified at this stage.

7 RISK ISSUES

There have been no risks identified at this stage.

8 CONSULTATION WITH STATE GOVERNMENT

If Council resolves to support the position of TasWater, Council will be responsible for raising this position with relevant State and Federal Government ministers when able, to assist in bringing the issue to the forefront and encourage investment in the project.

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9 COMMUNITY CONSULTATION

N/A

10 OPTIONS FOR COUNCIL TO CONSIDER

Council is to consider whether or not it supports TasWater by actively promoting to relevant forums, the importance of making the necessary investment in TasWater to enable it to achieve its proposed infrastructure upgrades.

11 ATTACHMENTS

11.1 Letter from TasWater to Northern Midlands Council dated 18 December 2015.

RECOMMENDATION 1

Council discuss the matter.

RECOMMENDATION 2

Council agrees to actively promote to the State and Federal Governments, and other appropriate forums, the importance of investment in TasWater to enable the planned upgrade of the State's water and sewerage infrastructure.

DECISION

Cr

Cr

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GOV 7 LGAT GENERAL MEETING: CALL FOR DISCUSSION TOPICS

Attachments: Section 1 – Page 50

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

1 PURPOSE OF REPORT

The purpose of this report is for Council to propose any discussion topics to be raised at the General Meeting of the Local Government Association of Tasmania on 12 February 2016.

2 INTRODUCTION/BACKGROUND

Each year the Local Government Association of Tasmania invites Councils to raise issues they wish discussed at the Local Government Association of Tasmania meetings.

3 STRATEGIC PLAN 2007/2017

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

- 1.3 – Community dialogue
- 1.8 – Local/State/National and International relations

4 POLICY IMPLICATIONS

The Local Government Association of Tasmania has requested Council consider matters it would like to submit for broad discussion/debate at the General Meeting of 12 February 2016. During the section of the General Meeting where the discussion topics are raised, standing orders are effectively suspended and a general discussion is had without necessarily committing to a policy position.

5 STATUTORY REQUIREMENTS

N/A

6 FINANCIAL IMPLICATIONS

N/A

7 RISK ISSUES

N/A

8 CONSULTATION WITH STATE GOVERNMENT

N/A

9 COMMUNITY CONSULTATION

N/A

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10 OPTIONS FOR COUNCIL TO CONSIDER

Council is to consider any issues it determines would be relevant to raise for discussion at the LGAT General Meeting.

11 OFFICER'S COMMENTS/CONCLUSION

This opportunity enables Council to raise issues it considers relevant for discussion and potentially further action by the Local Government Association of Tasmania.

12 ATTACHMENTS

12.1 Call for Discussion Topics – submission form

RECOMMENDATION 1

That Council discuss the matter.

RECOMMENDATION 2

That Council propose the following Discussion Topics for the Local Government Association of Tasmania General Meeting of 12 February 2016:

a) ...

DECISION

Cr

Cr

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CORP 1 MONTHLY FINANCIAL STATEMENT

Attachments: Section 1 – Page 51

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 December 2015.

2 INTRODUCTION/BACKGROUND

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

SUMMARY FINANCIAL REPORT

For Month Ending: 31-Dec-15 6

A. Operating Income and Expenditure

	Budget	Year to Date Budget	Actual	(\$,000)	Target 100%	Comments
Rate Revenue	-\$9,446,051	-\$9,446,051	-\$9,289,365	-\$157	98.3%	
Recurrent Grant Revenue	-\$4,369,402	-\$2,184,701	-\$1,413,739	-\$771	64.7%	
Fees and Charges Revenue	-\$1,706,334	-\$853,167	-\$1,070,463	\$217	125.5%	SG Perth Bypass planning fees in advance \$186K
Interest Revenue	-\$272,000	-\$136,000	-\$136,226	\$0	100.2%	Accrued revenue adjustment included
Reimbursements Revenue	-\$88,898	-\$44,449	-\$67,528	\$23	151.9%	
Other Revenue	-\$1,161,942	-\$580,971	-\$700,189	\$119	120.5%	
	-\$17,044,627	-\$13,245,339	-\$12,677,510	-\$568	95.7%	
Employee costs	\$5,010,331	\$2,505,166	\$2,399,759	\$105	95.8%	
Material & Services Expenditure	\$4,637,063	\$2,318,532	\$2,243,591	\$75	96.8%	
Depreciation Expenditure	\$4,693,630	\$2,346,815	\$2,346,370	\$0	100.0%	
Government Levies & Charges	\$662,620	\$331,310	\$178,480	\$153	53.9%	
Councillors Expenditure	\$187,332	\$93,666	\$97,239	-\$4	103.8%	
Other Expenditure	\$813,525	\$605,990	\$633,171	-\$27	104.5%	
Plant Expenditure Paid	\$658,420	\$329,210	\$294,442	\$35	89.4%	
	\$16,662,921	\$8,530,688	\$8,193,052	\$338	96.0%	
	-\$381,706	-\$4,714,651	-\$4,484,458			
Gain on sale of Fixed Assets	\$0	\$0	-\$60,001	\$60	0.0%	Conara land sale
Loss on Sale of Fixed Assets	\$450,000	\$225,000	\$188,427	\$37	83.7%	
Underlying (Surplus) / Deficit	\$68,294	-\$4,489,651	-\$4,356,032			
	\$0		\$0			
Capital Grant Revenue	-\$2,352,000	-\$1,176,000	-\$927,446	-\$249	78.9%	No capital grants received yet.
Subdivider Contributions	-\$350,000	-\$175,000	0	-\$175	0.0%	No new assets recognised at this stage
Capital Revenue	-\$2,702,000	-\$1,351,000	-\$927,446			
	-		-			
Budget Alteration Requests						
- For Council authorisation by absolute majority						
- Authorised by General Manager under Delegation						

AGENDA – ORDINARY MEETING

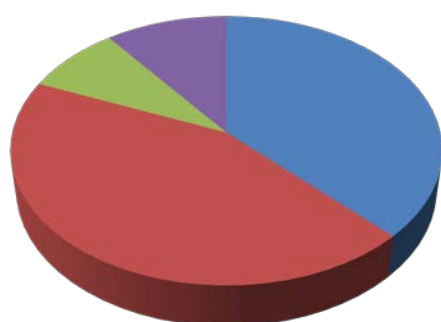
18 JANUARY 2016



B. Balance Sheet Items

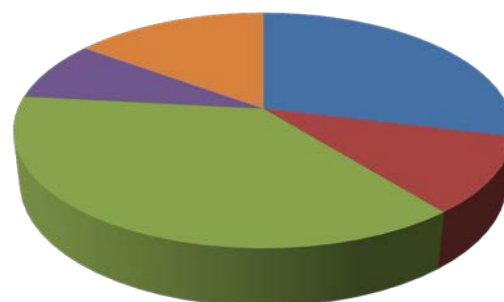
	Year to Date Actual		Monthly Change		Same time last year	Comments
Cash & Cash Equivalents Balance						
- Opening Cash balance	\$11,389,501		\$14,745,352			
- Cash Inflow	\$12,413,939		\$744,302			
- Cash Payments	-\$10,379,854		-\$2,066,069			
- Closing Cash balance	\$13,423,586		\$13,423,586			
	-		-			
Account Breakdown						
- Trading Accounts	\$503,243					
- Investments	\$12,920,343					
	\$13,423,586					
	-					
Summary of Investments	Investment Date	Maturity Date	Interest Rate%	Purchase Price	Maturity Value	
Tasmanian Public Finance Corporation						
Call Account	1/12/2015	31/12/2015	2.00	\$5,059	\$5,067	
CBA Call Account	23/12/2015	31/12/2015	1.90	\$517,292	\$517,507	
ANZ	2/07/2015	2/01/2016	2.90	\$1,500,000	\$1,521,929	
ANZ	12/09/2015	11/01/2016	3.00	\$1,070,887	\$1,081,537	
CBA	4/11/2015	2/02/2016	2.75	\$3,000,000	\$3,020,342	
CBA	25/11/2015	27/02/2016	2.70	\$1,000,000	\$1,006,953	
WBC	15/12/2015	15/03/2016	2.86	\$2,012,793	\$2,027,145	
ANZ	14/05/2015	14/05/2016	2.80	\$1,277,499	\$1,313,367	
Bass & Equitable	23/11/2015	23/05/2016	2.85	\$1,389,981	\$1,409,734	
My State Financial	25/12/2015	25/07/2016	3.75	\$1,146,833	\$1,171,930	
Total Investments				\$12,920,343	\$13,075,511	
				-	-	

Total Investments by Rating (Standard & Poor's)



■ AA+ ■ AA- ■ BBB ■ Unrated

Investments by Institution



■ ANZ ■ B&E ■ CBA ■ MyState ■ Tascorp ■ Westpac

AGENDA – ORDINARY MEETING

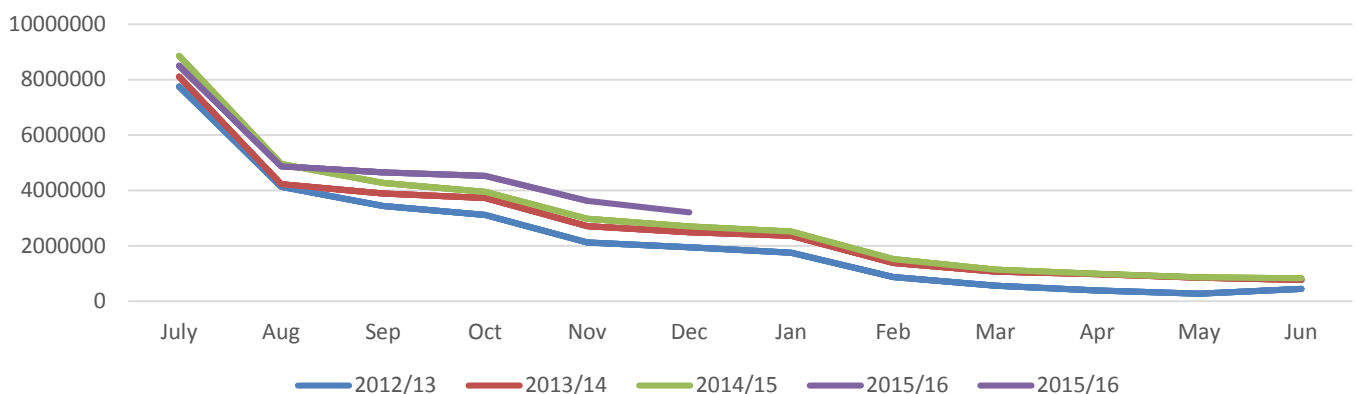
18 JANUARY 2016



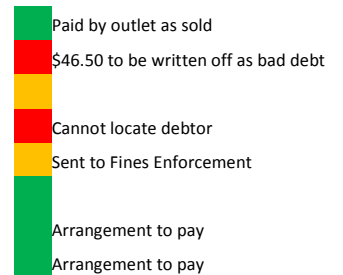
Rate Debtors	2015/16	% to Raised	Same Time Last Year	% to Raised
Balance b/fwd	\$1,017,753	11.2%	\$933,431	
Rates Raised	\$9,325,191		\$9,015,374	
	\$10,342,945		\$9,948,805	
Rates collected	\$6,783,037	72.7%	\$6,698,190	74.3%
Pension Rebates	\$408,088	4.4%		
Discount & Remissions	\$47,244	0.5%	\$551,107	6.1%
	\$7,238,369		\$7,249,296	
Rates Outstanding	\$3,210,729	34.4%	\$2,699,509	29.9%
Advance Payments received	-\$106,153	1.1%		



Outstanding Rates



Trade Debtors				
Current balance	\$60,120			
- 30 Days	\$22,099			
- 60 Days	\$11,073			
- 90 Days	\$9,263			
- More than 90 days	\$17,685			
Summary of Accounts more than 90 days:				
- Norfolk Plains Book sales	3,140			
- Hire of meeting rooms	531			
- Removal of fire hazards	2,840			
- Damage to bridge	3,076			
- Dog Registrations & Fines	7,283			
- Ben Lomond Study	-			
- Building Plumbing Fees	503			
- Damage to tree guard	313			
	-			



C. Capital Program

	Budget	Actual (\$,000)	Target 50%	Comments
Renewal	\$7,878,651	\$1,863,953	24%	
New assets	\$3,241,201	\$1,496,127	46%	
Total	\$11,119,852	\$3,360,080	30%	

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Major projects:

- Powranna Bridge	\$1,922,000	\$1,296,827	67%	Concrete pier work commenced
- Lake River Bridge	\$1,250,000	\$102	0%	Awaiting outcome of grant application
- Ross Toilet Block Replacement	\$150,000	\$5,067	3%	Planning & Building Permit stage
- Glenelg Street K&G and Reconstruction	\$350,000	\$204,186	58%	Scheduled Dec/Jan
- Bond Street K&G and Reconstruction	\$115,000	\$126,156	110%	Substantially complete
- Wilmores Lane reconstruction	\$642,000	\$26,727	4%	Scheduled Jan/Feb
- Delmont Road reconstruction	\$390,000	\$258,872	66%	Scheduled Nov/Dec

* Full year to date capital expenditure for 2015/16 provided as an attachment.

