



**NORTHERN
MIDLANDS
COUNCIL**

AGENDA

Ordinary Meeting of Council

Monday, 18 July 2016

**Des Jennings
General Manager**

QUALIFIED PERSONS ADVICE

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

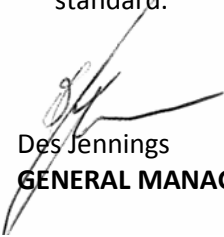
- ◆ A General Manager must ensure that any advice, information or recommendation given to the Council is given by a person who has the qualifications or experience necessary to give such advice, information or recommendation.
- ◆ A Council is not to decide on any matter which requires the advice of a 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 JULY 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 July 2016 at 5.00pm.

Des Jennings
General Manager

13 July 2016

4.00pm Councillor Workshop – closed to the public

GOV 1 ATTENDANCE

1 PRESENT

In Attendance:

2 APOLOGIES

GOV 2 TABLE OF CONTENTS

GOV 1	ATTENDANCE	2
	1 PRESENT	2
	2 APOLOGIES	2
GOV 2	TABLE OF CONTENTS	2
GOV 3	DECLARATIONS OF ANY PECUNIARY INTEREST OF A COUNCILLOR OR CLOSE ASSOCIATE	4
GOV 4	CONFIRMATION OF MINUTES	4
	1 ORDINARY COUNCIL MEETING – 27 JUNE 2016	4
	2 CONFIRMATION OF MINUTES OF COMMITTEES	5
	<i>Attachments: Section 1 – Page 1</i>	
	3 RECOMMENDATIONS OF SUB COMMITTEES	5
GOV 5	DATE OF NEXT COUNCIL MEETING 15 AUGUST 2016	5
INFO	INFORMATION ITEMS	6
	1 COUNCIL WORKSHOPS/MEETINGS HELD SINCE THE LAST ORDINARY MEETING	6
	2 MAYOR'S COMMUNICATIONS	6
	3 PETITION	6
	4 CONFERENCES & SEMINARS: REPORT ON ATTENDANCE BY COUNCIL DELEGATES	7
	5 WORKS & INFRASTRUCTURE REPORT	7
	<i>Attachments: Section 1 – Page 20</i>	

AGENDA – ORDINARY MEETING

18 JULY 2016



6	BUILDING APPROVALS	7
7	DEVELOPMENT APPLICATIONS	8
8	MATTERS AWAITING DECISION BY TPC & RMPAT	9
9	USE OF COUNCIL SEAL: JUNE 2016	9
10	132 & 337 CERTIFICATES ISSUED	9
11	ANIMAL CONTROL	9
12	HEALTH ISSUES	10
13	CUSTOMER REQUEST RECEIPTS	10
14	GIFTS & DONATIONS (UNDER SECTION 77 OF THE LGA)	11
15	ACTION ITEMS: COUNCIL MINUTES	12
16	KEY ISSUES BEING CONSIDERED: MANAGERS' REPORTS	16
17	RESOURCE SHARING SUMMARY FROM 01 JULY 2015	22
	<i>Attachments: Section 1 – Page 27</i>	
18	VANDALISM	22
19	YOUTH PROGRAMME UPDATE: JUNE 2016	22
20	NATURAL RESOURCE MANAGEMENT	23
21	TYRE STORAGE (P13-199)	23
GOV 6	NORTHERN MIDLANDS FURTHER EDUCATION BURSARY PROGRAM	24
GOV 7	LOCAL GOVERNMENT ASSOCIATION OF TASMANIA (LGAT): MOTIONS FOR THE ANNUAL GENERAL MEETING & GENERAL MEETING – 20 JULY 2016	26
	<i>Attachments: Section 1 – Page 28</i>	
GOV 8	MEMBERSHIP OF POWRANNA TRUCKWASH STEERING COMMITTEE	37
	<i>Attachments: Section 1 – Page 89</i>	
GOV 9	NORTHERN MIDLANDS TRAILS AND BIKEWAYS STRATEGY	39
	<i>Attachments: Section 1 – Page 92</i>	
W&I 1	WESTERN JUNCTION RESTRICTED PARKING	42
CORP 1	MONTHLY FINANCIAL STATEMENT	44
CORP 2	BEN LOMOND COMMITTEE FUNDING	48
P&D 1	PROPOSED DEVELOPER AND BUILDER WORKSHOPS	50
	PUBLIC QUESTIONS & STATEMENTS	52
1	PUBLIC QUESTIONS	52
	COUNCIL ACTING AS A PLANNING AUTHORITY	53
2	STATEMENTS	53
PLAN 1	PLANNING APPLICATION P16-099, MIDLAND HIGHWAY (CORNERS CHISWICK ROAD & ROSENEATH ROAD), ROSS	54
	<i>Attachments: Section 1 – Page 155</i>	
PLAN 2	PLANNING APPLICATION P16-129 171-183 HIGH STREET, CAMPBELL TOWN	63
	<i>Attachments: Section 1 – Page 177</i>	
PLAN 3	DRAFT AMENDMENT 02/15 – AMEND THE HERITAGE CODE AND THE HERITAGE PRECINCTS SPECIFIC AREA PLAN	78
	<i>Attachments: Section 1 – Page 328</i>	
PLAN 4	PLANNING APPLICATION P16-018 7-21 PATON STREET, LONGFORD	88
	<i>Attachments: Section 1 – Page 335</i>	

AGENDA – ORDINARY MEETING

18 JULY 2016



COUNCIL ACTING AS A PLANNING AUTHORITY – CESSATION 114

CON – ITEMS FOR THE CLOSED MEETING 115

CON 1	INFORMATION OF A PERSONAL AND CONFIDENTIAL NATURE OR INFORMATION PROVIDED TO THE COUNCIL ON THE CONDITION IT IS KEPT CONFIDENTIAL	115
CON 2	APPLICATIONS BY COUNCILLORS FOR LEAVE OF ABSENCE	115
CON 3 (1)	PERSONNEL MATTERS	115
CON 3 (2)	INFORMATION OF A PERSONAL AND CONFIDENTIAL NATURE OR INFORMATION PROVIDED TO THE COUNCIL ON THE CONDITION IT IS KEPT CONFIDENTIAL	115
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	115
CON 3 (4)	INFORMATION OF A PERSONAL AND CONFIDENTIAL NATURE OR INFORMATION PROVIDED TO THE COUNCIL ON THE CONDITION IT IS KEPT CONFIDENTIAL	115
CON 3 (5)	PROPOSALS FOR THE COUNCIL TO ACQUIRE LAND OR AN INTEREST IN LAND OR FOR THE DISPOSAL OF LAND	115
CON 3 (6)	INFORMATION OF A PERSONAL AND CONFIDENTIAL NATURE OR INFORMATION PROVIDED TO THE COUNCIL ON THE CONDITION IT IS KEPT CONFIDENTIAL	115
CON 3 (7)	INFORMATION OF A PERSONAL AND CONFIDENTIAL NATURE OR INFORMATION PROVIDED TO THE COUNCIL ON THE CONDITION IT IS KEPT CONFIDENTIAL	116
CON 4	INFORMATION OF A PERSONAL AND CONFIDENTIAL NATURE OR INFORMATION PROVIDED TO THE COUNCIL ON THE CONDITION IT IS KEPT CONFIDENTIAL	116
CON 5	INFORMATION OF A PERSONAL AND CONFIDENTIAL NATURE OR INFORMATION PROVIDED TO THE COUNCIL ON THE CONDITION IT IS KEPT CONFIDENTIAL	116
CON 6	INFORMATION OF A PERSONAL AND CONFIDENTIAL NATURE OR INFORMATION PROVIDED TO THE COUNCIL ON THE CONDITION IT IS KEPT CONFIDENTIAL	116

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 – 27 JUNE 2016

DECISION

Cr

The Minutes of the Ordinary Meeting of the Northern Midlands Council held at the Council Chambers, Longford on Monday, 27 June 2016, be confirmed as a true record of proceedings.

AGENDA – ORDINARY MEETING

18 JULY 2016



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)	30/06/2016	Morven Park Management & Development Association Inc.	Ordinary
ii)	30/06/2016	Avoca, Royal George & Rossarden Local District Committee	Ordinary
iii)	05/07/2016	Evandale Advisory Committee	AGM
iv)	05/07/2016	Evandale Advisory Committee	Ordinary
v)	06/07/2016	Longford Local District Committee	AGM
vi)	06/07/2016	Longford Local District Committee	Ordinary

DECISION

Cr

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

3 RECOMMENDATIONS OF SUB COMMITTEES

That Council note the following recommendation/s of Committees:

Meeting Date	Committee	Recommendation
05/07/2016	Evandale Advisory Committee	Hawthorn Hedge & Infrastructure – Falls Park, Evandale That 1. the Committee support the Council decision of 16 May 2016, minute reference 130/16; and 2. in addition, the hawthorn hedge be reinstated where it had previously been removed to facilitate pedestrian movements and accommodate the hydro poles.

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

DECISION

Cr

That Council **note and investigate** the following recommendation/s of the **Evandale Advisory Committee**:

Hawthorn Hedge & Infrastructure – Falls Park, Evandale

That

1. the Committee support the Council decision of 16 May 2016, minute reference 130/16; and
2. in addition, the hawthorn hedge be reinstated where it had previously been removed to facilitate pedestrian movements and accommodate the hydro poles.

GOV 5 DATE OF NEXT COUNCIL MEETING
15 AUGUST 2016

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

AGENDA – ORDINARY MEETING

18 JULY 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
04/07/2016	Council Workshop - Local Government Association of Tasmania – visit by President, Doug Chipman, and CEO, Katrena Stephenson - Local Government Act Review - LG Reform - Planning Scheme - Waste Tyres - Airports Rates - Federal Elections - Honeysuckle Banks - Perth Structure Plan
18/07/2016	Council Workshop prior to Council meeting

2 MAYOR'S COMMUNICATIONS

Mayor Downie's Communications for the period to 27 June 2016 to 1 July 2016 are as follows:

Date	Activity
01/07/2016	Attended media event at Adam's Distillery, Perth
01/07/2016	Attended Council Chambers
Attended to numerous email, phone, media and mail inquiries.	

Acting Mayor Goss' Communications for the period to 2 July 2016 to 18 July 2016 are as follows:

Date	Activity
02/07/2016	Attended Longford Football Club roster game
02/07/2016	Attended Georgie Baker Launch/Fundraiser Road to Rio
04/07/2016	Attended Council workshop
05/07/2016	Attended Evandale Advisory Committee meeting
08/07/2016	Attended community business meeting
09/07/2016	Attended Longford Football Club roster game
12/07/2016	Attended Cressy War Memorial Hall Committee AGM
13/07/2016	Attended Morven Park Management & Development Association meeting
15/07/2016	Citizenship ceremony, Council Chambers.
18/07/2016	Attended Council meeting and workshop, Longford
Attended to numerous email, phone, media and mail inquiries.	

3 PETITION

1 PURPOSE OF REPORT

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

2 OFFICER'S COMMENT

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

AGENDA – ORDINARY MEETING

18 JULY 2016



Section 57. Petitions

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

58. Tabling petition

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

3 PETITIONS RECEIVED

Nil.

4 CONFERENCES & SEMINARS: REPORT ON ATTENDANCE BY COUNCIL DELEGATES

1 PURPOSE OF REPORT

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

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

- Support Council with governance advice and effective leadership, review and implement organisational values through day to day operations, effective communication, community consultation and advocacy, issues identification, strategic and corporate planning, annual reports, public and private resource sharing, induction of elected members, provision of legal advice, human resources management and liaison 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 20

The Works & Infrastructure Report for the period to 30 June 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 2015 and 2016.

	YEAR - 2015				YEAR - 2016			
	JUNE		JAN – JUNE		JUNE		JAN – JUNE	
	No.	Total Value	No.	Total Value	No.	Total Value	No.	Total Value
		\$		\$		\$		\$
New Dwellings	13	3,289,071	50	11,362,484	1	250,000	18	5,537,742
Dwelling Additions	4	218,741	14	653,043	2	50,000	16	1,553,678
Garage/Sheds & Additions	10	297,480	36	1,480,503	9	164,000	48	2,250,097

AGENDA – ORDINARY MEETING

18 JULY 2016



	YEAR - 2015				YEAR - 2016			
	JUNE		JAN –JUNE		JUNE		JAN –JUNE	
	No.	Total Value	No.	Total Value	No.	Total Value	No.	Total Value
		\$		\$		\$		\$
Commercial			4	233,000	2	22,500	10	7,241,622
Other (Signs)								
Swimming Pools								
Minor Works	9	29,761	15	38,771			2	6,600
Building Certificates	1	2,000	4	7,001				
Amended Permits								
TOTAL	37	3,837,053	123	13,765,802	14	486,500	79	\$16,589,739
Inspections								
Building	0				35		199	
Plumbing	0				40		183	

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

7 DEVELOPMENT APPLICATIONS

Planning decisions in June 2016:

Total Approved:	17	Total Refused:	2
Total Permitted:	5	Total Discretionary:	14
Average Days for Permitted	9	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					
P16-076	Removal of trees (heritage precinct)	9 Church Street, Campbell Town	G Simari	42	D
P16-081	Carport	'Missiondale', 75 Leighlands Road, Evandale	Missiondale (Launceston City Mission)	10	P
P16-092	Demolition of house & outbuildings (heritage precinct)	120 Bridge Street, Campbell Town	Andy's Salvage	45	D
P16-093	Dwelling & shed (within 50m of highway)	20 Minerva Drive, Perth	Urban Design Solutions	34	D
P16-096	Shack alterations (enclose carport & construct deck) - priority habitat area	448 Lake Road, Lake Leake	W Boucher & G Anderson	37	D
P16-100	Whisky distillery, associated carparking and signage (resource processing - not directly associated with produce from the subject site)	35 Drummond Street, Perth	Rebecca Green & Associates (obo Adams Distillery)	28	D
P16-104	Midland Highway safety upgrades (Utilities) - Symmons Plains to South of Perth	Midland Hwy, Woolmers Lane & Leighlands Rd, Symmons Plains	Department of State Growth	41	D
P16-106	Additions to Poatina Chalet (cover over building entrance)	65 Gordon Street, Poatina	Fusion Australia	25	P
P16-108	Dwelling addition (heritage precinct)	14 Macquarie Street, Evandale	N & A Evans	22	D
P16-114	Use part of dwelling for visitor accommodation	7 Edward Street, Perth	S & H Church	32	D
P16-122	Retaining wall at transfer station - Scenic corridor, Attenuation distance	Esk Main Road, Avoca	Northern Midlands Council	1	P
P16-126	Rates campaign signage	Multiple sites in Northern Midlands Municipality	Northern Midlands Council	1	P
P16-131	Retaining wall for new dwelling (vary side E setback)	23 Minerva Drive, Perth	Pure Developments Pty Ltd	31	D
P16-133	Change of use of outbuilding to hair salon - vary parking requirements (heritage-listed place in heritage precinct)	'Fox Hunter's Return', 132 High Street, Campbell Town	L Gordon (The Cupboard)	21	D
P16-134	Dwelling addition (awning)	13 Sheringham Court, Perth	SJ & DI Hart	-	E

AGENDA – ORDINARY MEETING

18 JULY 2016



Project	Details	Address	Applicant	No of LUPAA	Perm / Disc /
COUNCIL DECISIONS					
P16-087	Replacement playground at Longford Village Green with contemporary destination play space & children's playground (heritage-listed place)	Victoria Square, 53 Wellington Street, Longford	Northern Midlands Council	42	D
COUNCIL DECISIONS - REFUSAL					
P16-065	18-lot subdivision, filling of lots 1-15 & 201, and removal of 34 trees (within 50m of railway)	1 Edward Street, Perth	Woolcott Surveys	-	D
P16-068	Visitor accommodation - converted bus (variation to setbacks in rural zone)	530 White Hills Road, Evandale	S Burston	-	D
RMPAT DECISIONS					
P15-157	Resource processing (grain processing & distribution facility)	'Williamwood' (accessed from Auburn Road), 109 Auburn Road, Ross	Woolcott Surveys (obo XLD Grain)	-	D

8 MATTERS AWAITING DECISION BY TPC & RMPAT

TPC		Tasmanian Planning Commission	
IPS		Northern Midlands Interim Planning Scheme 2013 – effective date 1.6.13. Report on representations sent to TPC. TPC held a meeting on 21 May 2015 with Council staff and representors to discuss representations to the Interim Scheme. No further action from TPC at this time.	
TPS		Tasmanian Planning Scheme – State Planning Provisions (SPP) currently on exhibition by TPC. Closing date for comment 8.5.16.	
07/15		Draft Amendment & Planning Permit P15-331 - 2 Hudson Fysh Drive, Western Junction: (CT 146537/2) – Carpark (variations to development standards). Council’s recommendations forwarded to TPC 10.5.16	
02/15		Draft Amendment 02/15 – revisions to heritage codes – public exhibition completed 28.6.16 – report to be sent to TPC	
RMPAT		Resource Management & Planning Appeals Tribunal	
P15-098		Appeal 114/15P–Shed (recycling and waste disposal) – 18 Logan Road, Evandale – Woof v NMC - teleconference held – consent agreement submitted to RMPAT - awaiting revised site plan with shed 50m from boundary	
P16-055		Appeal 51/16S – subdivision, 80 Seccombe St, Perth – teleconference held 10.6.16	
DECISIONS RECEIVED			
TPC			
-		-	
RMPAT			
P15-157		Appeal 101/15P – Grain processing and distribution – 109 Auburn Road, Ross – J Bingley v NMC– permit issued as per RMPAT consent agreement	

9 USE OF COUNCIL SEAL: JUNE 2016

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
1	Other Agreements/Documents

10 132 & 337 CERTIFICATES ISSUED

	No. of Certificates Issued 2015/2016 year													Total
	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	Total	2014/2015
132	70	68	70	72	45	42	52	51	54	49	46	43	662	676
337	30	37	47	35	23	37	18	32	30	21	24	26	360	389

11 ANIMAL CONTROL

Item	Income/Issues 2014/2015		Income/Issues for June 2016		Income/Issues 2015/2016	
	No.	\$	No.	\$	No.	\$
Dogs Registered	3,801	88,126	12	180	3,773	92,210
Dogs Impounded	88	5,360	8	204	76	5,460

AGENDA – ORDINARY MEETING

18 JULY 2016



Item	Income/Issues 2014/2015		Income/Issues for June 2016		Income/Issues 2015/2016	
	No.	\$	No.	\$	No.	\$
Euthanized	3	-	3	-	7	-
Re-claimed	73	-	5	-	90	-
Re-homed/To RSPCA	12	-	-	-	9	-
New Kennel Licences	8	518	1	68	12	816
Renewed Kennel Licences	62	2,480	(1)	(41)	60	2,460
Infringement Notices (paid in full)	35	5,307	6	1,516	53	9,776
Legal Action	-	-	-	-	-	-
Livestock Impounded	2	300	-	-	2	130
TOTAL		102,091		1,927		110,852

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	*	*

*Immunisations are now undertaken by Launceston City Council, no figures available.

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	5
Inspection of Food Premises	126	118	154

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	-	-	-	-	2	-	-	-
Building & Planning	6	1	4	-	2	4	5	2	5	4	-	-
Community Services	-	-	-	-	-	-	-	-	1	-	-	-
Corporate Services	4	1	16	-	6	4	-	1	-	-	-	-
Governance	-	-	-	-	-	-	-	-	1	-	-	-
Waste	1	-	-	-	-	1	1	1	1	-	-	-
Works (North)	48	40	18	25	20	19	36	33	25	25	18	18
Works (South)	2	8	5	4	6	3	3	5	11	3	5	1

AGENDA – ORDINARY MEETING

18 JULY 2016



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

Date	Recipient	Purpose	Amount
22-Jul-15	Campbell Town District High School	Chaplaincy	\$1,500
22-Jul-15	Campbell Town District High School	Inspiring Positive Futures Program	\$8,000
4-Aug-15	Rural Alive & Well	Donation	\$5,000
11-Aug-14	Helping Hand Associated	Donation	\$1,000
11-Aug-14	Longford Care-a-car	Donation	\$1,000
15-Sep-15	Cressy District High School	Inspiring Positive Futures Program	\$8,000
21-Oct-15	Toosey Aged Care	Donation	\$150
22-Oct-15	Campbell Town District High School	Donation - School Achievement Awards	\$90
22-Oct-15	Perth Primary School	Donation - School Achievement Awards	\$30
22-Oct-15	Evandale Primary School	Donation - School Achievement Awards	\$30
22-Oct-15	Longford Primary School	Donation - School Achievement Awards	\$30
22-Oct-15	Cressy District High School	Donation - School Achievement Awards	\$90
22-Oct-15	Avoca Primary School	Donation - School Achievement Awards	\$30
2-Dec-15	Perth Fire Brigade	Donation	\$50
22-Dec-15	Longford Fire Brigade	Donation	\$100
	Campbell Town Medical Centre	Donation - re: late Mr L Triffitt	\$50
23-Feb-16	Holman Clinic	Donation - re: late Mr B Ellis	\$50
17-Feb-16	Swap Meet Tasmania	Donation	\$120
16-Mar-16	Mr B Murray-Skey	Donation - International Children's Games - Taiwan	\$120
23-Mar-16	Christ Church flower show	Donation - Flowers	\$36
	Council wages and plant	Assistance to Campbell Town SES	\$161
Planning/Building Applications Remitted			
14-Oct-15	Evandale Light Railway	Planning / Building Application fees	\$218
3-Feb-16	Evandale Light Railway	Planning / Building Application fees	\$402
3-Feb-16	NRM	Planning fees - Strathroy Riparian Reserve planting	\$231
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
17-Feb-16	Ms K Earley	Bursary Program 2015	\$500
15-Mar-16	Mr L Hulme	Australian Youth Boxing Championships	\$60
16-Mar-16	Ms Ashley Blair	Bursary Program 2016	\$500
16-Mar-16	Ms Teneasha Latta	Bursary Program 2016	\$500
16-Mar-16	Ms A Ferrall	U17 National Netball Championships - Perth WA	\$60
05-Apr-16	Mr Cobey Evans	U13 State Team ASICS Little Athletics Championships	\$60
05-Apr-16	Ms Sharnee Johnstone	Bursary Program 2016	\$500
19-Apr-16	Mr Tobias Verhaegh	Bursary Program 2016	\$500
20-Apr-16	Mr Daniel McCullagh	Bursary Program 2016	\$500
19-Apr-16	Miss Emma Johnstone	Bursary Program 2016	\$500
27-Apr-16	Miss Olivia Harvey	Bursary Program 2016	\$500
27-Apr-16	Mr J Corban-Banks	Bursary Program 2016	\$500
27-Apr-16	Miss K Heaps	Bursary Program 2016	\$500
20-Apr-16	Mr Samuel Evans	Bursary Program 2016	\$500
20-Apr-16	Ms K Hill	Aust Little Athletics Championships	\$60

AGENDA – ORDINARY MEETING

18 JULY 2016



Date	Recipient	Purpose	Amount
2-May-16	Miss T Whitney	Bursary Program 2016	\$500
2-May-16	Thomas Langridge	Bursary Program 2016	\$500
9-May-16	Celeb Clifford	Bursary Program 2016	\$500
10-May-16	Kurtis Franklin	Bursary Program 2016	\$500
17-May-16	Brodie Parker	Bursary Program 2016	\$500
18-May-16	Robert Montagnor	Bursary Program 2016	\$500
18-May-16	Isaac Clifford	Bursary Program 2016	\$500
25-May-16	Mr Thomas Cogger	Northern Tasmanian Junior Soccer Association	\$60
25-May-16	Ms Ebony Warmisham	Northern Tasmanian Junior Soccer Association	\$60
	Ms Madolyn Macintosh-Lucas	U12 Soccer Merimbula Cup	\$60
TOTAL DONATIONS			\$37,108