D. Financial Health Indicators

	Target	Actual	Variance	Trend
Financial Ratios				
- Rate Revenue / Total Revenue	55.4%	57.1%	-1.7%	↑
- Own Source Revenue / Total Revenue	74%	88.8%	-14.5%	↘
Sustainability Ratio				
- Operating Surplus / Operating Revenue	-0.4%	34.4%	-34.8%	↘
- Debt / Own Source Revenue	0.0%	0.0%	0.0%	↔
Efficiency Ratios				
- Receivables / Own Source Revenue	25.8%	29.0%	-3.2%	↘
- Employee costs / Revenue	29.4%	18.9%	10.5%	↗
- Renewal / Depreciation	167.9%	79.4%	88.4%	↗
Unit Costs				
- Waste Collection per bin	\$9.80	\$10.24		↔
- Employee costs per hour	\$41.75	\$36.40		↗
- Rate Revenue per property	\$1,373.17	\$1,355.60		↔
- IT per employee hour	\$3.17	\$3.30		↘

E. Employee & WHS scorecard

	YTD	This Month
Number of Employees	85.4	94
New Employees	16	8
Resignations	0	0
Total hours worked	65930	10450
Lost Time Injuries	0	0
Lost Time Days	127	20
Safety Incidents Reported	11	0
Hazards Reported	8	1
Risk Incidents Reported	4	1
Insurance claims - Public Liability	2	1
Insurance claims - Industrial	3	0
Insurance claims - Motor Vehicle	5	3
IT - Unplanned lost time	0	0

3 ALTERATIONS TO 2015-16 BUDGET

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

- No items identified for month of December 2015.

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

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- No items identified for month of December 2015.

4 OFFICERS COMMENTS

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

5 ATTACHMENTS

5.1 Income & Expenditure Summary for period ending 31st December 2015.

RECOMMENDATION

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

DECISION

Cr

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P&D 1 RESIDENTIAL DENSITIES

File: 13/026/007
Responsible Officer: Duncan Payton, Planning & Development Manager
Report prepared by: Paul Godier, Senior Planner

1 PURPOSE OF REPORT

Council's planning department has been asked to provide a report on the density provisions for the General Residential zone. This report advises of the scheme provisions, the provisions of surrounding councils, and provides options for Council to consider.

2 BACKGROUND

The planning scheme contains two provisions that relate to density in the residential zone.

Provision 1:

Northern Midlands Interim Planning Scheme 2013

10.4 Development Standards

10.4.1 Residential density for multiple dwellings

Objective: To provide for suburban densities for multiple dwellings that:

- (a) make efficient use of suburban land for housing; and
- (b) optimise the use of infrastructure and community services.

Acceptable Solutions		Performance Criteria
A1	Multiple dwellings must have a site area per dwelling of not less than: (a) 325m²; or (b) if within a density area specified in Table 10.4.1 below and shown on the planning scheme maps, that specified for the density area.	P1 Multiple dwellings must only have a site area per dwelling that is less than 325m ² , or that specified for the applicable density area in Table 10.4.1, if the development will not exceed the capacity of infrastructure services and: (a) is compatible with the density of the surrounding area; or (b) provides for a significant social or community housing benefit and is in accordance with at least one of the following: (i) the site is wholly or partially within 400m walking distance of a public transport stop; (ii) the site is wholly or partially within 400m walking distance of a business, commercial, urban mixed use, village or inner residential zone.

Table 10.4.1

Density Area	Site area per dwelling (m ²)

Notes:

If Table 10.4.1 is utilised, each density area should be given a unique identifier that matches with that shown on the planning scheme maps.

General Residential Zone

Page D10-4

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Comment: The above is a mandatory State Template provision. Council is unable to alter the minimum of 325m².

Council is able to insert site areas into the Density Areas table. To do so would require an amendment to the planning scheme. The amendment would have to be supported by strategic justification of the site area sought. A land use strategy would be a useful mechanism for recommending a site area in consultation with councilors and the wider community, and for providing a site area with strategic justification.

Comparison with surrounding Councils: The surrounding councils have not included density areas in Table 10.4.1.

Comparison with the previous Northern Midlands Planning Scheme: The previous scheme had a minimum lot area of 350m² per dwelling.

Provision 2:

10.4.15 Subdivision	
10.4.15.1 Lot Area, Building Envelopes and Frontage	
Objective To provide lots with areas and dimensions that enable the appropriate siting and construction of a dwelling, private open space, vehicle access and parking, easements and site features.	
Acceptable Solutions	Performance Criteria
A1 Lots must: a) have a minimum area of at least 450m² which: i) is capable of containing a rectangle measuring 10m by 15m; and ii) has new boundaries aligned from buildings that satisfy the relevant acceptable solutions for setbacks; or b) required for public use by the Crown, an agency, or a corporation all the shares of which are held by Councils or a municipality; or c) for the provision of utilities; or d) for the consolidation of a lot with another lot with no additional titles created; or e) to align existing titles with zone boundaries and no additional lots are created.	P1 Each lot for residential use must provide sufficient useable area and dimensions to allow for: a) a dwelling to be erected in a convenient and hazard-free location; and b) on-site parking and manoeuvrability; and c) adequate private open space.

Comment: The above provision is a Regional Provision. Councils are able to choose the minimum area for subdivision.

To change the minimum area for subdivision would require an amendment to the planning scheme. As mentioned above, the amendment would have to be supported by strategic justification of the minimum area sought. A land use strategy would be a useful mechanism for recommending a minimum area in consultation with councilors and the wider community, and for providing a minimum area with strategic

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justification.

Comparison with surrounding Councils: Surrounding councils have minimum areas of:

West Tamar	450m ²
Dorset	450 m ² , except for lots north of Main Street, Bridport – 550m ²
Launceston	500m ²
Break o Day	600m ²
Meander Valley	700m ²
George Town	720m ²

Comparison with the previous Northern Midlands Planning Scheme: The previous Northern Midlands planning scheme had a minimum area for subdivision of 450m².

Regional Land Use Strategy: The Regional Land Use Strategy of Northern Tasmania contains the following relevant to the General Residential zone:

Suburban		
Urban Design Outcomes	Opportunities for a mixture of dwelling types is provided both in the form of traditional detached houses but also multiple dwellings either duplexes, townhouses up to 2 storeys in building height.	General Residential Zone
	Suburban densities are to achieve sustainable allotment sizes to reduce suburban sprawl on the outer fringes of urban settlements, reduce cost of servicing of land and create more affordable houses and increase housing choices and types.	Village Zone
	More detailed structure or precinct plans may guide preferred development outcomes developed as part of a master planning process.	
Approximate Gross Density	10 to 15 dwellings per hectare	
Lot Size	Minimum of 400 m2 up to 1 600m2 for detached housing, small lot housing or otherwise. Minimum of 1,200m2 for multiple dwellings.	
Suitable Locations	Generally greenfield sites within the regions Urban Growth Boundary Areas as part of containing urban growth and consolidating housing around established settlements, such as urban centres, including regional or rural towns.	

3 STRATEGIC PLAN 2007/2017

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

- 4.6 Strategic Planning
 - Community and Council to agree on preferred future for Northern Midlands.
 - Agreed vision to guide the planning scheme provisions.
 - Planning decisions to attract investment into Northern Midlands.
- 4.7 Land Use Planning
 - Planned, staged and orderly development consistent with strategic outcomes and the Regional Land Use Strategy.

4 POLICY IMPLICATIONS

There is no impact on existing policies.

5 STATUTORY REQUIREMENTS

5.1 Section 34 - Land Use Planning & Approvals Act 1993

A planning authority may initiate an amendment of a planning scheme administered by it.

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6 FINANCIAL IMPLICATIONS

This report is provided for within Council's operational budget.

7 RISK ISSUES

No risk issues have been identified.

8 CONSULTATION WITH STATE GOVERNMENT

Consultation with the State Government is not required at this stage.

9 COMMUNITY CONSULTATION

Community consultation is recommended should Council wish to amend the density provisions.

10 OPTIONS FOR COUNCIL TO CONSIDER

Council can decide to:

- Retain the current density provisions; or
- Prepare an amendment to include density areas for multiple dwellings, with the required strategic justification; and/or
- Prepare an amendment to alter the minimum subdivision lot size, with the required strategic justification.

11 OFFICER'S COMMENTS/CONCLUSION

Any desire of Council to include density areas for multiple dwellings and/or to alter the minimum subdivision lot size will require an amendment to the planning scheme.

It has been discussed above that the amendment would have to be supported by strategic justification of the areas sought. A land use strategy would be a useful mechanism for recommending areas in consultation with councillors and the wider community, and for providing strategic justification. It is expected that a land use strategy would take into account the competing interests of more efficient use of infrastructure and services that higher density allows, versus the resultant difference in character and lifestyle of areas with higher densities.

12 ATTACHMENTS

N/A.

RECOMMENDATION 1

That the matter be discussed.

RECOMMENDATION 2

That an analysis of residential density throughout the Northern Midlands Council area be addressed in conjunction with the Land Use and Development Strategy (as discussed in item P&D3).

DECISION

Cr

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P&D 2 DRAFT TASMANIAN INTEGRATED FREIGHT STRATEGY

Attachments: Section 1 – Page 63

Report prepared by: Duncan Payton, Planning & Development Manager

1 PURPOSE OF REPORT

This report seeks the views of councillors in regard to the draft Tasmanian Integrated Freight Strategy given that the major transport and logistics hub of the Launceston Gateway – incorporating Translink, the Airport and Western Junction – is firmly in the middle of the Burnie to Hobart corridor.

2 INTRODUCTION/BACKGROUND

In November 2015, the State Government Minister for Infrastructure, Mr Hidding, released the draft Strategy for public comment, stating:

The delivery of this Strategy by the newly created Infrastructure Tasmania is a milestone in coordinated infrastructure planning to guide future investments that optimise our economy's competitive strengths. ...

The *Tasmanian Integrated Freight Strategy* will underpin the anticipated growth on the freight task and the Tasmanian Government will continue to work with industry to refine requirements and future needs.

I encourage all Tasmanians with an interest in an efficient freight sector to read this Strategy and provide input into the contents and recommendations.

An information item in the December 2015 noted the exhibition of the Strategy and provided a copy of the document for Councillors consideration.

Comment has also been sought from Ellen Witt, SGS Planning and Economics, currently undertaking the Gateway Demand Analysis project. At the time of writing Ms Witt is currently on leave and will return to work on 18 January 2016.

Given Council's commitment to the Launceston Gateway project and that it sits firmly in the middle of the Burnie to Hobart freight corridor, a comprehensive and considered Northern Midlands response, by the closure date of 29 January 2016, is necessary. Councillors comments, with those of Ms Witt, will form the basis of our response.

3 STRATEGIC PLAN 2007/2017

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

- 2.1 Long Term Economic Development
- 2.3 Business Support
- 4.6 Strategic Planning
- 4.7 Land Use Planning
- 4.14 Regional Planning

4 POLICY IMPLICATIONS

None applicable.

5 STATUTORY REQUIREMENTS

Use and development of land throughout the municipal area is regulated by the *Interim Planning Scheme*

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2013 pursuant to the *Land Use Planning and Approvals Act 1993* and must have regard to relevant strategic plans.

Whilst there is no statutory requirement for Council to comment on this draft Strategy, inevitably this Strategy will be one of the informing documents of our own Land Use and Development Strategy and also of any further review of the Regional Land Use Strategy.

6 FINANCIAL IMPLICATIONS

The financial impact of draft Tasmanian Integrated Freight Strategy is unknown. However, the manner in which the Launceston Gateway is acknowledged and supported by this strategy has clear implications to the future development of that node.

7 RISK ISSUES

Whilst recognition and encouragement of the current and future potential and role of the Launceston Gateway in the State's major transport corridor could boost investment and employment opportunities, so too dismissal of this node could result in a direct loss of growth opportunity.

8 CONSULTATION WITH STATE GOVERNMENT

State Government has released the draft Strategy for consultation. It would seem vital that Northern Midlands take advantage of this opportunity to promote the Launceston Gateway.

9 COMMUNITY CONSULTATION

The report advises that significant consultation with industry bodies has already taken place and that this is the opportunity for all Tasmanians to contribute.

10 OPTIONS FOR COUNCIL TO CONSIDER

Council may at this time choose not to comment or it may choose to make comment.

It is proposed that Council Officers will prepare a detailed response based on the comments of Councillors and Ms Witt of SGS.

11 OFFICER'S COMMENTS/CONCLUSION

Whilst the discussion throughout the Draft Strategy is quite broad, it is broken into four chapters with a number of policy positions and actions listed at the end of each chapter. These are reproduced here to assist in consideration of Council's response:

1. Support service choice and competition across Bass Strait

Policy positions	Actions the Government will undertake
1.1 Private sector solutions to shipping capacity and service needs are the first and preferred response to capacity needs on Bass Strait. The Government supports planned investment in larger vessels by the two existing private operators.	Facilitate market-based solutions to Bass Strait container shipping needs, including the provision of transparent information to the market on shipping needs; identification of capacity and service gaps; and continued advocacy for regulatory changes that expand service choice for Tasmanian shippers.
1.2 Service competition within the Bass Strait container market is critical. The Government supports a no-lessening of Bass Strait shipping competition that	Monitor container volumes with and across commodity sectors, to inform overall capacity and

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	seeks to maintain at least two major private sector domestic container operators.	specific service needs.
1.3	The Government has established a tourism strategy for TT-Line that will maintain existing freight capacity. Opportunities to strengthen alignment with the time-sensitive market will be explored.	Assess opportunities to reduce the volume of empty containers crossing Bass Strait.
1.4	The long-term continuation of existing TFES arrangements, including the recent extension of the TFES to goods destined for international markets is essential to reducing the freight rate of eligible shippers.	- Continued advocacy to the Australian Government to: - Secure long-term continuation of existing TFES arrangements, including transhipped freight - Maximise service choice to Tasmanian shippers as a result of any changes to the Australian Government's coastal trading framework.
1.5	The Government supports balanced reforms to coastal trading regulations that will deliver cost competitive and expanded service choice to Tasmanian shippers.	Support intermodal competition from air freight by working with targeted international airlines to develop a business case for one or more direct flights per week from Hobart to a key Asian hub

2. Promote efficient gateways

Policy Positions	Actions the Government will undertake
2.1 Burnie Port is the logical location for prioritising long-term public sector investment for domestic container growth, but further work is needed to understand commercial and market benefits.	Assess the benefits of a primary domestic container port at Burnie, examining supply chain, commercial and market outcomes for shippers, operators and the port manager.
2.2 Individual ports have developed as natural gateways for specific bulk freight tasks, supporting investment by shipping companies and Tasmanian businesses. Reducing duplication where possible is important.	- Develop a bulk freight port investment prioritisation plan. - Finalise a minerals concentrate ship-loader replacement option as part of the Western Tasmania Export Corridor Plan.
2.3 Access to the Port of Melbourne at fair and reasonable prices is critical for Tasmanian shippers. The location of Victoria's second container port is important, land freight costs for some Tasmanian shippers may increase. Private sector participation in port investment, where practical, is encouraged.	- Develop a Western Tasmania Export Corridor Plan to improve supply chain efficiency and productivity for key export sectors. - Continue to engage with the Victorian Government on port privatisation and future port planning in Victoria to ensure Tasmania's interests are fully considered.

3. Enhance existing high-standard, responsive land freight connections

Policy positions	Actions the Government will undertake
3.1 The Government is committed to a defined land freight network. The network will be reviewed every five years, and in response to major changes in demand, to ensure the network remains contemporary. The Tasmanian Land Freight Network is proposed as follows: - Premier interstate freight corridor – Burnie to Hobart - Principal bulk freight routes – East Tamar Highway, Bass Highway (west of Burnie) - Key regional freight connections – Frankford-Birrlee-Batman corridor; Murchison-Ridgley	- Finalise a Tasmanian Land Freight Network - Develop a Burnie to Hobart Corridor Strategy. - Deliver a new Tasmania Rail Access Framework.

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Highways, Esk Main Road, Huon Highway, Bridport Main Road; Bell Bay, Fingal, Derwent Valley and Melba rail lines Industrial and last mile roads – Burnie (Marine Terrace); Devonport (east and west port connections); Bell Bay (Mobil Road); Launceston (Bathurst, Wellington, Lower Charles Streets); Glenorchy (Risdon, Main and Derwent Park Roads); Hobart (Macquarie and Davey Streets). 3.2 Major freight-related investment will be prioritised in support of general freight growth between Burnie and Hobart delivering the highest standard freight productivity and efficiency outcomes on this key freight corridor. 3.3 Investment in freight infrastructure will be clearly linked to freight demand and function across all modes and assets, supported by a clear identification of the infrastructure standards required to support the freight task. 3.4 Appropriate partnerships will be sought with the private sector to invest in new freight tasks, particularly where investment is required outside the strategic freight network. 3.5 Work with local government to encourage consolidation of industrial activities in locations with good access to the strategic freight network. Particularly the Burnie to Hobart corridor.	
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4. Deliver a single, integrated freight system

Policy positions	Actions Government will undertake
4.1 Strategic thinking, planning and evaluation of Tasmania's economic infrastructure will be led by, and coordinated through, Infrastructure Tasmania. 4.2 The strategic plans and investment strategies of TasPorts, TasRail, TT-Line and the Department of State Growth (road delivery agency) will align to the Tasmanian Integrated Freight Strategy. 4.3 Large-scale privatisation of publicly-owned infrastructure is not supported by the Tasmanian Government. However, the Government will work with the private sector to identify investment opportunities in specific freight assets, services, or in support of discrete freight tasks.	- Develop a standard project evaluation methodology for major publicly-funded freight infrastructure investment, through Infrastructure Tasmania. - Undertake a fifth Tasmanian Freight Survey. - Develop a web-based presence for freight, providing information on key freight policy initiatives, major system upgrades and the general operation of the freight system. - Undertake regular, structured consultation with industry on key issues and opportunities facing Tasmania's freight system.

12 ATTACHMENTS

Draft Tasmanian Integrated Freight Strategy

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RECOMMENDATION 1

That the report be discussed.

RECOMMENDATION 2

That Council support the preparation a response to the Draft Integrated Transport Strategy having regard to comments provided by Ms Witt of SGS and matters raised by Councillors, including:

- 1) The draft strategy fails to address the significant role of the existing freight and logistics hub of Launceston Gateway, incorporating the Western Junction rail link, the Launceston Airport and the Translink Industrial and Commercial Estate;
- 2) Northern Midlands Council continues to lobby for essential road upgrade works between the Breadalbane round-about and Leighlands Road.
- 3) The status of Illawarra Road between the Bass and Midland Highways should be upgraded to recognise its current function as an integral component of the Burnie to Hobart link.
- 4) The Launceston Gateway should be specifically included within policy position 3.5.
- 5) The Launceston Gateway should be specifically included within the three actions listed under section 3.

DECISION

Cr

Cr

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P&D 3 LAND USE AND DEVELOPMENT STRATEGY

Report prepared by: Duncan Payton, Planning & Development Manager

1 PURPOSE OF REPORT

This report seeks Council support for the preparation of a Land Use and Development Strategy (LUDS) for the Northern Midlands. Such a strategy will provide the linkage between recent studies (such as the 2012 township Development Plans prepared by Pitt & Sherry and the 2014 Rural Processing Centre report by SGS) and the Regional Land Use Strategy and any local content of our Planning Scheme now and into the future.

A current LUDS will support Council in the provision of the leadership necessary to proactively encourage, guide and support development compatible with the aims and expectations of Council and its community.

2 INTRODUCTION/BACKGROUND

The need for a contemporary LUDS, to meet community expectations and secure development opportunities, was considered by Council early in 2015.

At the 02 February 2015 workshop, Council was advised that the Northern Midlands Interim Planning Scheme 2013 (the current scheme) was introduced through the State Government's planning reform agenda. The interim document was required to be, as far as practicable, a replication of the 1995 planning scheme in the newly prescribed format. Consequently, a strategic review specifically for Northern Midlands was not conducted at that time. In fact, the review underway at the time was dropped and replaced with a series of minor amendments. There has not been a complete review of the Land Use Strategy for the Northern Midlands municipality since Mr Alex Brownlie's work to support the 1995 scheme.

At the 16 February 2015 meeting of Council a report was presented advocating the preparation of a comprehensive LUDS to both fill the strategy void and provide planning and development direction for the Northern Midlands into the future. Council resolved:

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.

A report was presented to Council in May 2015 outlining that the preparation of a LUDS could be expected to cost something between \$200,000 - \$300,000 depending upon the standard required. Alternatively, a number of smaller projects could be pursued to later inform the LUDS. Additionally, the Gateway Study – Stage One Demand Analysis was expected to cost up to \$100,000, with a similar cost for stages two and three. Whilst the cost of these Gateway projects would be shared amongst other partners, it is expected that Council may have to fund up to half this cost.

Council effectively endorsed the smaller projects option and resolved to provide \$200,000 in the 2015/16 draft budget for strategic planning.

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A number of projects, including the Longford Place Making Strategy, the Gateway Demand Analysis, Campbell Town Oval Development Plan, the Perth Structure Plan, Longford Horse Trails, Cycle Trails and walkways, Longford and Campbell Town Traffic Studies and Town Entrance Statements have been commissioned or are under consideration. The outcome of all of these projects will be integrated into the LUDS.

3 STRATEGIC PLAN 2007/2017

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

- 2.1 Long Term Economic Development
- 2.3 Business Support
- 4.6 Strategic Planning
- 4.7 Land Use Planning
- 4.14 Regional Planning

4 POLICY IMPLICATIONS

None applicable.

5 STATUTORY REQUIREMENTS

Use and development of land throughout the municipal area is regulated by the *Interim Planning Scheme 2013* pursuant to the *Land Use Planning and Approvals Act 1993* and must have regard to relevant strategic plans.

It is anticipated that the Gateway Master Plan, when completed, will be incorporated into the Planning Scheme through the introduction of a Specific Area Plan encompassing the Western Junction and Translink area.

Preparation of the Master Plan will have regard to the *Airports Act 1996* (Commonwealth), the *Rail Infrastructure Act 2007*, *Roads and Jetties Act 1935* and the *Highways Act 1951*.

Other strategic planning documents will be integrated with or used to inform the LUDS, which in turn will provide the strategic evidence base to ensure the Northern Midlands Council’s objectives and concerns are comprehensively reflected through amendment to the current scheme and in the local content component of the forthcoming Statewide Scheme.

6 FINANCIAL IMPLICATIONS

The financial impact of these proposed strategic planning documents is significant. On one hand Council is faced with substantial expenditure for the preparation of the plans, whilst on the other hand this is offset by the anticipated gains of a substantial boost in development throughout the municipal area in the short, medium and long term as a direct result of being ready for development and promoting the opportunities offered in the region.

Conversely, without a contemporary LUDS, Council is likely to experience a growing loss of economic opportunity through development leakage to surrounding planned areas.

The May 2015 estimate of \$2-300,000 for a LUDS, remains representative of the likely cost of a comprehensive strategy that will provide the required guidance and evidence necessary to ensure

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the objectives and concerns of the Northern Midlands are properly represented and protected.

7 RISK ISSUES

The greatest risk to Council is that a significant amount of money is spent on a strategic plan that is not of sufficient standard or lacks empirical evidence to support the conclusions. Stringent and consistent oversight across the project is required to ensure that standards are maintained, thus providing the greatest opportunity for enhanced development.

8 CONSULTATION WITH STATE GOVERNMENT

Government agencies, notably Stage Growth, have been involved from the outset. More detailed consultation with agencies will occur as the projects develop.

9 COMMUNITY CONSULTATION

Community consultation has not been undertaken at this time. Comprehensive community consultation will be provided throughout the project.

10 OPTIONS FOR COUNCIL TO CONSIDER

Relevantly, at this time, Council could resolve to make provision for funding in ensuing financial periods or it could resolve to withhold funding.

The latter option would see these strategic projects being abandoned and substantial potential development opportunities lost to the area.

The preferred option is that funding allocations be made in this budget cycle with the understanding that additional allocations will be required in subsequent budget periods.

11 OFFICER'S COMMENTS/CONCLUSION

The strategic planning expectations before the Northern Midlands Council presently are substantial and come with significant cost attached. However, without a sound strategic base, it is likely that many of the needs and expectations of our communities will be overlooked by the State driven planning agenda. Without appropriate recognition through the planning scheme and related documents, it is inevitable that many development opportunities will be lost to surrounding municipalities.

This report principally addresses the LUDS and the options listed at section 10 are the same as those presented to Council in May 2015. A commitment now to spend some \$30,000 - \$40,000 and include a \$300,000 strategic planning allocation in the 2016/17 draft budget would provide the opportunity to prepare a comprehensive project brief and call tenders within this financial period, rather than delay a further six months.

Such a comprehensive project brief will ensure that, for example, issues such as:

- residential density;
- urban sprawl;
- affordable housing;
- infrastructure capacity;

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- rural processing centre;
 - potential toxic industry;
 - heritage precincts;
 - sport and recreation precincts;
 - cycle paths, walkways and horse trails; and
 - parklands and open space,
- are all fully addressed and provided for.

Residential density is a matter of current concern for several Councillors and members of our communities and is discussed in another report provided to Council at this time. Whilst Council has the opportunity to seek to include some specific density requirements for particular areas in the planning scheme, this can only be done through the amendment process.

One of the first things the Tasmanian Planning Commission will look for in assessing such an amendment is strategic evidence to support the requested density restrictions. The LUDS will provide the required analysis and evidence, where appropriate, to demonstrate the potential impact on the character and amenity of an area if over or under developed. It will also recognise that residential density and urban sprawl are, to an extent, opposite sides of the same coin. The price of lower density living is potentially a mix of less development and a greater urban footprint. Specific evidence will be required to support any assertion by Council that this is or is not a fair trade off in any given area.

Other examples listed above are also closely linked to the residential density discussion. A greater density provides more pressure on existing infrastructure, which may mean a greater economic efficiency or perhaps adequate capacity cannot be provided and density needs to be restricted. A lower density could lead to improved lifestyle and perhaps lengthening the life of existing infrastructure or it could lead to increased housing costs as demand for infrastructure expansion to meet urban sprawl increases development costs.

Also of specific interest to Councillors and others are the heritage area boundaries in townships such as Ross. A further review of these boundaries through the public process of the LUDS would be timely.

Equally topical is the issue of tyre recycling and relevantly the LUDS would be expected to provide an analysis and recommendations for the location of such industry and other specific industry groups, such as rural processing, to meet the reasonable needs and expectations of both industry and community.

Whilst many of these issues are the subject of discrete studies or reports, their findings will all inform and become part of a single inclusive strategy document that has been through detailed assessment with open and transparent public review. The preparation of the LUDS will be a lengthy process, most likely in the order of twelve to eighteen months. It will be undertaken by a principal consultancy, calling upon a number of additional experts to address specific matters.

Notwithstanding the existence of a number of discrete projects, the longer the all-encompassing LUDS is delayed, the greater the opportunity cost to the Northern Midlands through lost development and employment opportunities.

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Whether Council is seeking to amend the current interim planning scheme or ensure its interests and needs are adequately provided for in future State driven schemes, the evidence provided through a comprehensive and contemporary LUDS is essential.

To be considered contemporary and therefore relevant, the LUDS should be reviewed at least every five years. It has been over twenty-one years since Mr Brownlie prepared the land use strategy for the 1995 planning scheme.

12 ATTACHMENTS

Nil

RECOMMENDATION 1

That the report be discussed.

RECOMMENDATION 2

That Council support the preparation of a comprehensive and contemporary Land Used and Development Strategy for the Northern Midlands and resolve that:

- i) Officers prepare a detailed project brief;
- ii) On completion of the brief, tenders be called to undertake the project;
- iii) That a budget variation of up to \$40,000, representing initial consultancy fees, be approved if required; and
- iv) A strategic planning allocation of \$300,000 be provided in the 2016/17 draft budget.