15 ACTION ITEMS: COUNCIL MINUTES

Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
27/06/2016	151/16	Confirmation Of Minutes - Cressy Local District Committee	That Council note and investigate the following recommendation/s of the Cressy Local District Committee -1. That the trout sign in the paddock next to the hotel be removed and Council investigate the installation of a community notice board in Cressy.	Governance & Community Dev Officer		
27/06/2016	151/16	Confirmation Of Minutes - Cressy Local District Committee	That Council note and investigate the following recommendation/s of the Cressy Local District Committee - ... 2. That Council investigate obtaining traffic movement data (speed and volume) for Main Street, Cressy.	Governance & Community Dev Officer		
18/01/2016	07/16	Honeysuckle Banks Masterplan	That Council: i) Accept in principle, the draft Honeysuckle Banks masterplan; and ii) Release the draft Honeysuckle Banks masterplan for community consultation.	Governance & Community Dev Officer	Discussed at July workshop. Provide further advice to September Council workshop.	
18/04/2016	107/16	Implementation Of Place Activation Plan - Longford	That council officers, together with the committees, explore the development of an app.	Governance & Community Dev Officer	In progress.	
15/02/2016	31/16	Longford Destination Play Space And Playground	Council approves the placement of the order for stage one of the state of the art, electronic, destination play space, and the contemporary playground for younger children, on Longford Village Green, with the full payment to be made in 2016/2017	Governance & Community Dev Officer	Planning application approved June 2016.	
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.	Governance & Community Dev Officer	Mrs Bell has reported that she is making steady progress with the fundraising.	
27/06/2016	160/16	Northern Midlands Council Customer Service Charter	That Council adopt the amendments to the Northern Midlands Council Customer Service Charter as shown in attachment 12.1 of this report.	Governance & Community Dev Officer	Complete.	
27/06/2016	159/16	Northern Midlands Council Reporting Policy	That the policy be retained and updated.	Governance & Community Dev Officer	Complete.	
21/03/2016	60/16	Policy: Public Liability Insurance Requirement for Council Owned Facilities	That a decision on the matter be deferred to the 18 April 2016 Council meeting, pending the provision of further information.	Governance & Community Dev Officer		
27/06/2016	158/16	Restoration of BL 15LB Mark I No. 788 cannon located at War Memorial Ross	That i) Council officers seek a costing to refurbish the cannon; ii) Council officers in conjunction with the RSL apply for grant funding to assist with the restoration of the cannon; and iii) the community and RSL sub-branch be consulted on	Governance & Community Dev Officer		

AGENDA – ORDINARY MEETING

18 JULY 2016



Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
			the matter of the concept of a cover for the cannon, to be raised through the Ross Town Square Master Plan consultation phase.			
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.	Governance & Community Dev Officer	Negotiations underway with Dumaresq family & Tom Roberts descendants to also be consulted. Draft interpretation board design prepared.	
27/06/2016	151/16	Confirmation Of Minutes - Longford Local District Committee	That Council note and investigate the following recommendation/s of the Longford Local District Committee - 1. The Longford Local District Committee requests as a matter of priority, the Northern Midlands Council and Department of State Growth conduct a feasibility study to determine alternate one-way vehicular exit from Browns Shopping complex via Union Street to Tannery Road, or an alternative route considered suitable.	Works & Infrastructure Manager	Matter under investigation.	
18/04/2016	95/16	Confirmation of Minutes - Recommendations Of Sub Committees - Ross Local District Committee	That Council note and investigate the following recommendation/s of the Cressy Local District Committee: 1. That Council relocate the Longford Village Green play equipment to the Cressy Trout Park when the Longford playground is upgraded. ...	Works & Infrastructure Manager	Allocation of equipment yet to be determined.	
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.	
15/02/2016	32/16	Financial and Economic Analysis of the Campbell Town War Memorial Oval Precinct Development Plan	That i) Council officers call quotes for the design of the smaller clubrooms (incorporating change facilities and public toilets).	General Manager	In progress.	
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.	General Manager	Progress delayed by Telstra negotiations re use of their tower near Poatina.	Aug-16
15/02/2016	34/16	Lighting: Velodrome & Village Green Improvements To Christmas Lighting	That Council officers be authorised to investigate suitable lighting arrangements for i) the tree and other areas of interest within Village Green; and ii) Longford velodrome; and report back to Council.	General Manager	Proposal presented to May workshop. Awaiting final costings to then meet with interested parties and report to Council. Council approved in its 2016/17 Budget the Village Green improvements.	
21/03/2016	75/16	Longford Odour Emissions	That a report be tabled and the matter be discussed with TasWater at the May Council Workshop and listed for the May Council meeting.	General Manager	To be prepared.	
18/04/2016	106/16	Proposed Natural Gas Main Extension To Translink Industrial Precinct	That a fee offer be sought for the preparation of a business case to support the natural gas main extension to TRANSlink Industrial Precinct and reported to Council.	General Manager	Matter in progress.	
27/06/2016	161/16	Sealing Of Nile Road	That Council 1. continue to pursue external funding sources for the sealing of Nile Road. 2. consider in its 2017/2018 Budget the implementation of a four (4) year funding program to seal Nile Road.	General Manager	Noted.	
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	General Manager	To be progressed as a component of the Longford Township CBD Urban Design Strategy	

AGENDA – ORDINARY MEETING

18 JULY 2016



Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
			Council at a Workshop. iv) the horse trail be considered as part of the concept plans.			
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.	
27/06/2016	151/16	Confirmation Of Minutes - Longford Local District Committee	That Council note and investigate the following recommendation/s of the Longford Local District Committee - ... 3. That Council notes the suggestion of investigating a heritage building preservation fund for future budgetary considerations.	Planning & Development Manager		
21/03/2016	78/16	Land Use and Development Strategy	That Council i) endorse the attached Land Use and Development Strategy brief to allow tenders to be called; ii) that the tender be called as staged reports and as a whole, and reported back to council.	Planning & Development Manager	Progressing.	
27/06/2016	172/16	Making Of By Law: Storage / Shipping Containers	A. That officers prepare a draft by law for Council consideration B. That officers prepare a draft Regulatory Impact Statement applicable to the draft by-law C. In the interim council continue to pursue issues raised relating to the placement of shipping containers.	Planning & Development Manager	Report to August 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.	
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	Planning & Development Manager	In progress.	
27/06/2016	173/16	Review Of Dog Management Policy	That Council i) endorse the proposed changes to the Dog Management Policy 30, as highlighted in the attached document, with the exception of the deletion of the following clause which is to be retained: "Council also will letterbox drop all residences within 200 metres of the premises applying for the licence, and will inform by letter owners of properties within the 200 metre range who do not live at the property." for public exhibition in accordance with s.7 of the Dog Control Act 2000.; ii) officers investigate the introduction of a microchipping day for dogs and cats in 2016/17.	Planning & Development Manager	To be exhibited and circulated to stakeholders for comment late July.	
27/06/2016	163/16	Northern Midlands Council Illawarra Road Signs Advertising Policy	That Council adopts the Illawarra Road Advertising Signs Policy	Engineering Officer	State Growth advertised that policy has been approved. Logistics re works to be carried out. Complete.	
27/06/2016	162/16	Proposed Boundary Adjustment: 19 Youl Road, Perth	That Council require the owner to construct approximately 120m of new kerb and channel by extending the existing kerb and channel north along the frontage of the house lot to the proposed new boundary on both the Youl Road and Main Street frontages of the property and upgrade the existing gravel driveway to the house to a concrete driveway from the edge of the road to the property boundary.	Engineering Officer	Property owner advised.	
27/06/2016	151/16	Confirmation Of Minutes - Longford Local District Committee	That Council note and investigate the following recommendation/s of the Longford Local District Committee - ... 2. The Longford Local District Committee requests the Northern Midlands Council investigate the following projects through the Longford CBD strategy: - A lookout for	Project Officer	Request referred to consultants undertaking the development of the Longford CBD Strategy.	

AGENDA – ORDINARY MEETING

18 JULY 2016



Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
			Longford; - Longford motor racing circuit historical stone markers; - Mill Dam conservancy plan.			
27/06/2016	157/16	Cycling Australia's Tour Of Tasmania 2016	That Council i) offer sponsorship funding, on a dollar for dollar basis up to an amount of \$2,500 to Cycling Australia to host a stage of the 2016 Tour of Tasmania in the Northern Midlands; and ii) approach the Tourism Northern Tasmania (TNT) and seek their consideration of a contribution of \$2,500 in partnership with Cycling Australia to host a stage of the 2016 Tour of Tasmania in the Northern Midlands.	Project Officer	Further discussions underway with Cycling Australia.	
27/06/2016	156/16	Funding Application for the implementation of the Northern Midlands Community Sports Centre Master Plan	That Council allocate \$504,723 to the Major Upgrade of the Northern Midlands Sports Centre project, subject to securing a Regional Revival Fund Grant Project grant of \$504,722.	Project Officer	Outcome of Regional Revival Fund grant application awaited.	
27/06/2016	155/16	Launceston Art Society 125th Anniversary Sponsorship Request	That the matter be referred to Round 2 applications for special events funding.	Project Officer	Await opening of Round 2 applications.	
18/04/2016	98/16	Perth Recreation Ground 2030 Masterplan	That Council: i) accept the Perth Recreation Ground 2030 Master Plan in principle; ii) release the plan for community consultation; iii) consider funding components of the Master Plan in forthcoming Council budgets, and request Council Officers to seek to secure external grants to assist with the implementation of the Master Plan; iv) seek a contribution from the state government; v) investigate options for the skate park; and vi) consider options for the scout hall.	Project Officer	Final plan awaited.	
27/06/2016	151/16	Confirmation Of Minutes - Ross Local District Committee	That Council note and investigate the following recommendation/s of the Ross Local District Committee - That Council note the issue of lack of internet services in the outlying areas of Ross and make enquiries regarding possible improvements.	Corporate Services Manager	In progress.	
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	Not included budget.	

LONG TERM ACTIONS

Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
20/04/2015	105/15	Northern Midlands Towns Entrance Statements	That Council authorises officers to investigate the cost to design and implement entrance statements for: a) Avoca; b) Campbell Town; c) Cressy; d) Evandale; e) Longford; f) Perth; g) Ross; and list within the draft 2015/2016 budget for consideration	Governance & Community Dev Officer	Quote received, awaiting second quote.	
18/01/2016	23/16	Tree Removal – Macquarie Road	Council accepts the information in the report and endorses the Statement of Reasons attached. (include damage caused to motor vehicles).	Governance & Community Dev Officer	Notice served. Extension of time sought from Foster to remove trees. Extension granted to 22 July 2016.	
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	Benchmarking project to be finalised. Project expected to commence in Aug/ Sept 2016.	
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.	General Manager	To be addressed as part of the Longford CBD Urban Design Plan.	

AGENDA – ORDINARY MEETING

18 JULY 2016



Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
15/10/2012	262/12 (3)	Sub Committee Recommendations - Cressy Local District Committee	That funding be sought for the establishment of a cycle way between Cressy and Longford or other areas that may be appropriate	General Manager	Report to Council.	Review 6 Monthly
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-16

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

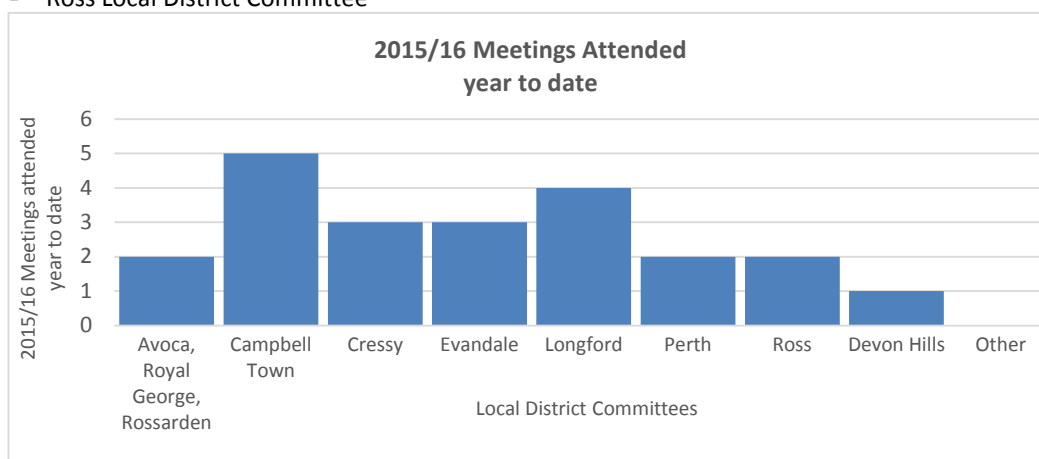
16 KEY ISSUES BEING CONSIDERED: MANAGERS' REPORTS

Activities from the 1 to 30 June 2016

1. GOVERNANCE UNIT –GENERAL MANAGER

a. Governance – Meetings/Conferences

- Council meetings:
 - Ordinary meeting 27 June
- Council Workshop:
 - 14 June
- Community meetings:
 - Ross Local District Committee