DECISION

Cr

Cr

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PUBLIC QUESTIONS & STATEMENTS

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

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

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

1 PUBLIC QUESTIONS

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COUNCIL ACTING AS A PLANNING AUTHORITY

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

DECISION

Cr

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

2 STATEMENTS

PLAN 1 P15-298: 637 Relbia Road, RELBIA

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PLAN 1 PLANNING APPLICATION P15-298 637 RELBIA ROAD, RELBIA

Attachments: Section 1 – Page 117

Responsible Officer: Duncan Payton, Planning & Development Manager
Report prepared by: Erin Boer, Planning Officer
File Number: 202900.13; CT13034/4

1 INTRODUCTION

This report assesses an application for 637 Relbia Road, Relbia to construct a dwelling & 6 bay, two storey shed (6 x 24m, apex 8.05m) - vary setbacks in rural resource zone.

2 BACKGROUND

Applicant:
AJ & LM Shepherdson Pty Ltd

Owner:
AJ & LM Shepherdson Pty Ltd

Zone:
Rural Resource

Codes:
Bushfire-prone area
Environmental Impacts & Attenuation Code

Classification under the Scheme:
Residential (Single Dwelling)

Existing Use:
Illegal residential use, outbuildings &

Deemed Approval Date:
28-12-2015
Extension of time requested until the
22/01/16 on the 10/12/15.

Recommendation:
Approve

Discretionary Aspects of the Application

- Reliance on the performance criteria of the Rural Resource Zone for clauses 26.3.2 (P1.1 (b)) & 26.4.1 (P1 & P2).
- Reliance on the performance criteria of the Environmental Impacts and Attenuation Code for clause E11.6.1 (P1).
- Reliance on the performance criteria of the Car parking and Sustainable Transport Code for clause E6.7.2 (P2).

Planning Instrument: *Northern Midlands Interim Planning Scheme 2013*

Preliminary Discussion

Prior to the application becoming valid / being placed on public exhibition, further information was requested from the applicant – copies of outgoing correspondence attached (Attachment B).

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

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enforce the observance of the Planning Scheme.

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

4 ASSESSMENT

4.1 Proposal

It is proposed to:

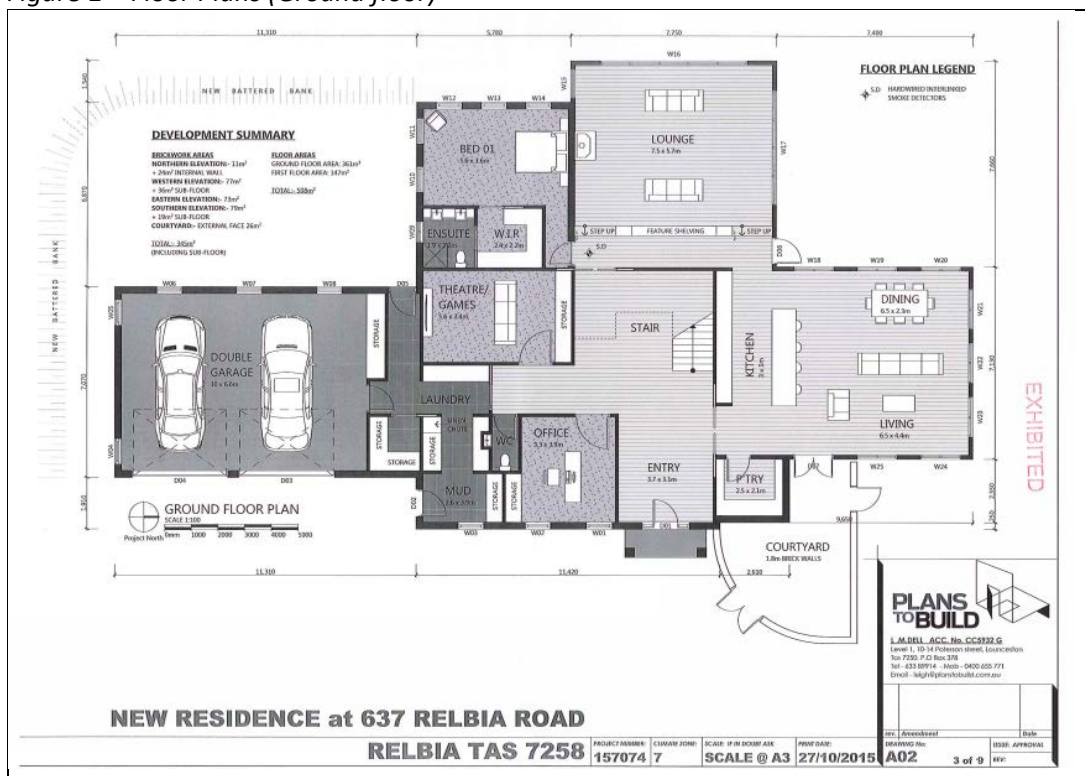
Stage 1:

- Construct the main central portion of the dwelling.

Stage 2:

- Construct the 'wing' portions of the proposed dwelling; and
- Construct the 6 x 24m, two storey outbuilding.

Figure 1 – Floor Plans (Ground floor)



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Figure2 – Floor Plans (Upper floor)

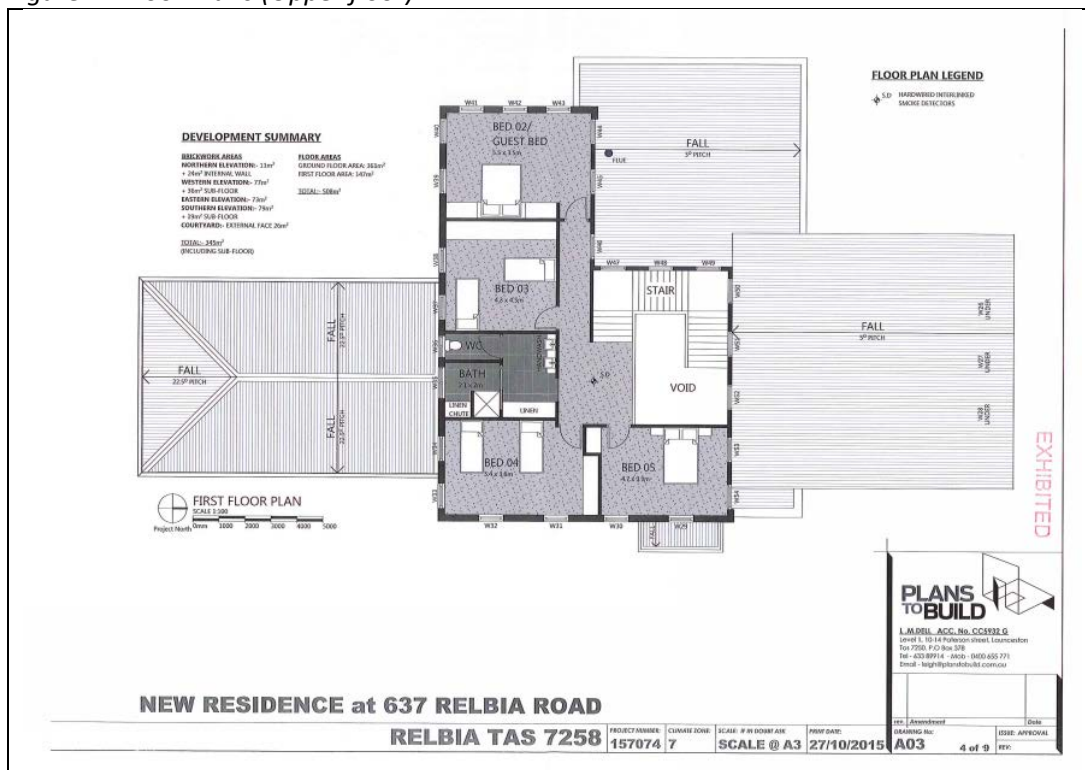
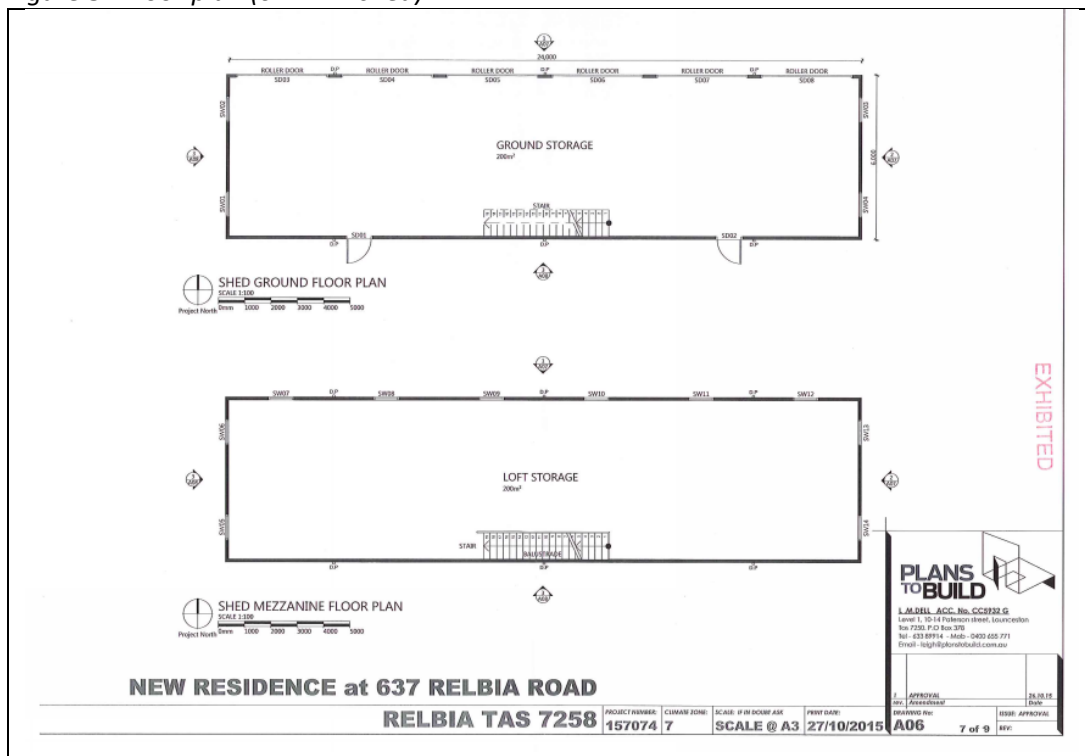


Figure 3 –Floor plan (6 x 24m shed)



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Figure 4 –Elevations

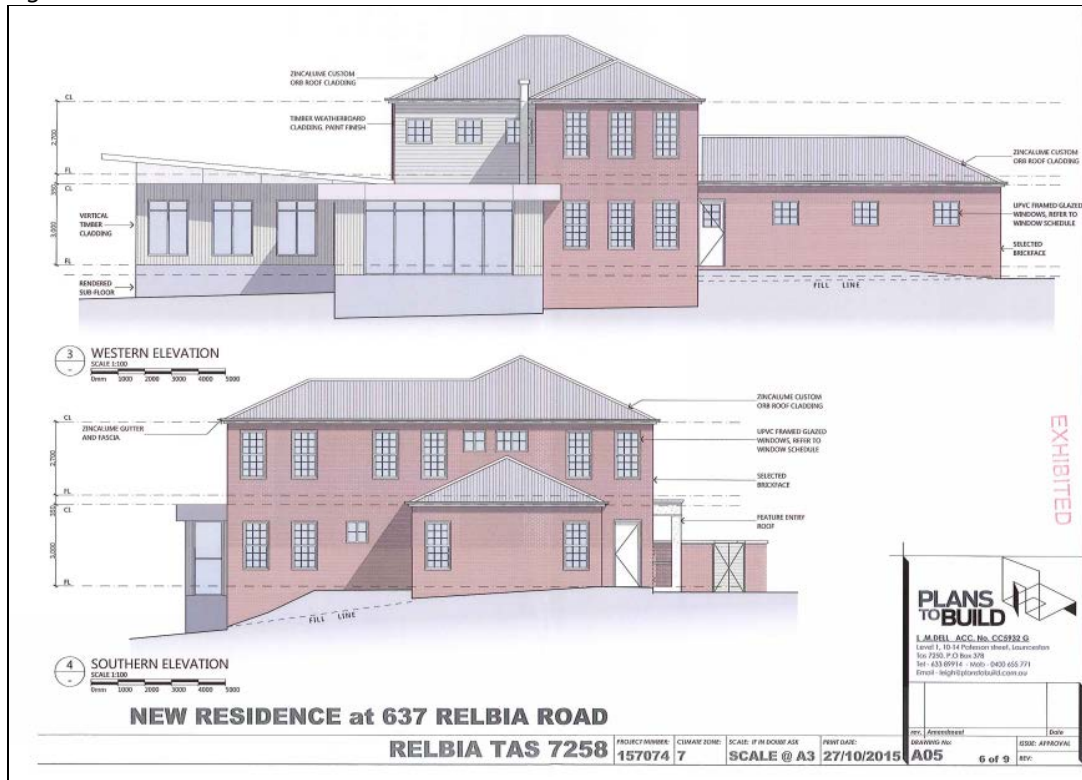
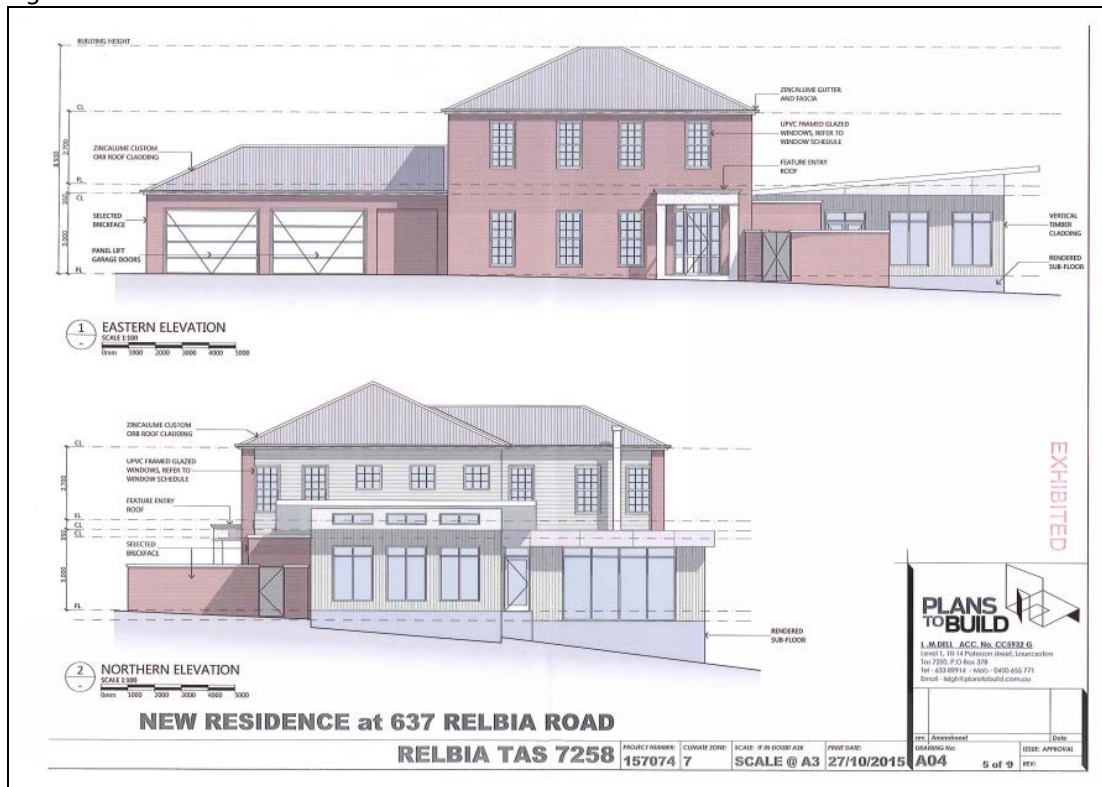


Figure 5 –Elevations



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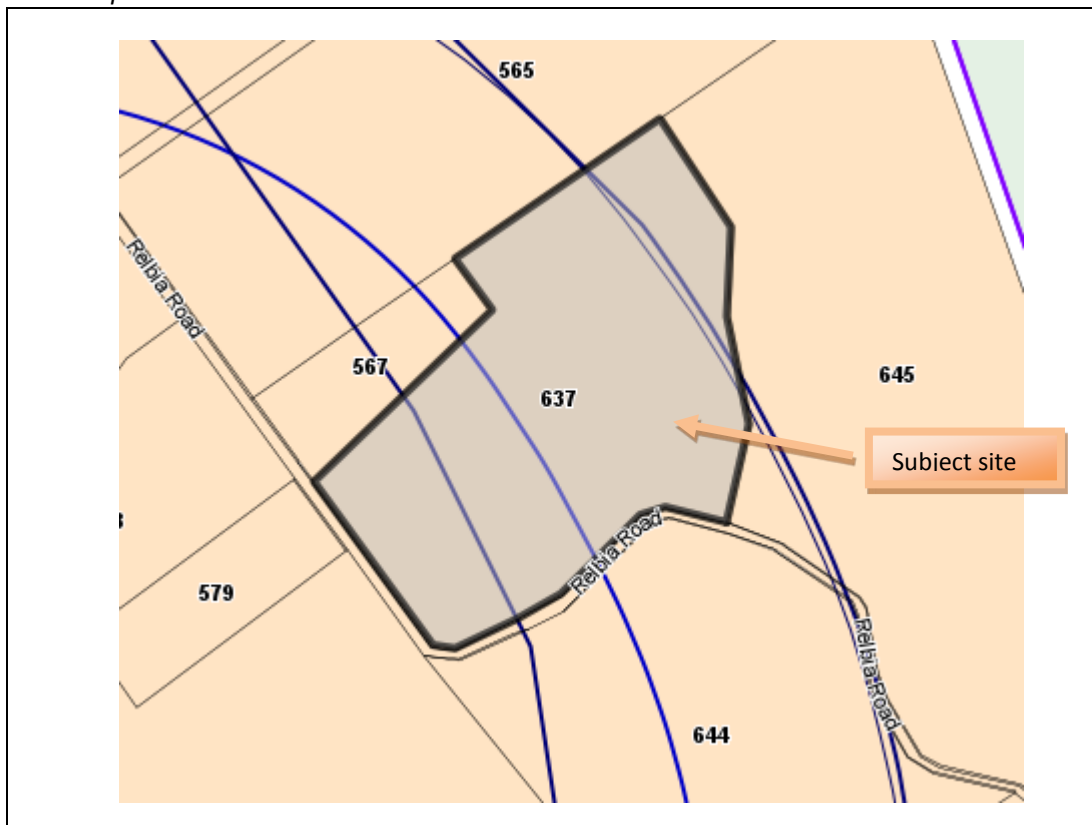


Figure 6 –Elevations (6 x 24m shed)



4.2 Zone and land use

Zone Map –Rural Resource



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The land is zoned *Rural Resource*, and is within a *Bushfire-prone area* and subject to the *Environmental Impacts and Attenuation Code*. The relevant Planning Scheme definition is:

<i>single dwelling</i>	<i>means a dwelling on a lot on which no other dwelling is situated; or a dwelling and an ancillary dwelling on a lot on which no other dwelling is situated.</i>
<i>dwelling</i>	<i>means a building, or part of a building, used as a self-contained residence and which includes food preparation facilities, a bath or shower, laundry facilities, a toilet and sink, <u>and any outbuilding and works normally forming part of a dwelling.</u></i>
<i>outbuilding</i>	<i>means a non-habitable detached building of Class 10a of the Building Code of Australia and includes a garage, carport or shed.</i>

Residential (Single Dwelling) is a discretionary use in the zone, for new dwellings.

4.3 Subject site and locality

The author of this report carried out a site visit on the 16th December 2015.

The site is a 17.4ha parcel of rural land. A small run-down vineyard is located on the western side of the lot and the block is effectively split into two sections by a steep gully that runs north – south through the center of the lot, known as Kelly's Creek. The property also has a history of being illegally used for residential purposes and currently contains a number of illegal works including a bungalow and garden sheds.

The site is surrounded by similar sized parcels of land; however, due to the topography of the area, the dwelling on the neighbouring lot to the east is located approximately 20m from its western boundary, placing it approximately 80m from the proposed dwelling site. Another dwelling on the neighbouring lot to the south is located approximately 250m south of the proposed dwelling site. The surrounding uses, although zoned rural resource, mainly consist of hobby farms and vineyards. The topography of the area is a limitation to the types of agricultural enterprises that can be pursued.

The subject site is located within the attenuation distances of the Breadalbane quarries and the proposed dwelling site is located within the 1000m attenuation distance of the nearby BIS Quarry. Some quarry operations are visible from the site; however, these are approximately 1200m from the proposed dwelling location.

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Aerial photograph of area



Photographs of subject site



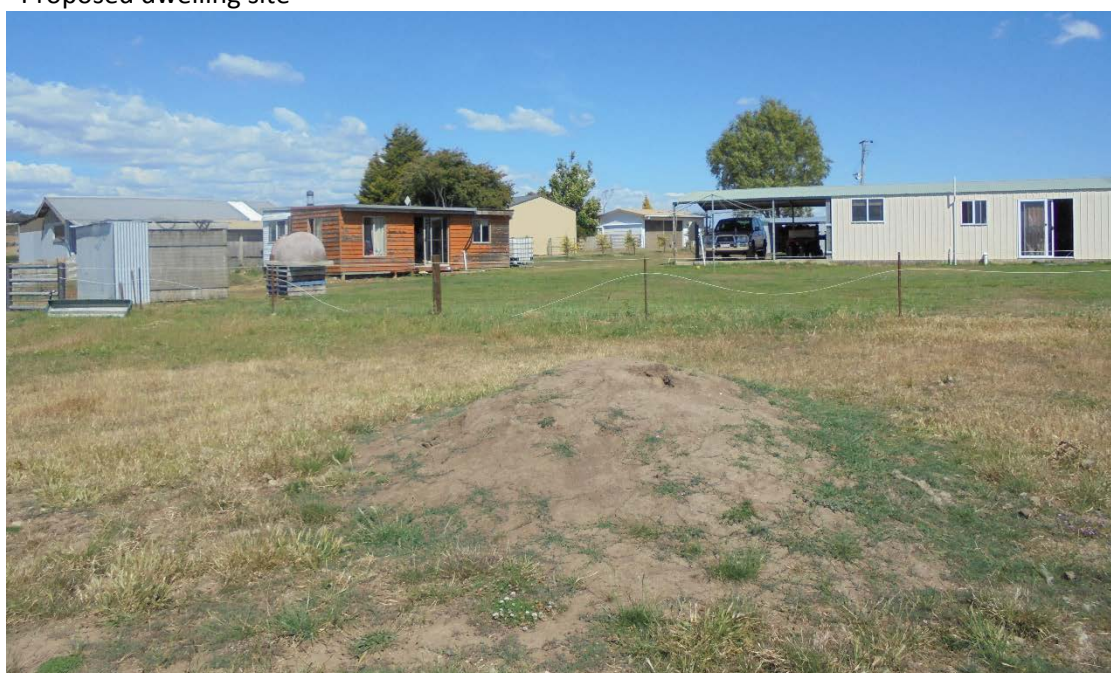
^Proposed dwelling site

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^Proposed dwelling site



^Proposed shed site & illegal bungalow

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^Proposed shed site



^Proposed shed site looking north

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^Proposed shed site & illegal bungalow



^Relocated garden sheds & neighbouring buildings

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^Shipping containers approved under P15-298



^View from shipping containers to neighbouring buildings and landscaping plants

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^Existing shed



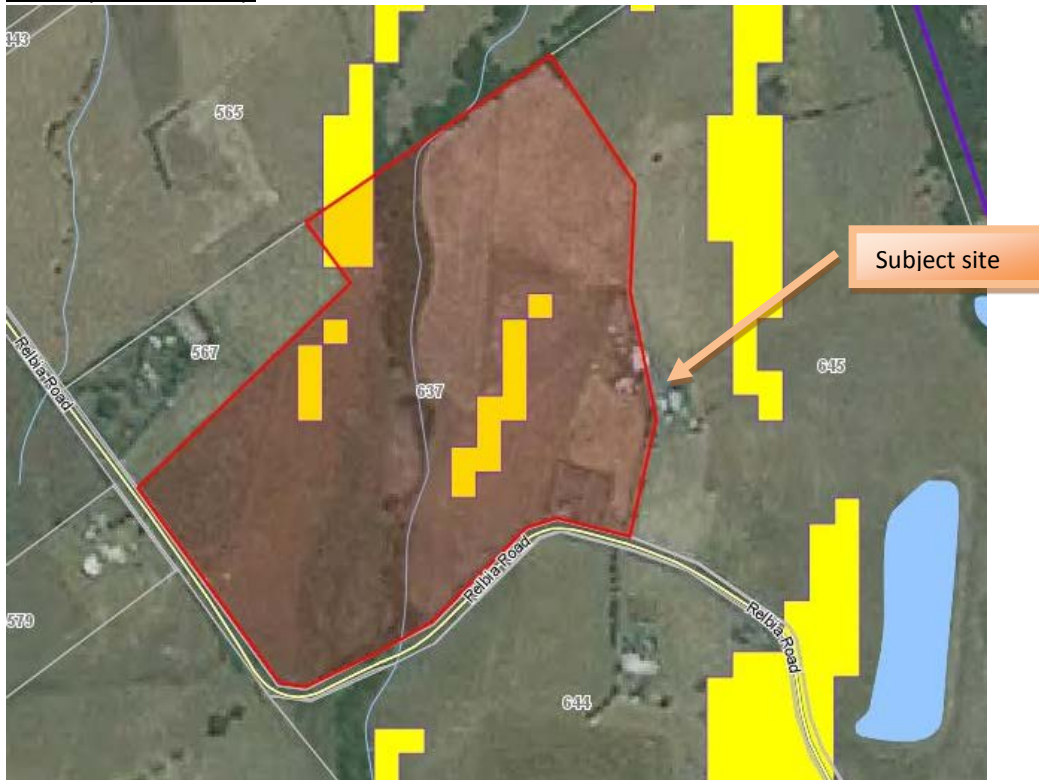
^View from Relbia Road

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Landslip Hazard Map



Photograph of original Rosebery School building (frame/timber to be used for shed)



Source: Google Earth (2008)

4.4 Permit/site history

Relevant permit history includes:

- ENF14-048 – Planning & building notices & Building Order, including infringement - Change of use to residential, placement of shipping containers on the lot & shed extensions without a planning permit.
- P14-048 - Dwelling - vary [S&E] setbacks (within Environmental Impacts & Attenuation zone), relocation of shed & shipping containers, demolitions of buildings & new access.

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Note: P14-048 has been substantially commenced by the construction of the new access. Shipping containers have been relocated; however, they have not been placed in the approved format. Remaining unapproved structures have been retained or relocated within the site (not removed as stated in the proposal report) and shall be followed up as a compliance matter.