- Executive Management Team:
 - 23 June
- Staff Meeting
 - 14 June
 - 28 June
- Other Meetings:
 - Attended meetings with Editor of Country Courier
 - Met with service provider to discuss drug and alcohol solutions
 - Attended Brian Mitchell and Julie Collins media launch re funding for Northern Midlands Fitness & Sports Centre
 - Met with business owners re parklets
 - Attended NTD Local Government Committee meeting
 - Attended Northern Waste Management Group Meeting
 - Attended TasWater Special General Meeting
 - Met with TasRail
 - Met with Ratepayer
 - Attended Campbell Town Urban Design steering committee meeting
 - Met with representative of Glover Festival re venue
 - Attended meeting re trees on Macquarie Road
 - Met with Phil Winfield, TasGas
 - Met with Ratepayers re Levee Bank & Woolmers

AGENDA – ORDINARY MEETING

18 JULY 2016



- Met with Perth Primary School principal
- Attended meeting re Perth Structure Plan

b. General Business:

- Health & Safety and Risk Management Review
- NBN Rollout
- Sub Regional Alliance
- Legal issues, leases and agreement reviews
- Interim Planning Scheme issues
- Road Construction
- Engineering Services
- Drainage issues & TRANSLink stormwater
- Road and Traffic issues
- Resource Sharing
- Animal Control
- Buildings
- Tourism
- NRM North
- Staff issues/Employment/Interviews
- 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
- Emergency Management
- Governance Audit
- General correspondence.

c. Tourism & Community Development Update

- Managing and progressing various strategic projects, strategies and master plans:
 - Campbell Town War Memorial Oval redevelopment – awaiting outcome of funding application to National Stronger Regions Fund (anticipated July 2016)
 - TRANSLink Precinct Renewal program – awaiting outcome of funding application to National Stronger Regions Fund (anticipated July 2016)
 - Longford CBD Urban Design Master Plan – parklets component underway
 - Honeysuckle Banks Master plan – draft being finalised
 - Perth Recreation Ground Master Plan – being finalised
 - Campbell Town CBD Urban Design Master Plan – business and community consultations underway: presentation to August 1 Councillors workshop
 - Ross Town Square Master Plan – consultation underway
 - Northern Midlands Health, Fitness & Sports Centre – funding application to Regional Revival Grants Program submitted (outcome anticipated September 2016)
 - Longford Play Space – await outcome of planning application
 - Longford Recreation Ground Master Plan: options being discussed with user groups
 - Northern Midlands Economic Development Strategy: in planning phase
 - Northern Midlands Council Strategic Plan: input provided
 - Update of TRANSLink Prospectus: in collaboration with Department of State Growth
 - Perth's William Street Reserve Walkway Extension project: funding application to TCF withdrawn
- Liaising with various organisations and community groups regarding holding events within the Northern Midlands
- Heritage Highway Tourism Region Association
 - Assisted with the development of the 2016/17 Business Plan
 - Assisting with website upgrade, marketing activities, itineraries, newsletter and social media campaigns
 - Updating event directory

AGENDA – ORDINARY MEETING

18 JULY 2016



- Participation on working group to develop convict themed self-guided tours of the Heritage Highway region
- Preparing documentation for audit 2015/16
- Northern Midlands Business Association
 - Coordinating Northern Midlands Visitor & Information Centre: planning underway to refresh the visitor centre appearance and functionality – improving user experience for both visitors and volunteers
 - Assistance with application for Powranna Truck Wash facility funding – awaiting outcome of National Stronger Regions Fund (anticipated July 2016)
 - Assisted the development of the 2016/17 Business Plan
 - Assistance with transition to new structural arrangements
 - Preparing documentation for audit 2015/16
- Providing support and information for all Northern Midlands Visitor Centres and provision of information to Regional Tourism organisations and tourism operators
- Tourism Infrastructure Audit - Northern Tasmania Review
- Development of Council pages in the Country Courier newspaper
- Development of weekly advert in Your Region of the Examiner newspaper
- Updating Council's online business directory
- Coordinated Northern Midlands Council participation in Blood25 Challenge
- Coordinating PCYC Youth Programs at Longford, Evandale and Perth
- Emergency Management
 - Updating Council's Social Recovery Plan
 - Participated in the Northern Region Social Recovery Debrief
- Coordinating Council's Further Education Bursary Program
- Participating in the quarterly Northern Midlands Health Service Providers Forums
- Member of the Northern Region Sport and Recreation Committee
- Progression of the Village Well Activation Plan with activation groups
- Participation in Northern Midlands Business Partnership Group
- Asian Engagement Strategy Project: providing data on Northern Midlands export businesses.

d. Other Activities:

- Citzenships
- 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

AGENDA – ORDINARY MEETING

18 JULY 2016



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 resident's information, council information policies and procedures.
- Banking & Investments, Direct Debit, Ezidebit, BPay Billing etc. and setup alterations.
- Rate System issues, 2015/16 Rating and Budget issues, General Finance, ABS Data Collection, and Grant Funding issues, Tax issues including GST PAYG FBT Fuel & Land Tax, and Northern Finance committee.
- Cemetery management, onsite map display and website databases.
- Roads to Recovery work schedules, mapping, Annual Report and quarterly reports.
- Childcare financial reporting, audit, budgets & fee schedule reconciliations. Service support and account issues.
- General accounting, customer service, feedback survey, 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 including new Devon Hills Community Fire Plan Development.
- 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.
- Nil open Workers Compensation claims.
- 1 Motor.

d. Information Technology

- Server and desktop maintenance.
- Minor upgrades of other IT equipment.
- Open Office Software upgrades and enhancement requests.
- GIS maintenance and training.
- 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 maintenance.
- Office telephone system & 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 and training.
- WiFi network and hotspots.

AGENDA – ORDINARY MEETING

18 JULY 2016



- Fleet tracking.
- ECM Upgrade implementation & training.

3. 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 Launceston Gateway Project – Demand Analysis.
- Pursue preparation of Land Use and Development Strategy.
- 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.

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.
- Facilitation of various Green Army projects.

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.
- Election signage.
- Follow up dog registrations and compliance with kennel and dangerous dog restrictions.
- Regular inspection visits to Mill Dam.

AGENDA – ORDINARY MEETING

18 JULY 2016



- 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.
- Overnight camping site in Campbell Town.

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.
- Cat management.
- Service of related notices and infringements.
- Court attendance.

4. 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 final completion.
- 4 Lot Pegasus subdivision Ross at practical completion.
- Stage 2 of Hollejett 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 final 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.
- Regular safety audits of all sites - ongoing

AGENDA – ORDINARY MEETING

18 JULY 2016



- Justwaste Contracting has commenced operating as the tenderer responsible for the Waste Transfer Stations at Longford, Evandale, Campbell Town and Avoca.
- e. Tenders and Contracts**
- Work commenced on site at Lake River Bridge, Macquarie Road.
- f. Flood levee**
- Programmed monthly/ bi-monthly inspections of flood levee carried out by Works and Infrastructure staff.
- g. Engineering**
- Input into Northern Regional Infrastructure group – ongoing.
 - Hydraulic modelling of stormwater system in Western Junction Industrial Area – ongoing.
 - Development of stormwater plans for all towns as required by the *Urban Drainage Act 2013* – ongoing.
- h. Capital works**
- None to report.

17 RESOURCE SHARING SUMMARY FROM 01 JULY 2015

Attachments: Section 1 – Page 27

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		
		June 2016	Jan – June 2016	June 2015
Nil to report		\$ 0		
TOTAL COST VANDALISM		\$ Nil	\$ 6,970	\$ 300

19 YOUTH PROGRAMME UPDATE: JUNE 2016

Prepared by: Lorraine Green, Economic and Community Development Manager

Youth Activity Programs

Council has contracted the Longford and Launceston PCYCs to continue to provide youth programs weekly across the second school year term. The Longford and Perth programs assist high school-aged students to learn life and interpersonal skills through physical activity-based programs.

The Perth Youth Program on Thursdays 6.30-8.30pm had five sessions in June, with an average of 7 participants at each session. A targeted promotion of this youth program is underway to attract further participants.

The Longford Friday evening Youth Program at the Sports Centre had 45 participants across the four June sessions: averaging 11 participants at each session.

The Evandale afterschool program for primary-aged students involves students in physical activity that encourages the learning and practise of appropriate social and interpersonal skills. There were three sessions in June; averaging 16 participants at each session.

Youth Mentoring Program

Council contracted National Joblink (NJL) to provide fortnightly mentoring sessions at Campbell Town and Cressy District High Schools for students referred by school staff for assistance with primarily managing behavioural and socialisation issues. These sessions commenced early in Term One and are continuing in Term Two.

At Cressy District High School, the NJL mentor is working with grade 7 and 8 students, and at Campbell Town District High School he is working with students from grades 7-12.

AGENDA – ORDINARY MEETING

18 JULY 2016



20 NATURAL RESOURCE MANAGEMENT

Prepared by: Monique Case, NRM Facilitator

Mill Dam Reserve

Plantings at the Mill Dam have withstood the recent flood events at the Mill Dam significantly well. However, it is evident that some level of clean up would be beneficial and to this end, the Green Army Heritage Team service provider, Manpower Group Australia, has offered the team's assistance at no cost.

Tamar Estuary and Esk Rivers (TEER) Riverbank Erosion Grants Round 2.

NRM North's TEER Program secured funding for the erosion grants through the Australian Government's National Landcare Program investment in the Tamar River Recovery Plan. The program provides funding of up to \$25,000.00 within the Tamar Estuary and Esk Rivers catchment area to reduce sediment delivered to the Tamar Estuary.

In Round 1 in 2015 thirteen applications were received from the Northern region with six of the successful projects occurring in the Northern Midlands.

Round 2 has seen continued demand with 15 applications received. Six of those were from the Northern Midlands region and four of these have been successful, one is under negotiation and the other was withdrawn.

21 TYRE STORAGE (P13-199)

Prepared by: Paul Godier, Senior Planner

The permit to store tyres at the Woolmers Lane site was amended by way of an Environment Protection Notice to specify that the end date for bringing tyres to the site is 20 December 2016.

Mr Chugg was provided with a copy of the amended permit on 6 June 2016.

A letter was sent to Mr Chugg on 1 July 2016 reminding him that tyres must not be deposited on the land after 20 December 2016 and asking how he is progressing with finding an alternative site. The letter also reminded Mr Chugg that all tyres must be removed from the land by 31 December 2020.

A copy of this letter was sent to the Environment Protection Authority and the landowner. The landowner was also advised that he should seek his own legal advice as to his liability should tyres continue to be deposited on his land after 20 December 2016.

DECISION

Cr

That the Information items be received.

AGENDA – ORDINARY MEETING

18 JULY 2016



GOV 6 NORTHERN MIDLANDS FURTHER EDUCATION BURSARY PROGRAM

Responsible Officer: Amanda Mason, Governance and Community Development Officer

Report prepared by: Lorraine Green, Project Officer

1 PURPOSE OF REPORT

The purpose of the report is to:

- i) Provide Council with a report on the trial of the Further Education Bursary Program across 2014-2016;
- ii) Seek Council's decision as to whether the bursary program continues beyond the trial period.

2 INTRODUCTION/BACKGROUND

In 2014 Council introduced the trial of the Northern Midlands Further Education Bursary Program across 2014-2016. The program aimed to provide up to ten bursaries in 2014 and 2015 to Year Ten Northern Midlands' resident students for whom receiving a bursary would significantly impact on their ability (in terms of the confidence boost at the public recognition of their educational potential, as well as the funding) to pursue at least two years further education/training post year Ten.

The bursary of \$1,000 was to be paid in two instalments of \$500 after the recipients have submitted their proof of enrolment forms (i.e. after they had paid their study fees each year for the two years covered by the bursary).