4.5 Representations

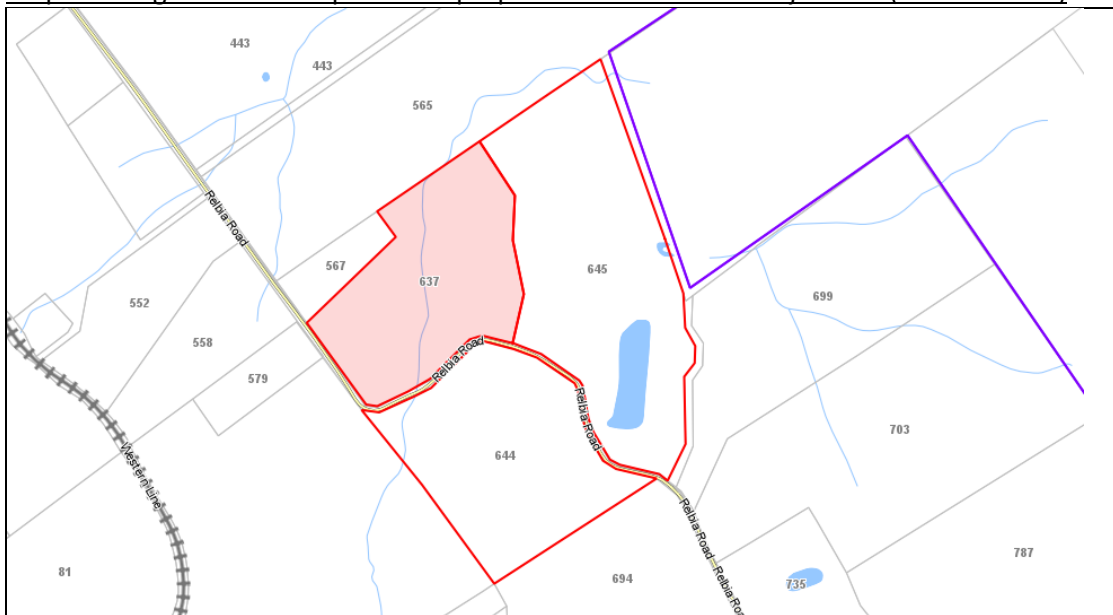
Notice of the application was given in accordance with Section 57 of the *Land Use Planning & Approvals Act 1993*. A review of Council's Dataworks system after completion of the public exhibition period revealed that a representation (Attachment C) was received from:

- John & Judy Bowman, 645 Relbia Road, Relbia

A further representation was received outside of the public exhibition period (also included in Attachment C) from:

- David Headlam, 644 Relbia Road, Relbia.

Map showing location of representor properties in relation to subject site (in red outline)



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

Issue 1

- Variation to the side boundary setbacks for the dwelling and shed and associated visual and amenity impacts.

Planner's comment:

The proposed dwelling and shed require a variation to the eastern side boundary setback to 33m and 19.5m respectively. The topography of the land does limit the location in which a dwelling may be located, due to a large gully (containing Kelly's Creek) running through the centre of the lot with steep slopes either side. Existing infrastructure (shed, shipping containers and access) are also located in the vicinity. The primary consideration of the relevant performance criteria of the planning scheme for setback variations, is the potential for constraints on adjoining primary industry operations. The adjoining properties are used for small

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scale 'hobby farm' operations.

Issue 2

- Variation to the height of the proposed dwelling and shed and associated visual impact.

Planner's comment:

The proposed dwelling and shed require a variation to the required building height of 8m. An outbuilding that is ancillary to single dwelling, is included in the definition of a dwelling. The proposed two story brick shed proposes a total apex height of 8.05m, while the dwelling proposes a height of 8.7m above natural ground level. The subject site is a prominent location on an elevated section of land, with clear views to the north and east as far as White Hills Road and Blessington Road. The proposed dwelling is however, set into the hillside utilising cut and fill, and will not be readily visible from the neighbouring property to the east. The relevant performance criterion looks at whether a building is unobtrusive and compliments the existing landscape and whether a building protects the amenity of adjoining uses from adverse impacts. Both representations indicate that the visual impact on the amenity of the adjoining lots and surrounding rural area is a major concern to them.

Issue 3

- Floor area of existing and proposed outbuildings, and potential uses.

Planner's comment:

The proposed 6 x 24m two story brick shed has an overall floor area of 288m². The dwelling also proposes a double garage with a floor area of 66m². Existing outbuildings on the site include a 6.5m x 18.5m Colorbond shed (120m²) & 4 x 20ft Shipping containers (approved for planning under P14-048 – no building approval) with a total area of 57m². This would result in a total area of outbuildings on site being approximately 531m².

In justification for the use of the proposed outbuilding, the applicant made the following comments:

It is the shed I already have/own. It has some Tasmanian history to it as it used to be the Catholic school structure in Rosebery which is why I am wanting to put it to use here. I still have five children living with me, three of which have drivers licences and vehicles which is why there is a need for such a large garage. The shed does have a mezzanine but at this stage I don't have a use for that. To keep the costs down it is much cheaper to use this shed as I already own it. It was our original intention to use the shed frame in our house build but our builder advised us it would make the build more expensive.

Issue 4

- Continued use of illegal buildings on site, including caravan and annex for residential purposes.

Planner's comment:

An on-site inspection of the property has revealed that a number of illegal works remain on site. This matter has been referred to Council's Compliance Officer for further action.

Issue 5

- Discrepancies between planning report and proposal plans for proposed shed size and existing outbuilding.

Planner's comment:

An error occurs in the planning submission report, regarding the proposed shed. The shed proposed is 6m x 24m (as shown on the plans), not 6m x 18m (as detailed in the report).

The report also states that the existing machinery shed will be relocated to the boundary. This was approved under previous permit P14-048, as the dwelling approved under this permit was to partially use the existing

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shed slab. The plans under the current proposal indicate that the shed will remain in its current position.

Issue 6

- Requirement for landscape plan and colour schemes to match rural environment.

Planner's comment:

Should a permit be issued, relevant conditions of approval may be added to the permit requiring a landscape plan and stipulating colour schemes.

4.6 Referrals

Environmental Health Officer

Not applicable to this application – Waste Water Design Report already submitted by applicant.

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> Assessment: N/a
26.1.2	<i>To provide for other use or development that does not constrain or conflict with resource development uses.</i> Assessment: See zone assessment against clause 26.3.2.
26.1.3	<i>To provide for economic development that is compatible with primary industry, environmental and landscape values.</i> Assessment: N/a
26.1.4	<i>To provide for tourism-related use and development where the sustainable development of rural resources will not be compromised.</i> Assessment: N/a
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: The proposal is not considered to have an unreasonable impact on the opportunities for primary industry operations or rural processing in the area. The largest constraint on such opportunities is the topography of the land, water and existing residential uses in the area.
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.</i> <i>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</i>

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	<i>sustainability of primary industry resources is not unduly compromised.</i>
	Assessment: The proposal does not directly impact on existing and potential tourism operations in the area and does not propose a tourism operation.
c)	<i>Rural Communities</i> <i>Services to the rural locality through provision for home-based business can enhance the sustainability of rural communities. Professional and other business services that meet the needs of rural populations are supported where they accompany a residential or other established use and are located appropriately in relation to settlement activity centres and surrounding primary industries such that the integrity of the activity centre is not undermined and primary industries are not unreasonably confined or restrained.</i> Assessment: The proposal does not conflict with the local area objectives or propose any rural services.
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> Assessment: The visual impact of the proposal due to the height and bulk of the structures has been raised as an issue in representations by neighbouring property owners. The zone character statements are not an assessable provision.

USE STANDARDS

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

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26.3.2	DWELLINGS To ensure that dwellings are: a) incidental to resource development; or b) located on land with limited rural potential where they do not constrain surrounding agricultural operations.
A1.1	Development must be for the alteration, extension or replacement of existing dwellings; or. N/a
A1.2	Ancillary dwellings must be located within the curtilage of the existing dwelling on the property; or N/a
A1.3	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. Does not comply, relies on performance criteria P1.1.
P1.1	A dwelling may be constructed where it is demonstrated that: a) it is integral and subservient to resource development, as demonstrated in a report prepared by a suitably qualified person, having regard to: i) scale; and ii) complexity of operation; and iii) requirement for personal attendance by the occupier; and iv) proximity to the activity; and v) any other matters as relevant to the particular activity; or b) 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) limitations created by any existing use and/or development surrounding the site; and ii) topographical features; and iii) poor capability of the land for primary industry operations (including a lack of capability or other impediments); and Assessment Complies with P1.1 (b). (i) The surrounding lots are utilised as hobby farms. All contain single dwellings and are in separate private ownership. The opportunity for the site to be included with other land for agricultural or other primary industry operations is severely limited due to the lack of such operations adjoining the subject site. (ii) The topography of the area further limits the potential for a viable agricultural operation to run from the site. The site is effectively split into two sections by the gully containing 'Kelly's Creek' with a ridge along the eastern side of the lot containing some of the only level ground on lot. While the remainder of the lot may be used for grazing, viticulture or horticulture, the impact on the proposed dwelling is likely to be similar to that of the existing dwelling on the neighbouring property to the east. In other words, the use proposed is very similar to that which is established in the surrounding area – single dwellings on hobby farm sized lots. A dwelling has previously been approved on the site under P14-048. (iii) The land contains mainly class four land with class five land located in the gully which forms Kelly's Creek. The low land capability, combined with bi-section of the already small lot and steep topography of the site, results in poor capability of the land for the majority of viable primary industry operations. A lack of currently available irrigation water also restricts the agricultural potential of the lot.
P1.2	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 Assessment: Complies with performance criteria P1.2. The application included an Onsite Waste Water Disposal Assessment and Design by Protek Consulting (P. Connors), project no. 5068-0001, dated: 29.10.2015.
P1.3	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.

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	Assessment: Complies with P1.3. The site has access to Council maintained Relbia Road.
26.3.3	IRRIGATION DISTRICTS <i>To ensure that land within irrigation districts proclaimed under Part 9 of the Water Management Act 1999 is not converted to uses that will compromise the utilisation of water resources.</i>
A1	<i>Non-agricultural uses are not located within an irrigation district proclaimed under Part 9 of the Water Management Act 1999.</i> Complies.

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> Does not comply.
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> Assessment: While the development does propose a large residential building and associated outbuilding, the variations do not cause the developments to be substantially different in their visual impact to a compliant building. The outbuilding proposes to vary the height requirement by 5cm, which would be unidentifiable to the naked eye when setback the proposed 140m from the road. The outbuilding structure will not be readily visible from the neighbouring property to the east, due to existing sheds and vegetation on this property. Discussions with the applicant took place as to whether the height of the proposed outbuilding could be reduced; however, as the framework is from an existing structure, it would require the applicant significant extra time and money to reduce the overall height of the shed to be compliant, for little gain in terms of visual impact. The proposed dwelling also proposes to have an overall maximum height of 8.7m, due largely to the slope of the land. The closest existing dwelling on the neighbouring property to the east will have a restricted view to the proposed dwelling site, due to exiting shed infrastructure and vegetation. A number of two story dwellings are located in the surrounding area and its location within a cluster of existing buildings will assist in reducing the overall impact of the proposed building. Additional screening and vegetation will assist in further reducing the visual impact of development within the rural landscape.
A2	<i>Buildings must be set back a minimum of:</i> a) <i>50m where a non-sensitive use or extension to existing sensitive use buildings is proposed; or</i> b) <i>200m where a sensitive use is proposed; or</i> c) <i>the same as existing for replacement of an existing dwelling.</i> Does not comply.
P2	<i>Buildings must be setback so that the use is not likely to constrain adjoining primary industry operations having regard to:</i> a) <i>the topography of the land; and</i> b) <i>buffers created by natural or other features; and</i> c) <i>the location of development on adjoining lots; and</i> d) <i>the nature of existing and potential adjoining uses; and</i> e) <i>the ability to accommodate a lesser setback to the road having regard to:</i> i) <i>the design of the development and landscaping; and</i> ii) <i>the potential for future upgrading of the road; and</i> iii) <i>potential traffic safety hazards; and</i>

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	iv) <i>appropriate noise attenuation.</i> Assessment Complies with performance criteria P2. a) The topography of the land and risk of landslip severely limits the potential location of proposed dwellings to the ridgeline upon which the dwelling and outbuilding is proposed. The remainder of the subject site provides an extensive buffer for the proposed dwelling to the west, as this land contains the Kelly's Creek gully. b) The neighbouring dwelling is largely screened from the proposed developments by existing shed infrastructure and vegetation on their property. Further landscaping of mature plants would assist in reducing the overall impact of the development. c) The existing dwelling on the neighbouring property to the east will provide a buffer between the proposed dwelling and any primary industry operations to the east, while Relbia Road and another dwelling are located to the south of the site. The remainder of the subject site provides an extensive buffer to the north and west. d) Currently the immediately surrounding area does not contain any primary industry operations beyond small hobby farms. Should any surrounding properties intensify, the proposed dwelling is largely buffered by the topography of the land and surrounding developments. e) The reduced setback to the road is unlikely to cause an unreasonable loss of amenity to the proposed dwelling, as a setback of approximately 150m has been retained. This is a similar setback to the neighbouring dwelling to the east. Additional screening will be conditioned to ensure the proposed development does not intrude on the rural outlook when viewed from the road. The road carries mostly local traffic and is unlikely to undergo substantial changes in the foreseeable future. Changes to the access have taken place under a previous permit to improve the safety and efficiency of access to the site.
26.4.2	Subdivision <i>To ensure that subdivision is only to:</i> a) <i>improve the productive capacity of land for resource development and extractive industries; and</i> b) <i>enable subdivision for environmental and cultural protection or resource processing where compatible with the zone; and</i> c) <i>facilitate use and development for allowable uses by enabling subdivision subsequent to appropriate development.</i>
A1	<i>Lots must be:</i> a) <i>for the provision of utilities and is required for public use by the Crown, public authority or a municipality; or</i> b) <i>for the consolidation of a lot with another lot with no additional titles created; or</i> c) <i>to align existing titles with zone boundaries and no additional lots are created.</i> N/a.

26.4.3	Strata Division
26.4.3.1	<i>In this scheme, division of land by stratum title is prohibited in the Rural Resource Zone.</i>

CODES	
BUSHFIRE PRONE AREAS CODE	See code assessment below – Complies. Bushfire Report prepared by Ian Abernethy, ref: LN14379L01 BFP 33P Rev 01, dated: 23-09-2015.
POTENTIALLY CONTAMINATED LAND	N/A
LANDSLIP CODE	N/A
ROAD AND RAILWAY ASSETS CODE	N/A
FLOOD PRONE AREAS CODE	N/A
CAR PARKING AND SUSTAINABLE TRANSPORT CODE	See code assessment below – Complies.
SCENIC MANAGEMENT CODE	N/A

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BIODIVERSITY CODE	N/A
WATER QUALITY CODE	N/A
RECREATION AND OPEN SPACE CODE	N/A
ENVIRONMENTAL IMPACTS & ATTENUATION CODE	See code assessment below – Complies.
AIRPORTS IMPACT MANAGEMENT CODE	N/A
LOCAL HISTORIC HERITAGE CODE	N/A
COASTAL CODE	N/A
SIGNS CODE	N/A

Assessment against E1.0 Bushfire-Prone Areas Code

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

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

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

Objective: Hazard management areas, as appropriate, for new habitable buildings on pre-existing lots: - provide sufficient separation from bushfire-prone vegetation, taking into consideration the nature and scale of the hazard; - reduce the radiant heat levels, direct flame attack and ember attack likely to be experienced at the site of habitable buildings in the event of a bushfire; - provide an area which offers protection to fire fighters and occupants exposed to bushfire while defending property; and - are maintained in a minimum fuel condition.	
Acceptable Solutions	Performance Criteria
A1 (a) The TFS or an accredited person certifies that, having regard to the objective, there is an insufficient increase in risk from bushfire to habitable buildings to warrant the provision of hazard management areas; or (b) Plans for habitable buildings, showing the location of hazard management areas, are accompanied by a bushfire hazard management plan certified by the TFS or an accredited person as being consistent with the objective; or (c) There are, in relation to habitable buildings, hazard management areas that- (i) have widths equal to, or greater than, the separation distances required for BAL 29 in Table 2.4.4 of AS 3959 – 2009 <i>Construction of Buildings in Bushfire Prone Areas</i>; and (ii) will be managed in accordance with a bushfire hazard management plan that is certified by the TFS or an accredited person and that	P1 There must be, in relation to habitable buildings, hazard management areas that provide adequate separation from the bushfire-prone vegetation. In determining the dimension of hazard management areas, it must be demonstrated that the nature of the hazard has been considered, including: (i) vegetation type, structure and flammability; (ii) other potential forms of fuel and ignition sources; (iii) slope; (iv) any fire shielding structures or features and that the dimensions, given the nature of the construction, provide adequate protection for the building and to fire fighters and occupants defending property from bushfire.

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demonstrates how hazard management areas will be managed consistent with the objective.	
Comment: Complies with E1.6.3.1 A1 B & C – refer to Bushfire Report for assessment. BAL 12.5 achieved.	
A2	If hazard management areas in relation to a habitable building are to be on land external to the lot where the building is located, the application must be accompanied by the written consent of the owner of that land to enter into a Part 5 agreement that will be registered on the title of the neighbouring property providing for the affected land to be managed in accordance with a bushfire hazard management plan certified by the TFS or an accredited person.
P2	Applications must demonstrate how hazard management areas will be maintained in a minimum fuel condition.
Comment: N/a.	

E1.6.3.2 Pre-existing lots: Private access

Objective: Private access on pre-existing lots:	
- allows safe access to and from the road network for occupants, fire fighters, and emergency service personnel; - provides access to ensure that fire fighting equipment can reach all parts of habitable buildings; - is designed and constructed to allow for fire fighting vehicles to be manoeuvred; and - provides access to water supply points, including hardstand areas for fire-fighting vehicles.	
Acceptable Solutions	Performance Criteria
A1 It must be demonstrated in one of the following ways that private access provides safe access to habitable buildings: (a) the TFS or an accredited person certifies that, having regard to the objective, there is an insufficient increase in risk from bushfire to warrant specific measures for private access for the purposes of fire fighting; or (b) plans showing private access to habitable buildings are included in a bushfire hazard management plan certified by the TFS or an accredited person as being consistent with the objective; or (c) plans demonstrate that private access will be provided to within 30m of the furthest part of a habitable building measured as a hose lay.	P1 Private access to habitable buildings must demonstrate that: (i) private access will enable fire-fighting vehicles to access the buildings safely and efficiently (including by providing access to through roads or alternative access), and to be manoeuvred safely and efficiently; and, (ii) private access is in close proximity to habitable buildings to allow access by fire fighting equipment to all parts of the building.
Comment: Complies with E1.6.3.2 A1 B – refer to Bushfire Report for assessment.	
A2 Private access to all static water supply points must be provided:	P2 No performance criteria

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(a) as included in a bushfire hazard management plan certified by the TFS or an accredited person as being in accordance with the objective of the standard; or (b) to a hardstand area within 3m of the static water supply point.	
Comment: Complies with E1.6.3.2 A2 (a) – refer to Bushfire Report for assessment.	
A3 Construction of private access, if required to provide access to habitable buildings and static water supply points, must as appropriate to the circumstances meet the requirements of Table E3 as follows: (a) single lane private access roads less than 6m carriageway width must have 20m long passing bays of 6m carriageway width, not more than 100m apart; (b) a private access road longer than 100m must be provided with a driveway encircling the building or a hammerhead “T” or “Y” turning head 4m wide and 8m long, or a trafficable circular turning area of 10m radius; (c) culverts and bridges must be designed for a minimum vehicle load of 20 tonnes; (d) vegetation must be cleared for a height of 4m, above the carriageway, and 2m each side of the carriageway.	P3 Construction of private access required to access habitable buildings and any water supply point must be an all weather road sufficient to carry fully loaded fire fighting vehicles, including consideration of: (i) slope, gradient and cross-fall; (ii) geometry and alignment; (iii) culverts and bridges; (iv) height and width of any vegetation clearance; (v) travel speed, sight lines and passing bays; (vi) turning areas.

Comment: Condition required to ensure compliance with A1.6.3.2 A3.

E1.6.3.3 Pre-existing lots: Provision of water supply for fire fighting purposes

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

Acceptable Solutions	Performance Criteria
A1 It must be demonstrated in one of the following ways that access to a water supply for fire fighting purposes is provided: (a) the TFS or an accredited person certifies that, having regard to the objective, there is an insufficient increase in risk from bushfire to warrant any specific water supply measures; or (b) a bushfire hazard management plan certified by the TFS or an accredited person demonstrates that the provision of the water supply is consistent with the	P1 There must be, in relation to habitable buildings, a water supply for fire fighting purposes that: (i) may be accessed by fire fighting equipment, fire fighters and occupants of the habitable buildings; and (ii) contains water that may be delivered in a quantity, and at a pressure, sufficient to manage the risk of bushfire, depending on the nature of the surrounding bushfire-prone vegetation; and; (iii) stores water in a manner that ensures adequate and reliable quantities may be provided for fire-fighting purposes if there is a bushfire; and (iv) enables effective delivery of water if there is a bushfire.

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- objective; or
- (c) all external parts of habitable buildings that are at ground level, are within reach of a 120m long hose (measured as a hose lay) connected to a fire hydrant with a minimum flow rate of 600 litres per minute and minimum pressure of 200kPa; or
- (d) a minimum static water supply of 10 000 litres per habitable building is provided and that connections for fire fighting purposes are included.

Comment: Complies with E1.6.3.3 A1 B & C – refer to Bushfire Report for assessment.

Assessment against E6.0 Car Parking & Sustainable Transport Code

E6.6 Use Standards

E6.6.1 Car Parking Numbers

Acceptable Solutions	Performance Criteria
A1 The number of car parking spaces must not be less than the requirements of Table E6.1.	~~P1 The number of car parking spaces provided must have regard to:~~ ~~a) the provisions of any relevant location specific car parking plan; and~~ ~~b) the availability of public car parking spaces within reasonable walking distance; and~~ ~~c) any reduction in demand due to sharing of spaces by multiple uses either because of variations in peak demand or by efficiencies gained by consolidation; and~~ ~~d) the availability and frequency of public transport within reasonable walking distance of the site; and~~ ~~e) site constraints such as existing buildings, slope, drainage, vegetation and landscaping; and~~ ~~f) the availability, accessibility and safety of on road parking, having regard to the nature of the roads, traffic management and other uses in the vicinity; and~~ ~~g) an empirical assessment of the car parking demand; and~~ ~~h) the effect on streetscape, amenity and vehicle, pedestrian and cycle safety and convenience; and~~ ~~i) the recommendations of a traffic impact assessment prepared for the proposal; and~~ ~~j) any heritage values of the site; and~~ ~~k) for residential buildings and multiple dwellings, whether parking is adequate to meet the needs of the residents having regard to:~~ ~~i) the size of the dwelling and the number of bedrooms; and~~ ~~ii) the pattern of parking in the locality; and~~ ~~iii) any existing structure on the land.~~
Assessment: Complies, 2 car parking spaces provided.	

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Table E6.1: Parking Space Requirements

Use	Parking Requirement	
	Vehicle	Bicycle
If a 2 or more bedroom dwelling in the General Residential Zone (including all rooms capable of being used as a bedroom)	2 spaces per dwelling	1 space per unit or 1 spaces per 5 bedrooms in other forms of accommodation

E6.6.2 Bicycle Parking Numbers

Acceptable Solutions	Performance Criteria
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.	~~P1 Permanently accessible bicycle parking or storage spaces must be provided having regard to the:~~ ~~a) likely number and type of users of the site and their opportunities and likely preference for bicycle travel; and~~ ~~b) location of the site and the distance a cyclist would need to travel to reach the site; and~~ ~~c) availability and accessibility of existing and planned parking facilities for bicycles in the vicinity.~~
Assessment: Complies. Sufficient space is available within the existing shed for bicycle parking.	

E6.6.3 Taxi Drop-off and Pickup

Acceptable Solutions	Performance Criteria
A1 One dedicated taxi drop-off and pickup space must be provided for every 50 car spaces required by Table E6.1 or part thereof (except for dwellings in the General Residential Zone).	~~P1 No performance criteria.~~
Assessment: N/a	

E6.6.4 Motorbike Parking Provisions

Acceptable Solutions	Performance Criteria
A1 One motorbike parking space must be provided for each 20 car spaces required by Table E6.1 or part thereof.	~~P1 No performance criteria.~~
Assessment: N/a	

E6.7 Development Standards

E6.7.1 Construction of Car Parking Spaces and Access Strips

Acceptable Solutions	Comment
A1 All car parking, access strips manoeuvring and circulation spaces must be: a) formed to an adequate level and drained; and b) except for a single dwelling, provided with an impervious all weather seal; and c) except for a single dwelling, line marked or provided with other clear physical means to	~~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.~~

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delineate car spaces.

Assessment:

Complies with A1 (a), the driveway will be adequately formed and drained. A1 (b & c) is not applicable as the application is for a single dwelling.

E6.7.2 Design and Layout of Car Parking

Objective: To ensure that car parking and manoeuvring space are designed and laid out to an appropriate standard.

Acceptable Solutions	Performance Criteria
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 A1.2 Within the General residential zone, provision for turning must not be located within the front setback for residential buildings or multiple dwellings.	~~P1 The location of car parking and manoeuvring spaces must not be detrimental to the streetscape or the amenity of the surrounding areas, having regard to:~~ ~~a) the layout of the site and the location of existing buildings; and~~ ~~b) views into the site from the road and adjoining public spaces; and~~ ~~c) the ability to access the site and the rear of buildings; and~~ ~~d) the layout of car parking in the vicinity; and~~ ~~e) the level of landscaping proposed for the car parking.~~

Assessment:

A1.1 – N/a

A1.2 – N/a

A2.1 Car parking and manoeuvring space must: a) have a gradient of 10% or less; and b) where providing for more than 4 cars, provide for vehicles to enter and exit the site in a forward direction; and c) have a width of vehicular access no less than prescribed in Table E6.2 and Table E6.3, and A2.2 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.	P2 Car parking and manoeuvring space must: a) be convenient, safe and efficient to use having regard to matters such as slope, dimensions, layout and the expected number and type of vehicles; and b) provide adequate space to turn within the site unless reversing from the site would not adversely affect the safety and convenience of users and passing traffic.
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Assessment:

A2.1 a) – Complies.

b) N/a

c) Relies on performance criteria due to passing bays being in accordance with the Bushfire Code requirements, rather than Table E6.2.

A2.2 – Complies.

P2 a) Complies. Access will be safe and efficient in accordance with bushfire safety requirements.

b) Complies. The site is large enough to accommodate turning areas in accordance with the access requirements of the bushfire code.

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

*Note 1

- Carriageways must have an internal radius of at least 4.0 metres at changes of direction or intersections or be wider than 4.2 metres.

Note 2

- Passing bay area is additional to the required carriageway width.

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2. For one-way operation the minimum access width is 3 metres and there is no passing bay requirement.

E6.7.3 Car Parking Access, Safety and Security

Acceptable Solutions	Performance Criteria
A1 Car parking areas with greater than 20 parking spaces must be: a) secured and lit so that unauthorised persons cannot enter or; b) visible from buildings on or adjacent to the site during the times when parking occurs.	P1 Car parking areas with greater than 20 parking spaces must provide for adequate security and safety for users of the site, having regard to the: a) levels of activity within the vicinity; and b) opportunities for passive surveillance for users of adjacent building and public spaces adjoining the site.
Assessment: N/a	

E6.7.4 Parking for Persons with a Disability

Acceptable Solutions	Performance Criteria
A1 All spaces designated for use by persons with a disability must be located closest to the main entry point to the building.	P1 No performance criteria.
Assessment: N/a	
A2 One of every 20 parking spaces or part thereof must be constructed and designated for use by persons with disabilities in accordance with Australian Standards AS/NZ 2890.6 2009.	P2 No performance criteria.
Assessment: N/a	

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

Acceptable Solutions	Performance Criteria
A1 For retail, commercial, industrial, service industry or warehouse or storage uses: a) at least one loading bay must be provided in accordance with Table E6.4; and b) loading and bus bays and access strips must be designed in accordance with Australian Standard AS/NZS 2890.3 2002 for the type of vehicles that will use the site.	P1 For retail, commercial, industrial, service industry or warehouse or storage uses adequate space must be provided for loading and unloading the type of vehicles associated with delivering and collecting people and goods where these are expected on a regular basis.
Assessment: N/a	

E6.8 Provisions for Sustainable Transport

E6.8.2 Bicycle Parking Access, Safety and Security

Acceptable Solutions	Performance Criteria
A1.1 Bicycle parking spaces for customers and visitors must: a) be accessible from a road, footpath or cycle track; and b) include a rail or hoop to lock a bicycle to that meets Australian Standard AS 2890.3 1993; and c) be located within 50m of and visible or signposted from the entrance to the activity they serve; and d) be available and adequately lit in accordance with Australian Standard AS/NZS 1158 2005 Lighting Category C2 during the times they will	P1 Bicycle parking spaces must be safe, secure, convenient and located where they will encourage use.