Schools where Northern Midlands students were enrolled in Year Ten, (public, private and e-school), were each invited to nominate up to four eligible students each year.

Council appointed a Further Education Bursary Committee to assess the applications. The applications received were depersonalised in terms of the identity of the applicants and their school, prior to being circulated to the Further Education Bursary Committee members.

The Further Education Bursary Committee assessed the applications against the set criteria:

- Passion for pursuing a further education/training pathway;
- Academic performance and attendance in Year Ten;
- Economic need.

In 2014 Council awarded ten bursaries, nine of which were taken up by the recipients (i.e. they claimed their 2015 and 2016 bursary payments). Informal reports from the students' former high schools indicate that these nine students are performing well in their post Year Ten studies. The value of the bursary to the students has been emphasised by the schools and in notes of thanks from several of the students.

In 2015 Council again awarded ten bursaries and all the students have claimed the first instalment of their bursaries. The schools again emphasised the value of the bursaries to these students and several students acknowledged this in their notes of thanks.

The twenty bursaries awarded during the trial period were awarded to students from seven schools: Campbell Town District High School (6 students), Cressy District High School (5 students), Kings Meadows High School (3 students), Launceston Christian School (1 student), Launceston Church Grammar School (2 students), Prospect High School (2 students) and the Tasmanian eSchool (1 student).

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: 3.3 Youth "Facilitate services and activities that meet the needs and aspirations of young people in the Northern Midlands."

AGENDA – ORDINARY MEETING

18 JULY 2016



4 FINANCIAL IMPLICATIONS

The Northern Midlands Further Education Bursary Program requires an annual allocation of \$10,000 if the program is to continue beyond the trial period.

If the program doesn't continue past the trial period, an allocation of \$5,000 is required in 2016/2017.

Council's 2016/17 Budget includes an allocation of \$10,000 for the bursary program.

5 RISK ISSUES

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

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

6 CONSULTATION WITH STATE GOVERNMENT

Council consulted with School Principals, College staff and Education Department Pathway Planners during the development of the Northern Midlands Further Education Bursary Program.

7 COMMUNITY CONSULTATION

Broader community consultation has not been undertaken.

8 OPTIONS FOR COUNCIL TO CONSIDER

Council can either continue or not continue the Further Education Bursary Program beyond the 2014-2016 trial period.

9 OFFICER'S COMMENTS/CONCLUSION

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

10 ATTACHMENTS

N/A

RECOMMENDATION 1

That the matter be discussed.

RECOMMENDATION 2

That Council either:

i) continues the Further Education Bursary Program beyond the 2014-2016 trial period, awarding ten bursaries each year at an annual cost of \$10,000

or

ii) does not continue the Further Education Bursary Program beyond the 2014-2016 trial period.

DECISION

Cr

Cr

AGENDA – ORDINARY MEETING

18 JULY 2016



GOV 7 LOCAL GOVERNMENT ASSOCIATION OF TASMANIA (LGAT): MOTIONS FOR THE ANNUAL GENERAL MEETING & GENERAL MEETING – 20 JULY 2016

Attachments: Section 1 – Page 28

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

1 PURPOSE OF REPORT

This report considers the Local Government Association of Tasmania (LGAT) agenda for the Annual General Meeting and General Meeting on 20 July 2016.

2 INTRODUCTION/BACKGROUND

The Local Government Association of Tasmania (LGAT) will hold the Annual General Meeting (AGM) and General Meeting on 20 July 2016 at C3 Convention Centre in South Hobart. The AGM will commence at 11.00am and the General Meeting will commence directly after the conclusion of the Annual General Meeting.

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

- Annual General Meeting; and
- General Meeting.

3 STRATEGIC PLAN

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

4 FINANCIAL IMPLICATIONS

Councillor attendance is in accordance with Council Policy No. 4, Councillors Allowances, Travelling and Other Expense.

5 OPTIONS FOR COUNCIL TO CONSIDER

Council needs to consider each agenda item and determine how it wishes the voting delegate to vote on each item at the Annual General Meeting and General Meeting on the 20 July 2016.

5.1 Annual General Meeting

The following are the motions on which decisions are sought:

Item 1 Minutes of 103rd Annual General Meeting

Decision sought:

That the Minutes of the 103rd Annual General Meeting, held 22 July, 2015 be confirmed.

Item 2 President's Report

Decision sought:

That the President's report be received.

Item 3 Financial Statements to 30 June 2015

Decision sought:

That the Financial Statements for the period 1 July 2014 to 30 June 2015 be received and adopted.

AGENDA – ORDINARY MEETING

18 JULY 2016



Item 4 *Budget and Subscriptions 2016/17*

Decision sought:

That the meeting adopt the Budget and Subscriptions as presented.

Item 5 *President and Vice President Honorariums*

Decision sought:

That the President's and Vice President's allowance for the period 1 July 2016 to 30 June 2017 be adjusted in accordance with the movement in the Wages Price Index.

Item 6 *Rules of the Local Government Association of Tasmania*

Decision sought:

That the Rules as amended be adopted in full (replaced).

Item 7 *Reports from Board Representatives*

Decision sought:

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

5.2 General Meeting

The following are the motions on which decisions are sought:

Item 1 *Minutes*

Decision sought:

That the Minutes of the meeting held on 22 April 2016, as circulated, be confirmed.

Item 2 *Confirmation of Agenda & Order of Business*

Decision sought:

That the agenda and order of business be confirmed.

Item 3 *Presidents Report*

Decision sought:

That Members note the report on activity since the last General Meeting.

Item 4 *CEO's Report*

Decision sought:

That Members note the report on activity since the last General Meeting.

Item 5 *Business Arising*

Decision sought:

That Members note the following information.

Item 6 *Follow up of motions*

Contact Officer – Dion Lester

Decision sought:

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

Item 7 *Monthly Reports to Councils*

Decision sought:

That Members note the reports for March, April and May 2016.

Item 8 *Items for Noting*

Item 8.1 *Review of the Local Government Act*

Contact Officer – Katrena Stephenson

Decision sought:

That Members note the following report.

AGENDA – ORDINARY MEETING

18 JULY 2016



Item 8.2 Local Government Reform

Contact Officer – Katrena Stephenson

Decision sought:

That Members note the following report.

Item 8.3 Australian Local Government Association Activity

Contact Officer – Katrena Stephenson

Decision sought:

That Members note the following report.

Item 8.4 Policy Update

Contact Officer – Katrena Stephenson

Decision sought:

That members note the following report.

Item 8.5 LGAT Professional Development Program

Contact Officer – Alyce Jordan

Decision sought:

That members note the update on the Local Government Professional Development Program.

Item 8.6 Staffing Changes at LGAT

Contact Officer – Katrena Stephenson

Decision sought:

That Members note the following report.

Item 9 Items for Decision

Item 9.1 LGAT Subscriptions

Contact Officer – Katrena Stephenson

Decision sought:

That Members agree:

1. That LGAT undertake subscription modelling for consideration by councils.
2. That the focus of the modelling is to be aligned with practice in other jurisdictions and agreed by General Managers at their September 2016 workshop.
3. That any change to the subscription formula be agreed in principle by March 2017 to align with the LGAT Budget process, with formal adoption at the 2017 AGM.

Item 9.2 Planning Reform

Contact Officer – Dion Lester

Decision Sought

That Members note the progress of the State Government's planning reforms.

That Members endorse the identified reform agenda priorities from a Local Government perspective, being -

- State Planning Policy development;
- A greater emphasis on Regional Planning;
- Improving the planning appeal process;
- Changing notification requirements for discretionary applications; and
- Consolidating subdivision legislation.

Item 9.3 Waste Levy

Contact Officer – Dion Lester

Decision Sought

1. That the Meeting note that:
 - a) At the May 2016 Premier's Local Government Council meeting it was announced that the Government will not be introducing a state-wide levy on waste; and

AGENDA – ORDINARY MEETING

18 JULY 2016



- b) LGAT will be re-establishing the waste management reference group to provide a mechanism to allow for strategic consideration of waste issues across the state.
2. That the Meeting agree that the LGAT, supported by the Waste Management Reference Group, develop recommendations for Members, with respect to a waste levy and/or waste strategy.

Item 9.4 *Tasmanian Constitutional Recognition for Aboriginal People*

Contact Officer – Dion Lester

Decision Sought

That members agree that LGAT write to the State Government supporting the proposed amendment to the Tasmanian Constitution to provide for constitutional recognition of Tasmanian Aboriginal people.

Motions for which notice has been received

Item 10 *Strategic Relationships*

No motions received

Item 11 *Roads and Infrastructure*

Item 11.1 *Tourism Infrastructure*

Council – Break O’Day

Decision sought:

That LGAT call on the State Government to provide funding for upgrades, maintenance and provision of tourism infrastructure in areas where tourist numbers have increased significantly in recent years.

Item 11.2 *Speed Limit Restrictions*

Council – George Town

Decision sought:

That LGAT lobby the State Government to amend legislation to require a decreased speed limit whilst motorists pass an emergency incident.

Item 11.3 *Bass Link*

Council – Northern Midlands

Decision sought:

That the Local Government Association of Tasmania support the State Government application to the Federal Government for assistance to replace the Bass Link cable.

That the Local Government Association of Tasmania advocate to the State Government to explore all opportunities to ensure the State is self-reliant for its power generation.

Item 12 *Sector Profile & Reform*

Item 12.1 *Swearing in of Elected Members*

Council – Kingborough

Decision sought:

That LGAT staff provide a report on potential changes to the swearing-in process for new and re-elected Councillors/Aldermen to require them to -

1. Read and abide by the Local Government Act and Regulations
2. Read and abide by the Code of Conduct Policy of their Local Government Municipality.

Item 12.2 *Elected Member Expenditure*

Council – City of Hobart

Decision sought:

That there be statewide reporting consistency on the disclosure of itemised Aldermanic

AGENDA – ORDINARY MEETING

18 JULY 2016



expenses on a monthly basis.

Item 12.3 Compulsory Voting

Council – City of Hobart

Decision sought:

The Local Government Association of Tasmania urge the State Government to consider making Local Government elections compulsory.

Item 12.4 Open and Transparent Governance

Council – City of Hobart

Decision sought:

The Local Government Association of Tasmania develop resource tools to encourage Tasmanian Councils to consider implementation of live-streaming of Council meetings as a means of ensuring open and transparent governance.

Item 12.5 Elected Member Training

Council – Burnie City

Decision sought:

That all Councillors undertake an external examination after undertaking training with regard to their role as a planning authority, which will test their competence to deal with planning matters and their knowledge of the planning scheme relating to their municipality.

Item 13 Financial Sustainability

No motions received.

Item 14 Sector Capacity

Item 14.1 Tyre Levy

Council – Northern Midlands

Decision sought:

That Members note the issue of waste tyres remains unresolved and seek that LGAT continue to lobby the State Government to develop an effective solution to tyre storage and disposal in Tasmania, which might include the introduction of a regulated tyre levy in Tasmania for end of life tyres.

Item 14.2 Disposal of Abandoned/Wrecked Vehicles

Council – Southern Midlands

Decision sought:

That the Local Government Association of Tasmania be requested to consult with the regional waste management bodies (and other relevant bodies) for the purpose of:

- a. Identifying the extent of problems associated with the disposal of car wrecks/ car bodies. This recognises the lack of disposal options given the current steel recycling market (or lack thereof); and
- b. In conjunction with the regional bodies, determine what cost effective options can be considered to address and manage the issues identified.

Note: Consideration should be given to an option for car enthusiasts to access these car wrecks/car bodies for sourcing parts and/or bodies for restoration purposes.

Item 15 Land Use Planning & Environment

Item 15.1 Funding of Implementation of Planning Scheme

Council – Break O'Day

Decision sought:

That LGAT call on the State Government to allocate an ongoing budget to provide legal and staff-time funds to all Tasmanian Councils for all challenges arising from the implementation of the State Planning Scheme.

AGENDA – ORDINARY MEETING

18 JULY 2016



Item 15.2 Planning Directives

Council – Break O'Day

Decision sought:

That LGAT lobby the Minister for Planning and Local Government to engage in consultation with Councils when issuing planning directives and take a more considered approach to change, specifically more notice of implementation.