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<i>be used; and</i> <i>A1.2 Parking space for residents' and employees' bicycles must be under cover and capable of being secured by lock or bicycle lock.</i>	
Assessment: A1.1 – N/a A1.2 – Complies. Bicycle parking provided within shed.	
<i>A2 Bicycle parking spaces must have:</i> <i>a) minimum dimensions of:</i> <i>i) 1.7m in length; and</i> <i>ii) 1.2m in height; and</i> <i>iii) 0.7m in width at the handlebars; and</i> <i>b) unobstructed access with a width of at least 2m and a gradient of no more 5% from a public area where cycling is allowed.</i>	~~<i>P2 Bicycle parking spaces and access must be of dimensions that provide for their convenient, safe and efficient use.</i>~~
Assessment: Complies with A2 a & b. Ample space provided within shed.	

E6.8.5 Pedestrian Walkways

Acceptable Solution	Performance Criteria
<i>A1 Pedestrian access must be provided for in accordance with Table E6.5.</i>	<i>P1 Safe pedestrian access must be provided within car park and between the entrances to buildings and the road.</i>
Assessment: N/a	

Table E6.5: Pedestrian Access

Number of Parking Spaces Required	Pedestrian Facility
1–10	<i>No separate access required (i.e. pedestrians may share the driveway). [Note (a) applies].</i>
11 or more	<i>A 1m wide footpath separated from the driveway and parking aisles except at crossing points. [Notes (a) and (b) apply].</i>

Notes

- a) In parking areas containing spaces allocated for disabled persons, a footpath having a minimum width of 1.5m and a gradient not exceeding 1 in 14 is required from those spaces to the principal building.*
- b) Separation is deemed to be achieved by:*
 - i) a horizontal distance of 2.5m between the edge of the driveway and the footpath; or*
 - ii) protective devices such as bollards, guard rails or planters between the driveway and the footpath; and*
 - iii) signs and line marking at points where pedestrians are intended to cross driveways or parking aisles.*

Assessment against E11.0 (Environmental Impacts and Attenuation Code)

E11.6 Use Standards

E11.6.1 Attenuation Distances

<i>Objective</i> <i>To ensure that potentially incompatible use or development is separated by a distance sufficient to ameliorate any adverse effects.</i>	
Acceptable Solutions	Performance Criteria

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~~A1~~ ~~No acceptable solution.~~	P1 Sensitive use or subdivision for sensitive use within an attenuation area to an existing activity listed in Tables E11.1 and E11.2 must demonstrate by means of a site specific study that there will not be an environmental nuisance or environmental harm, having regard to the: a) degree of encroachment; and b) nature of the emitting operation being protected by the attenuation area; and c) degree of hazard or pollution that may emanate from the emitting operation; and d) the measures within the proposal to mitigate impacts of the emitting activity to the sensitive use.
~~A2~~ ~~Uses listed in Tables E11.1 and E11.2 must be set back from any existing sensitive use, or a boundary to the General Residential, Low Density Residential, Rural Living, Village, Local Business, General Business, Commercial zones, the minimum attenuation distance listed in Tables E11.1 and E11.2 for that activity.~~	~~P2~~ ~~Uses with the potential to create environmental harm and environmental nuisance must demonstrate by means of a site specific study that there will not be an environmental nuisance or environmental harm having regard to:~~ ~~a) the degree of encroachment; and~~ ~~b) the nature of the emitting operation being protected by the attenuation area; and~~ ~~c) the degree of hazard or pollution that may emanate from the emitting operation; and~~ ~~d) use of land irrigated by effluent must comply with National Health and Medical Research Council Guidelines.~~

Assessment:

Relies on performance criteria P1 for compliance. A Site Specific Study and assessment against the relevant performance criteria of the Environmental Impacts and Attenuation Code was provided as part of the application and demonstrates that there will not be an environmental nuisance or environmental harm to the proposed dwelling as a result of the emitting operation. A Noise Report was also provided.

P1 a) The closest operating quarry is the BIS quarry which has an operating front approximately 1.2km from the proposed house site. The proposed house site is just within the 1000m attenuation from the edge of the BIS title boundary. Stornoway quarry has operational front approximately 1.6km from the proposed house site; however, it is anticipated that expansion of the Stornoway site will be to the south east, creating a greater separation distance.

b) The emissions from the quarries are predominately noise, vibration and dust. The predominate wind direction assists in reducing these impacts. A noise report conducted by Senior Mechanical Engineer/Noise specialist, Douglas Ford, concluded that the 'predicted combined noise level from the quarries is less than the ambient noise level,' therefore, the noise created by the quarries would not be considered as intrusive.

c) The impact of quarry emissions at the proposed house site is likely to be minimal given the proposed dwelling is only 25m short of the recommended 1000m attenuation distance, and greater than 1000m from the operational face. The impact of emissions is further reduced by predominate winds directing emissions away from the proposed dwelling site.

d) No additional measures are considered necessary to mitigate impacts of the emitting activity.

A2 – Not applicable.

SPECIFIC AREA PLANS

TRANSLINK SPECIFIC AREA PLAN	N/A
HERITAGE PRECINCTS SPECIFIC AREA PLAN	N/A

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

STATE POLICIES
The proposal is consistent with all State Policies.

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

STRATEGIC PLAN/ANNUAL PLAN/COUNCIL POLICIES
<i>Strategic Plan 2007-2017</i> <i>4.3 – Development Control</i>

5 FINANCIAL IMPLICATIONS TO COUNCIL

Not applicable to this application.

6 OPTIONS

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

7 DISCUSSION

Discretion to refuse the application is limited to the discretionary use of the proposal, variation to height and setback, location within the attenuation distance of nearby quarries, and variation to the access width of the driveway.

The impact on adjoining agricultural land is the primary consideration of the discretionary use and setback variations. A lack of adjoining primary industry operations ensures that this is unlikely to be an issue. Existing residential uses and the remainder of the subject site also provide buffers from adjoining agricultural land.

The site's location within the edge of the attenuation distance is supported by a site specific study and noise report, indicating that the proximity of the proposed dwelling to the quarries is unlikely to cause a loss of residential amenity, nor impact on the future expansion of the quarries.

The variation to the access width for passing bays is not considered to cause a loss of safety or efficiency of the access in a rural environment, particularly as the access will comply with the access width requirements of the Bushfire Code.

The variation to the height of both the dwelling and outbuilding and associated visual impact was the main concern raised by representations to the development. The variations are relatively minor in nature (5 cm for the outbuilding and 70cm for the dwelling) and it is considered that the visual impact of compliant

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buildings of the same style and design would have a similar impact to that of the proposed buildings. Discussions were held with the applicant on site as to whether the height of the buildings could be reduced to comply with the scheme requirements; however, it was resolved that it would result in significant time and cost to the applicant, for minimal benefit in terms of visual impact. Further landscaping of the site is considered to provide the best result in terms of softening the visual impact of the development. Conditions of approval may also be used to alleviate the concerns raised in the representations, such as the future use of the proposed outbuildings.

8 ATTACHMENTS

- A Application & plans
- B Correspondence with applicant
- C Representations & applicant's response

RECOMMENDATION

That land at 637 Relbia Road, Relbia be approved to be developed and used for a dwelling & 6 bay, two storey shed (6 x 24m, apex 8.05m) - vary setbacks in rural resource zone in accordance with application P15-298, and subject to the following conditions:

1 Layout not altered

The use and development shall be in accordance with the endorsed plans numbered **P1 – P18** (*Staged Plans: Drawing No: 157074 Sheet No's: 1-9 Dated: 12/11/2015 & Final Plans: Drawing No: 157074 Sheet No's: 1-9 Dated: 27/10/2015*) & **D1** Planning Submission Report prepared by Ian Abernethy dated 28/08/2015 & **D2** Bushfire Report and Hazard Management Plan prepared by Ian Abernethy, ref: LN14379L001 BFP 33P Rev01, dated 23/09/2015 & **D3** Noise Assessment prepared by Douglas Ford, dated 26/08/2015 & **D4** Onsite Waste Water Disposal Assessment Report prepared by Philip Connors (Protek Consulting), project no. 5068-0001, dated 29/10/2015.

2 Landscaping

2.1 Landscape Plan

Prior to the issue of a building permit, the applicant shall provide a landscape plan to the satisfaction of the Planning & Development Manager. Once approved, the plan shall be endorsed and will form part of the planning permit. The landscaping plan shall address:

- i A permanent dense screen of semi-mature fast growing trees and shrubs along the eastern boundary to provide dense screening between the proposed dwelling and outbuilding and the neighbouring property to the east.
- ii Semi-mature, fast growing landscaping to the south western side of the proposed dwelling and shed to assist screening of the buildings, where visible from the road.

2.2 Landscaping Timeframe

Landscaping works as shown on the landscape plan shall be completed within six months from date of the Certificate of Completion for the building works and then maintained for the duration of the use.

2.3 Landscaping Bond

A bond of \$500 must be provided prior to the issue of a building permit and will be refunded if the landscape works are completed within the timeframe mentioned in this permit.

3 Colours & Finishes

3.1 All buildings

The external walls, roof, paving and other large surface areas of the buildings, shall be finished in non-reflective materials and in muted colours and tones sympathetic to the rural landscape. The colour schedule shall be submitted to and approved by the Planning & Development Manager, prior to the issue of building permit.

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4 Bushfire Safety

4.1 Use and development

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

4.2 Bushfire Hazard Management Plan

Prior to the issue of a building permit, a revised Bushfire Hazard Management Plan that clearly satisfies the provisions of the Bushfire Prone Areas Code of the Planning Scheme and Schedule 2 of the Approved Form of a Bushfire Hazard Management Plan shall be submitted. Once approved, the plan shall be endorsed and will form part of the planning permit, superseding the previous plan.

4.3 Private Access

- i Private access must be provided to within 30m of the furthest part of a habitable building measured as a hose lay;
- ii Private access to all static water supply points must be provided to a hardstand area within 3m of the static water supply point.
- iii Single lane private access roads less than 6m carriageway width must have 20m long passing bays of 6m carriageway width, not more than 100m apart;
- iv A private access road longer than 100m must be provided with a driveway encircling the building or a hammerhead "T" or "Y" turning head 4m wide and 8m long, or a trafficable circular turning area of 10m radius;
- v Culverts and bridges must be designed for a minimum vehicle load of 20 tonnes; and
- vi Vegetation must be cleared for a height of 4m, above the carriageway, and 2m each side of the carriageway.

4.4 Water Supply

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

5 Use of outbuildings

No outbuilding on site is to be used for any purpose that is not reasonably incidental to a normal residential use, without further approval of the planning authority.

6 Staging

The project shall be undertaken in two stages. Staging shall be undertaken in accordance with the endorsed plans.

7 Expiry of permit

This permit will expire if one of the following circumstances applies:

- i Stage 1 is not commenced within 12 months of the date of this permit.
- ii Stage 2 is not commenced within 6 months of the completion of stage 1.
- iii The development is not completed within 3 years of the date of this permit.
- iv Commencement of works on the dwelling (house only) approved by planning permit P14-048 will result in expiry of this permit.

DECISION

Cr

Cr

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COUNCIL ACTING AS A PLANNING AUTHORITY – CESSATION

RECOMMENDATION

That the Council cease to act as a Planning Authority under the *Land Use Planning and Approvals Act 1993*, for the remainder of the meeting.

DECISION

Cr

That the Council cease to act as a Planning Authority under the *Land Use Planning and Approvals Act 1993*, for the remainder of the meeting.

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CON – ITEMS FOR THE CLOSED MEETING

DECISION

Cr

That Council move into the “Closed Meeting” with the General Manager, Corporate Services Manager, Planning and Development Manager, Works & Infrastructure Manager, Executive Officer and Executive Assistant.

CON 1 INFORMATION OF A PERSONAL AND CONFIDENTIAL NATURE OR INFORMATION PROVIDED TO THE COUNCIL ON THE CONDITION IT IS KEPT CONFIDENTIAL

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

CON 2 APPLICATIONS BY COUNCILLORS FOR LEAVE OF ABSENCE

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

CON 3 (1) PERSONNEL MATTERS

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

CON 3 (2) INFORMATION OF A PERSONAL AND CONFIDENTIAL NATURE OR INFORMATION PROVIDED TO THE COUNCIL ON THE CONDITION IT IS KEPT CONFIDENTIAL

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

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

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

CON 3 (4) INFORMATION OF A PERSONAL AND CONFIDENTIAL NATURE OR INFORMATION PROVIDED TO THE COUNCIL ON THE CONDITION IT IS KEPT CONFIDENTIAL

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

CON 3 (5) INFORMATION OF A PERSONAL AND CONFIDENTIAL NATURE OR INFORMATION PROVIDED TO THE COUNCIL ON THE CONDITION IT IS KEPT CONFIDENTIAL

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

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

As per provisions of Sections 15(2)(g) of the *Local Government (Meeting Procedures) Regulations 2015*.
Compliance Matter

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CON 5 MATTERS RELATING TO ACTUAL OR POSSIBLE LITIGATION TAKEN, OR TO BE TAKEN, BY OR INVOLVING THE COUNCIL OR AN EMPLOYEE OF THE COUNCIL

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

CON 6 PERSONNEL MATTERS

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

DECISION

Cr

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

- ...

Mayor Downie closed the meeting at