Item 15.3 Environmental Management & Pollution Control

Council – Southern Midlands

Decision sought:

That the State Government be requested to develop an agreed set of clear protocols with Local Government clarifying the split in responsibilities between the two levels of government in regard to enforcement under the *Environmental Management and Pollution Control Act 1994*.

Item 15.4 Wildlife Fatalities

Council – Latrobe & Kentish

Decision sought:

That the Local Government Association of Tasmania and member councils;

- i. Work with the State and Federal Governments and key stakeholders to ensure a coordinated approach to reduce the instances of Tasmanian Devil and native wildlife fatalities on Tasmanian roads through informed projects such as installation of emergent virtual fencing technology and community programs to inspire a change in driver behaviour.
- ii. Support coordination initiatives such as installation of virtual fencing in Devil roadkill hotspot areas, to assess effectiveness and make informed decisions about the installation pattern. (LGAT support for this could be through promotion of projects/case studies, encouraging councils to engage in projects etc.)
- iii. Work together to access grant funding to support on the ground projects to reduce native wildlife fatalities on Tasmanian roads.

Item 16 Public Policy General

Item 16.1 CSIRO Job Losses

Council – City of Hobart

Decision sought:

The Federal Government be lobbied to reconsider its position with regard to CSIRO job cuts because of the critical importance of the scientific data needed by Councils to accurately inform their climate adaptation strategies and to inform their communities.

Item 16.2 TasRail - Use of Network

Council – Northern Midlands

Decision sought:

That LGAT lobby the State Government and TasRail to permit a Tasmanian Transport Museum MS steam train to travel from Hobart to Fingal once a year on the Fingal Valley Festival day.

Item 16.3 Electronic Gaming Machines

Council – Brighton

Decision sought:

That LGAT formally take the position that the terms of reference for the State Government's Joint Select Committee Review into gaming in Tasmania be expanded to include whether or not electronic gaming machines should be allowed outside casinos at all and that as part of the Select Committee Review process, the Tasmanian community be polled to determine its view on this critical question.

That LGAT formally take the position that the Gaming Act should be reviewed particularly to remove its power to over-ride other acts.

AGENDA – ORDINARY MEETING

18 JULY 2016



That LGAT convey this position to the Government, Opposition and Green parties and to all Members of the Legislative Council

6 ATTACHMENTS

6.1 Annual General Meeting Agenda – 20 July 2016

6.2 General Meeting Agenda – 20 July 2016

RECOMMENDATION 1

That the matter be discussed.

RECOMMENDATION 2

That Council

A) note/receive the following reports listed on the LGAT AGM Agenda for the meeting to be held on Wednesday, 20 July 2016:

Item 2 President's Report

That the President's report be received.

Item 7 Reports from Board Representatives

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

B) vote as follows in relation to the following items listed on the LGAT AGM Agenda for the meeting to be held on Wednesday, 20 July 2016:

Item 1 Minutes of 103rd Annual General Meeting

That the Minutes of the 103rd Annual General Meeting, held 22 July, 2015 be confirmed.

Vote for / against the Motion

Item 3 Financial Statements to 30 June 2015

That the Financial Statements for the period 1 July 2014 to 30 June 2015 be received and adopted.

Vote for / against the Motion

Item 4 Budget and Subscriptions 2016/17

That the meeting adopt the Budget and Subscriptions as presented.

Vote for / against the Motion

Item 5 President and Vice President Honorariums

That the President's and Vice President's allowance for the period 1 July 2016 to 30 June 2017 be adjusted in accordance with the movement in the Wages Price Index.

Vote for / against the Motion

Item 6 Rules of the Local Government Association of Tasmania

That the Rules as amended be adopted in full (replaced).

Vote for / against the Motion

C) note/receive the following reports listed on the LGAT Agenda for the meeting to be held on Wednesday, 20 July 2016:

Item 3 Presidents Report

That Members note the report on activity since the last General Meeting.

Item 4 CEO's Report

That Members note the report on activity since the last General Meeting.

Item 5 Business Arising

That Members note the following information.

AGENDA – ORDINARY MEETING

18 JULY 2016



Item 6 Follow up of motions

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

Item 7 Monthly Reports to Councils

That Members note the reports for March, April and May 2016.

Item 8 Items for Noting

Item 8.1 Review of the Local Government Act

That Members note the following report.

Item 8.2 Local Government Reform

That Members note the following report.

Item 8.3 Australian Local Government Association Activity

That Members note the following report.

Item 8.4 Policy Update

That members note the following report.

Item 8.5 LGAT Professional Development Program

That members note the update on the Local Government Professional Development Program.

Item 8.6 Staffing Changes at LGAT

That Members note the following report.

D) vote as follows in relation to the following items listed on the LGAT Agenda for the meeting to be held on Wednesday, 20 July 2016:

Item 1 Minutes

That the Minutes of the meeting held on 22 April 2016, as circulated, be confirmed.

Vote for / against the Motion

Item 2 Confirmation of Agenda & Order of Business

That the agenda and order of business be confirmed.

Vote for / against the Motion

Item 9.1 LGAT Subscriptions

That Members agree:

1. That LGAT undertake subscription modelling for consideration by councils.
2. That the focus of the modelling is to be aligned with practice in other jurisdictions and agreed by General Managers at their September 2016 workshop.
3. That any change to the subscription formula be agreed in principle by March 2017 to align with the LGAT Budget process, with formal adoption at the 2017 AGM.

Vote for / against the Motion

Item 9.2 Planning Reform

That Members note the progress of the State Government's planning reforms.

That Members endorse the identified reform agenda priorities from a Local Government perspective, being -

- State Planning Policy development;
- A greater emphasis on Regional Planning;
- Improving the planning appeal process;
- Changing notification requirements for discretionary applications; and
- Consolidating subdivision legislation.

Vote for / against the Motion

AGENDA – ORDINARY MEETING

18 JULY 2016



Item 9.3 Waste Levy

1. That the Meeting note that:
 - a) At the May 2016 Premier's Local Government Council meeting it was announced that the Government will not be introducing a state-wide levy on waste; and
 - b) LGAT will be re-establishing the waste management reference group to provide a mechanism to allow for strategic consideration of waste issues across the state.
2. That the Meeting agree that the LGAT, supported by the Waste Management Reference Group, develop recommendations for Members, with respect to a waste levy and/or waste strategy.

Vote for / against the Motion

Item 9.4 Tasmanian Constitutional Recognition for Aboriginal People

That members agree that LGAT write to the State Government supporting the proposed amendment to the Tasmanian Constitution to provide for constitutional recognition of Tasmanian Aboriginal people.

Vote for / against the Motion

Item 11.1 Tourism Infrastructure

That LGAT call on the State Government to provide funding for upgrades, maintenance and provision of tourism infrastructure in areas where tourist numbers have increased significantly in recent years.

Vote for / against the Motion

Item 11.2 Speed Limit Restrictions

That LGAT lobby the State Government to amend legislation to require a decreased speed limit whilst motorists pass an emergency incident.

Vote for / against the Motion

Item 11.3 Bass Link

That the Local Government Association of Tasmania support the State Government application to the Federal Government for assistance to replace the Bass Link cable.

That the Local Government Association of Tasmania advocate to the State Government to explore all opportunities to ensure the State is self-reliant for its power generation.

Vote for / against the Motion

Item 12.1 Swearing in of Elected Members

That LGAT staff provide a report on potential changes to the swearing-in process for new and re-elected Councillors/Aldermen to require them to -

1. Read and abide by the Local Government Act and Regulations
2. Read and abide by the Code of Conduct Policy of their Local Government Municipality.

Vote for / against the Motion

Item 12.2 Elected Member Expenditure

That there be statewide reporting consistency on the disclosure of itemised Aldermanic expenses on a monthly basis.

Vote for / against the Motion

Item 12.3 Compulsory Voting

The Local Government Association of Tasmania urge the State Government to consider making Local Government elections compulsory.

Vote for / against the Motion

Item 12.4 Open and Transparent Governance

The Local Government Association of Tasmania develop resource tools to encourage Tasmanian Councils to consider implementation of live-streaming of Council meetings as a

AGENDA – ORDINARY MEETING

18 JULY 2016



means of ensuring open and transparent governance.

Vote for / against the Motion

Item 12.5 Elected Member Training

That all Councillors undertake an external examination after undertaking training with regard to their role as a planning authority, which will test their competence to deal with planning matters and their knowledge of the planning scheme relating to their municipality.

Vote for / against the Motion

Item 14.1 Tyre Levy

That Members note the issue of waste tyres remains unresolved and seek that LGAT continue to lobby the State Government to develop an effective solution to tyre storage and disposal in Tasmania, which might include the introduction of a regulated tyre levy in Tasmania for end of life tyres.

Vote for / against the Motion

Item 14.2 Disposal of Abandoned/Wrecked Vehicles

That the Local Government Association of Tasmania be requested to consult with the regional waste management bodies (and other relevant bodies) for the purpose of:

- a. Identifying the extent of problems associated with the disposal of car wrecks/ car bodies. This recognises the lack of disposal options given the current steel recycling market (or lack thereof); and
- b. In conjunction with the regional bodies, determine what cost effective options can be considered to address and manage the issues identified.

Note: Consideration should be given to an option for car enthusiasts to access these car wrecks/car bodies for sourcing parts and/or bodies for restoration purposes.

Vote for / against the Motion

Item 15.1 Funding of Implementation of Planning Scheme

That LGAT call on the State Government to allocate an ongoing budget to provide legal and staff-time funds to all Tasmanian Councils for all challenges arising from the implementation of the State Planning Scheme.

Vote for / against the Motion

Item 15.2 Planning Directives

That LGAT lobby the Minister for Planning and Local Government to engage in consultation with Councils when issuing planning directives and take a more considered approach to change, specifically more notice of implementation.

Vote for / against the Motion

Item 15.3 Environmental Management & Pollution Control

That the State Government be requested to develop an agreed set of clear protocols with Local Government clarifying the split in responsibilities between the two levels of government in regard to enforcement under the *Environmental Management and Pollution Control Act 1994*.

Vote for / against the Motion

Item 15.4 Wildlife Fatalities

That the Local Government Association of Tasmania and member councils;

- i. Work with the State and Federal Governments and key stakeholders to ensure a coordinated approach to reduce the instances of Tasmanian Devil and native wildlife fatalities on Tasmanian roads through informed projects such as installation of emergent virtual fencing technology and community programs to inspire a change in driver behaviour.
- ii. Support coordination initiatives such as installation of virtual fencing in Devil roadkill hotspot areas, to assess effectiveness and make informed decisions about the installation pattern. (LGAT support for this could be through promotion of projects/case studies, encouraging councils to engage in projects etc.)

AGENDA – ORDINARY MEETING

18 JULY 2016



- iii. Work together to access grant funding to support on the ground projects to reduce native wildlife fatalities on Tasmanian roads.

Vote for / against the Motion

Item 16.1 CSIRO Job Losses

The Federal Government be lobbied to reconsider its position with regard to CSIRO job cuts because of the critical importance of the scientific data needed by Councils to accurately inform their climate adaptation strategies and to inform their communities.

Vote for / against the Motion

Item 16.2 TasRail - Use of Network

That LGAT lobby the State Government and TasRail to permit a Tasmanian Transport Museum MS steam train to travel from Hobart to Fingal once a year on the Fingal Valley Festival day.

Vote for / against the Motion

Item 16.3 Electronic Gaming Machines

That LGAT formally take the position that the terms of reference for the State Government's Joint Select Committee Review into gaming in Tasmania be expanded to include whether or not electronic gaming machines should be allowed outside casinos at all and that as part of the Select Committee Review process, the Tasmanian community be polled to determine its view on this critical question.

That LGAT formally take the position that the Gaming Act should be reviewed particularly to remove its power to over-ride other acts.

That LGAT convey this position to the Government, Opposition and Green parties and to all Members of the Legislative Council

Vote for / against the Motion

DECISION

Cr

Cr

DECISION

Cr

Cr

AGENDA – ORDINARY MEETING

18 JULY 2016



GOV 8 MEMBERSHIP OF POWRANNA TRUCKWASH STEERING COMMITTEE

Attachments: Section 1 – Page 89

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

1 PURPOSE OF REPORT

The purpose of this report is to seek Council's endorsement of the appointment of the General Manager or Mayor/Councillor to the Powranna Truckwash Steering Committee.

2 INTRODUCTION/BACKGROUND

Council have been invited to nominate a member to a Steering Committee to provide high level governance for the project during the pre-construction and construction phases. The Terms of Reference are attached containing the committee's contexts, function, role of members, proposed make-up and frequency of meetings.

3 STRATEGIC PLAN

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

- Part 1a: Governance
 - 1.1 Governance
 - 1.8 Regional/ State/ Federal/ International Relations
- Part 2: The Local Economy
 - 2.1 Long Term Economic Development
 - 2.3 Business Support
- Part 4 : Structure Planning and Sustainability
 - 4.8 Growth Centre – Transport & Industry
 - 4.12 Local Commerce
- Part 5: Physical Assets
 - 5.1 Transport Infrastructure Operations

4 POLICY IMPLICATIONS

There are no policy implications.

5 STATUTORY REQUIREMENTS

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

Development and use of the truckwash facility will be incidental to the adjoining saleyard and thus be in the use class *Resource Processing* which is discretionary in the zone. Planning approval will be required pursuant to Section 57 of the Act.

6 FINANCIAL IMPLICATIONS

There are no direct financial implications to Council.

The project is funded by State Government, with additional funding being sought through an application to the National Stronger Regions Funding stream on behalf of the Northern Midlands Business Association.

AGENDA – ORDINARY MEETING

18 JULY 2016



If the General Manager represented Council on the committee, cost would be relative to time allocated and any direct project support that may be in-kind.

7 RISK ISSUES

No direct risks are attributed to Council, the project itself has a number of identified risks.

8 CONSULTATION WITH STATE GOVERNMENT

The State Government is a participant and financial contributor to the project.

9 COMMUNITY CONSULTATION

The State Government has directly engaged with the stakeholders impacted by the project.

There will be a development approval process required, that will see the project advertised and adjoining property owners notified.

10 OPTIONS FOR COUNCIL TO CONSIDER

The options are to take no action or appoint a representative to the Powranna Truckwash Steering Committee.

11 OFFICER'S COMMENTS/CONCLUSION

The inaugural meeting of the Steering Committee occurred on 6 July 2016, the General Manager represented Council at that meeting.

Direction is sought from Council as to whether the General Manager is to continue to represent Council or whether an elected member be nominated.

The support from Council sought to date has been assistance with the preparation of a briefing scope to seek quotation for the design/construction and project management.

12 ATTACHMENTS

12.1 Steering Committee – Terms of Reference

RECOMMENDATION 1

That the matter be discussed.

RECOMMENDATION 2

That Council appoint as representative member to the Powranna Truckwash Steering Committee.

DECISION

Cr

Cr

AGENDA – ORDINARY MEETING

18 JULY 2016



GOV 9

NORTHERN MIDLANDS TRAILS AND BIKEWAYS STRATEGY

Attachments: Section 1 – Page 92

Responsible Officer: Des Jennings, General Manager
Report prepared by: Des Jennings, General Manager, and
Lorraine Green, Project Officer

1 PURPOSE OF REPORT

To seek Council's direction on an outstanding action dated 15 October 2012.

2 INTRODUCTION/BACKGROUND

The report relates to minute reference 262/12, 15 October 2012:

"That funding be sought for the establishment of a cycle way between Cressy and Longford or other areas that may be appropriate."

At the August 2009 Council Meeting, Council agreed to contract Mr Jeff McClintock, a Landscape Consultant, to undertake research and prepare a report on the viability of the development of trails/bikeways to link the towns of Evandale-Perth-Longford-Cressy; and Campbell Town – Ross.

The final report was presented to Council at the November 2010 Ordinary Meeting. The report stated that a number of challenges needed to be overcome if the trails were to pass over private land. Mr McClintock reported the majority of landowners interviewed expressing significant concerns about disruption to farming practices, loss of privacy, potential for vandalism or other inappropriate use.

The report concluded that the:

- Evandale –Perth link is unviable;
- Perth – Longford link is unviable;
- Devon Hills – Perth link is unviable;
- Longford – Cressy link is marginally viable;
- Campbell Town – Ross link is somewhat viable.

Council resolved

DECISION

Cr Brooks/Cr Knowles

That the matter be discussed.

Carried unanimously

Cr Calvert/Cr Knowles

That Council:

- 1) *accept the Northern Midlands Trails and Bikeways Strategy;*
- 2) *congratulates Mr McClintock on the quality and thoroughness of the report;*
- 3) *focuses future trails and bikeways investigations on options for shorter trails within/around towns.*
- 4) *investigates the engagement of public relations expertise in relation to the promotion of trails across farmlands and report back to the January 2011 meeting.*

Carried unanimously

At the July 2011 Council Meeting, Council received the Northern Midlands Intra-Town Trail/Bikeways Study that had been prepared by Mr McClintock. The study report presented opportunities for establishing, expanding or improving specific trail/bikeway routes within Longford, Evandale, Perth and Avoca. The following was resolved:

AGENDA – ORDINARY MEETING

18 JULY 2016



DECISION

Cr Goss/Cr Goninon

That the matter be discussed.

Carried unanimously

Cr Goss/Cr Knowles

That Council:

- 1) *accepts the Northern Midlands Intra-Town Trail/ Bikeway Study;*
- 2) *congratulates Mr McClintock on the quality and thoroughness of the report;*
- 3) *requests Council Officers develop a report on the feasibility of each proposed trail/bikeway, other areas to be investigated giving further access to river banks at Longford, and recommended priorities and indicative costs;*
- 4) *release the Northern Midlands Intra-Town Trail/ Bikeway Study for public comment.*

Carried unanimously

At the 27 June 2012 Meeting of meeting of the Cressy Local District Committee, the following was resolved:

Mrs Howard/Mr Maxwell

That it be recommended to Council that funding be sought for the establishment of a cycle way between Cressy and Longford or other areas that maybe appropriate.

CARRIED

This recommendation was received by Council at the 15 October 2012 Council Meeting.

At the 26 February 2013 meeting of the Cressy Local District Committee, under the topic Funding – Proposed Cycleway – Cressy – Longford it was noted:

“Refer email received by Council’s Manager of Community and Economic Development advising there are no funds available for cycleways however Sport and Recreation Tasmania would be seeking for grant funds to be available in the future. Matter to be monitored.”

This item was not on the agenda for the next meeting of the Cressy Local District Committee.

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 2: The Local Economy
 - 2.1 Long Term Economic Development
 - 2.2 Tourism Industry Support
- Part 3: The Local Community
 - 3.2 Health
- Part 5: Physical Assets
 - 5.1 Transport Infrastructure Operations

4 POLICY IMPLICATIONS

N/A

5 STATUTORY REQUIREMENTS

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

The development of such pedestrian and cycle way will require discretionary planning approval pursuant to Section 57 of the Act.

AGENDA – ORDINARY MEETING

18 JULY 2016



6 FINANCIAL IMPLICATIONS

A detailed costing for the construction of the cycleway would need to be sought to support a funding application and the preparation of a priority projects briefing statement.

7 RISK ISSUES

A number of risk issues identified include:

- Development and maintenance of trails can be a costly exercise.
- Obtaining approval from third parties to construct trails on private property.
- Loss of privacy, potential for vandalism or other inappropriate use.

8 CONSULTATION WITH STATE GOVERNMENT

Consultation and approval of Department of State Growth would be necessary where trails cross main roads and/or run parallel to the main road.

9 COMMUNITY CONSULTATION

The development of the trails and bikeways strategy necessitated extensive community consultation and, in particular, with landowners adjacent to proposed routes, or routes proposed to traverse their land.

10 OPTIONS FOR COUNCIL TO CONSIDER

Council to elect to take no further action, or to identify costs associated with the project along with other outstanding recommendations and prepare priority project briefing statements.

11 OFFICER'S COMMENTS/CONCLUSION

It is opportune for Council to identify the costs associated with this project and list as a priority project and lobby/seek external funding.

12 ATTACHMENTS

12.1 Northern Midlands Trails and Bikeways Strategy: Feasibility Study Final Report October 2010

12.2 Northern Midlands Council Trails and Bikeways Strategy: Intra-Town Trail/Bikeway Study June 2011

RECOMMENDATION 1

That the matter be discussed.

RECOMMENDATION 2

That Council officers seek an estimated cost to construct the cycleway between Cressy and Longford and list the project as a priority project.

DECISION

Cr

Cr

AGENDA – ORDINARY MEETING

18 JULY 2016



W&I 1 WESTERN JUNCTION RESTRICTED PARKING

File: 44/001/001
Responsible Officer: Arend Boog, Works and Infrastructure Manager
Report prepared by: Jonathan Galbraith Engineering Officer

1 PURPOSE OF REPORT

The purpose of this report is for Council to review the existing parking restrictions at Western Junction in the vicinity of the airport and consider whether the current restrictions are appropriate.

2 INTRODUCTION/BACKGROUND

Approximately 12 years ago the DIER (now the Department of State Growth) placed “no parking” signage on Evandale Main Road outside the airport after safety concerns were raised by the airport and local businesses due to the large of vehicles parking on Evandale Main Road to avoid paying parking fees at the airport. The “no parking” area has been extended on several occasions as some members of the public have chosen to park further from the airport and walk. Two-hour parking signs have also been installed in Richard Street and Hudson Fysh Drive at the request of local businesses who were concerned about vehicles parked in the street for long periods of time.

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:

- 5.1 Transport Infrastructure Operations

4 CURRENT PARKING RESTRICTIONS

4.1 Evandale Main Road

Parking restrictions on Evandale Main Road extend from the roundabout at the entrance to the airport to the southern boundary of 362 Evandale Main Road, a distance of approximately 1400m. Evandale Main Road is maintained by the Department of State Growth and they are responsible for setting parking restrictions on their road. Several requests have been made by the Northern Midlands Business Association for this area of parking restrictions to be extended but the Department of State Growth have advised that they do not believe this no parking zone should be further extended.

4.2 Hudson Fysh Drive

The first 90m of Hudson Fysh Drive is a “no parking” zone for 90m on both sides of the road to allow large trucks to turn safely. This no parking zone has been extended a further 70m on the southern side of the road following concerns raised by Vos Constructions due to vehicles parking out the front of their property for long periods to time. The remainder of Hudson Fysh Drive is two-hour time limit parking.

4.3 Boral Road

There is “no parking zone” from the corner of Evandale Main Road to the entrance to the Haywards Workshop on both sides of the road to allow for large trucks to turn safely. This was requested by local business owners.

4.4 Richard Street

In 2015 two-hour parking signs were installed outside 135 Evandale Main Road and 19-21 Richard

AGENDA – ORDINARY MEETING

18 JULY 2016



Street following a request from two local businesses.

5 FINANCIAL IMPLICATIONS

There are no significant financial implications for Council if the parking restrictions in the area around the airport are changed.

6 RISK ISSUES

The risk issues associated with larger number of pedestrians crossing Evandale Main Road need to be considered but it should be noted that there is a development proposal for a carpark at 2 Hudson Fysh Drive which involves a link to the existing footpath in the airport.

7 OFFICER'S COMMENTS/CONCLUSION

Concerns have been raised by some members of the community because some members of the public would prefer to park outside the airport and walk and it has been suggested that the current parking restrictions are encouraging people to park on Evandale Main Road outside the existing parking restrictions when it may be safer to park in Hudson Fysh Drive. It is understood that some of those who park outside the parking restriction area work at the airport.

Many of the parking restrictions in the area have been put in place at the request of local businesses and for safety reasons and it would not be appropriate to change them. However, it may be possible to remove the 2 hour parking on the northern side of Hudson Fysh Drive which is currently vacant land and also outside 5, 7 and 9 Hudson Fysh Drive subject to approval from the property owners. Prior to this area being designated as two-hour parking vehicles were often parked in this area for long periods whilst their owners were travelling. To prevent this happening the two-hour parking could be replaced with 12-hour parking which would allow the area to be used by airport workers if necessary.

RECOMMENDATION 1

That matter be discussed.

RECOMMENDATION 2

That Council approve the replacement of the 2-hour parking limit signage with 12-hour parking limit signage on the northern side of Hudson Fysh Drive at the frontage of the vacant land, as well as at the frontage of 5, 7 and 9 Hudson Fysh Drive, subject to consultation with the property owners.

DECISION

Cr

Cr

AGENDA – ORDINARY MEETING

18 JULY 2016



CORP 1 MONTHLY FINANCIAL STATEMENT

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

1 PURPOSE OF REPORT

The purpose of this report is to present the monthly financial reports as at 30th June 2016.

2 INTRODUCTION/BACKGROUND

The Corporate Services Manager circulated a copy of the Monthly Financial Summary for the period ended 30th June 2016.

SUMMARY FINANCIAL REPORT

For Month Ending: 30-Jun-16 12

A. Operating Income and Expenditure

Financial Statements for year ending 30 June 2016 to be prepared by 14th August 2016

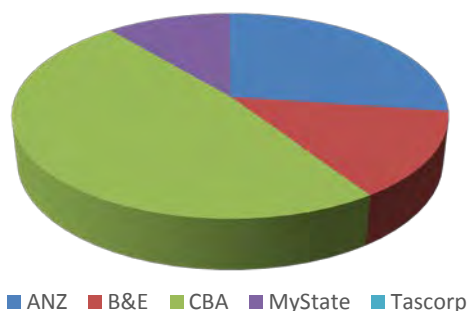
B. Balance Sheet Items

	Year to Date Actual	Monthly Change	Same time last year	Comments
Cash & Cash Equivalents Balance				
- Opening Cash balance	\$11,389,967	\$11,730,865		
- Cash Inflow	\$19,960,452	\$675,330		
- Cash Payments	-\$21,004,373	-\$2,060,148		
- Closing Cash balance	\$10,346,046	\$10,346,046		
	-	-		
Account Breakdown				
- Trading Accounts	\$507,413			
- Investments	\$9,838,633			
	\$10,346,046			
	-			

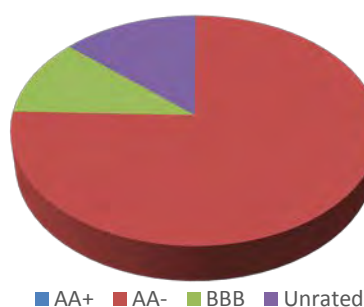
Summary of Investments

	Investment Date	Maturity Date	Interest Rate%	Purchase Price	Maturity Value
Tasmanian Public Finance Corporation Call Account	1/06/2016	30/06/2016	1.75	\$5,109	\$5,116
CBA Call Account	28/06/2016	30/06/2016	1.65	\$430,580	\$430,619
CBA	3/05/2016	2/08/2016	2.83	\$1,500,000	\$1,510,583
CBA	2/06/2016	31/08/2016	2.75	\$1,500,000	\$1,510,171
CBA	14/06/2016	14/09/2016	2.80	\$1,000,000	\$1,007,058
ANZ	2/04/2016	2/10/2016	3.05	\$1,533,691	\$1,557,144
Bass & Equitable	23/05/2016	23/11/2016	3.00	\$1,409,734	\$1,431,054
My State Financial	25/12/2015	25/12/2016	3.75	\$1,146,152	\$1,189,250
ANZ	14/05/2016	14/05/2017	2.70	\$1,313,367	\$1,348,828
Total Investments				\$9,838,633	\$9,989,823

Investments by Institution



Total Investments by Rating (Standard & Poor's)



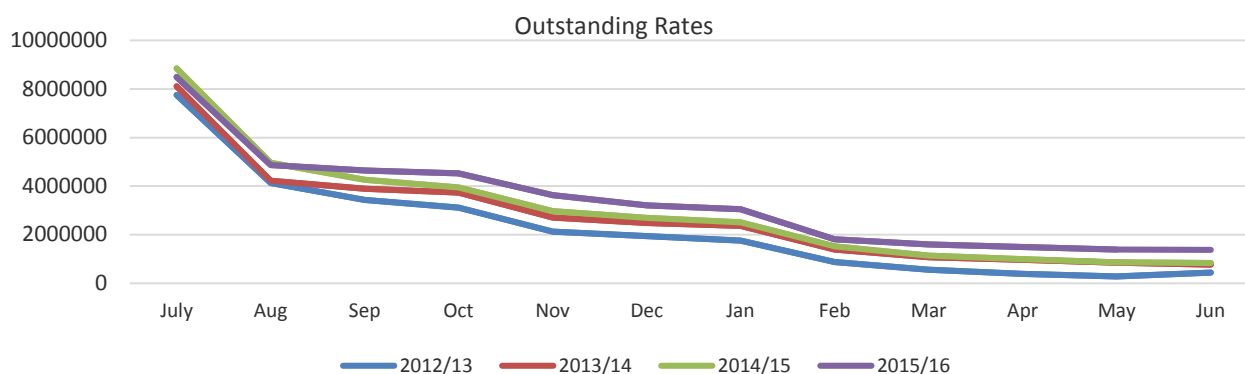
Rate Debtors	2015/16	% to Raised	Same Time Last Year	% to Raised
--------------	---------	-------------	------------------------	-------------

AGENDA – ORDINARY MEETING

18 JULY 2016



Balance b/fwd	\$1,017,753	11.2%	\$933,431	
Rates Raised	\$9,431,290		\$9,100,294	
	\$10,449,044		\$10,033,725	
Rates collected	\$8,895,260	94.3%	\$8,676,826	95.3%
Pension Rebates	\$410,211	4.3%		
Discount & Remissions	\$26,015	0.5%	\$526,227	5.8%
	\$9,331,485		\$9,203,053	
Rates Outstanding	\$1,377,087	14.6%	\$1,027,262	11.3%
Advance Payments received	-\$259,529	2.8%	-\$196,591	2.2%



Trade Debtors			
Current balance	\$80,743		
- 30 Days		\$47,467	
- 60 Days		-\$5,905	
- 90 Days		\$2,798	
- More than 90 days		\$36,383	
Summary of Accounts more than 90 days:			0
- Norfolk Plains Book sales			1,262
- Hire/lease of facilities			5,747
- Removal of fire hazards			3,078
- Dog Registrations & Fines			16,661
- Sales			6,500
- Building Plumbing Engineering Fees			636
- Private Works			2,499

Paid by outlet as sold

Sent to Fines Enforcement

Arrangement to pay

Arrangement to pay

C. Capital Program

Full Capital Report with End of Financial Year Report

D. Financial Health Indicators

Full Report of Financial Indicators with End of Financial Year Report

E. Employee & WHS scorecard

	YTD	This Month	
Number of Employees	89.5	93	
New Employees	27	1	
Resignations	3	1	
Total hours worked	132946	10233	
Lost Time Injuries	1	1	
Lost Time Days	151	5	
Safety Incidents Reported	20	0	
Hazards Reported	39	1	
Risk Incidents Reported	9	0	
Insurance claims - Public Liability	4	0	
Insurance claims - Industrial	3	0	
Insurance claims - Motor Vehicle	13	0	
IT - Unplanned lost time	1	0	

AGENDA – ORDINARY MEETING

18 JULY 2016



3 ALTERATIONS TO 2015-16 BUDGET

Following a mid-year budget review of income and expenditure items the following alterations/variances are highlighted and explained:

- Lake River Riverworks rate in dollar rate remission equivalent to \$200 per km.

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

- No items identified for month of June 2016.

4 OFFICERS COMMENTS

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

RECOMMENDATION

- i) That Council receive and note the Monthly Financial Report for the period ending 30th June 2016 and approve budget alteration as detailed in section 3.

- ii) **LAKE RIVER RIVERWORKS DISTRICT**

That Council:

Pursuant to Section 201 of the *Water Management Act 1999* (the Act) and the *Local Government Act 1993* Council, as the responsible water entity for the Lake River Water District established pursuant to Part 9 of the Act and with the approval of the Minister resolves as follows:

1. Council determines and levies a service rate in order to provide for the costs necessarily incurred in the administration of the Lake River Water Works District (the district) and in constructing and operating works necessary for the purpose for which the district was appointed of 2.4 cents in the dollar on the assessed annual value of rateable land within the district. Pursuant to Section 93(3) of the *Local Government Act 1993* Council sets the minimum amount payable in respect of the rate of \$176.
2. Pursuant to Section 129 of the *Local Government Act 1993* Council, by absolute majority, grants the following remissions of the service rate which is payable by each of the persons who are rate payers in respect of the following properties:
 - Property No. 108700.01, remit the rate to 1.26 cents in the dollar on assessed annual value,
 - Property No. 108700.03, remit the rate to 1.70 cents in the dollar on assessed annual value,
 - Property No. 107800.01, remit the rate to 2.14 cents in the dollar on assessed annual value,
 - Property No. 108700.04, remit the rate to 1.53 cents in the dollar on assessed annual value,
 - Property No. 104000.01, remit the rate to 1.93 cents in the dollar on assessed annual value,
 - Property No. 104000.04, remit the rate to 1.91 cents in the dollar on assessed annual value,
 - Property No. 104000.05, remit the rate to 2.05 cents in the dollar on assessed annual value,
 - Property No. 103500.09, remit the rate to 1.12 cents in the dollar on assessed annual value,
 - Property No. 108700.06, remit the rate to 0.93 cents in the dollar on assessed annual value,
 - Property No. 107800.025, remit the rate to 0.69 cents in the dollar on assessed annual value,
 - Property No. 111600.19, remit the rate to 2.09 cents in the dollar on assessed annual value,
 - Property No. 107800.07, remit the rate to 2.00 cents in the dollar on assessed annual value,
 - Property No. 104000.03, remit the rate to 1.45 cents in the dollar on assessed annual value.
3. The rate which is payable applies to each parcel of rateable land which is shown as being separately valued in the valuation list prepared under the *Valuation of Land Act 2001*.
4. Pursuant to Section 124 of the *Local Government Act 1993* Council:
 - (a) Permits all rate payers to pay the rate by instalments instead of one payment, if ratepayers so elect;
 - (b) Determines that if the rate is paid by one payment then the date by which it is due to be paid is 31 August 2016;
 - (c) Decides that where the rate is payable by instalments, then it must be paid by 3 instalments which must be of approximately equal amounts and determines the dates by which such instalments are to be paid as follows:

AGENDA – ORDINARY MEETING

18 JULY 2016



- i) the first instalment on or before the 31 day of August 2016;
 - ii) the second instalment on or before the 30 day of November 2016;
 - iii) the third instalment on or before the 28 day of February 2017.
- 5. Pursuant to Section 128 of the *Local Government Act 1993*, if any rate or instalment is not paid on or before the date it falls due then there is payable a daily interest charge of 0.0205 (7.5 per annum) in respect of the unpaid rate or instalment for the period during which it is unpaid.
- 6. The purposes of these resolutions any reference to assessed annual value includes a reference to that value as adjusted pursuant to Section 89 of the *Local Government Act 1993*.
- 7. Words and expressions used both in these resolutions and in the *Local Government Act 1993* and/or the *Water Management Act 1999* have, in these resolutions, the same respective meanings as they have in those Acts.

DECISION

Cr

AGENDA – ORDINARY MEETING

18 JULY 2016



CORP 2 BEN LOMOND COMMITTEE FUNDING

Prepared by: Maree Bricknell, Corporate Services Manager

1 PURPOSE OF REPORT

The purpose of this report is to seek funding to the Ben Lomond Committee towards maintenance for the Ben Lomond Ski Village infrastructure and services.

2 INTRODUCTION/BACKGROUND

Council collects a general rate from the lodges at Ben Lomond.

The former Ben Lomond Management Authority had the arrangement with the former Evandale Council manage and maintained infrastructure and provided community services at the Ben Lomond Village.

Due to an act of parliament in late 2007 all management obligations of Ben Lomond reverted to the Parks and Wildlife Service.

On 13th April 2016 Mr Tony Gray from the new Ben Lomond Committee wrote:

"A question as to what scope there is and process for the Ben Lomond Committee to apply to the Northern Midlands Council for an allocation in the 2016-17 budget in terms of support for the Ben Lomond Committee and / or support of Ben Lomond Committee initiatives?"

"The Ben Lomond Committee have been spending in excess of revenue to support the likes of (our share of) the Feasibility Study, Ecological Assessment, repairs and maintenance of fire equipment throughout the village, insurance for the terrain park and equipment to run races, especially junior races and training.

"During 2016-17 financial year we aim to apply some funds to providing materials for the Green Army and Ben Lomond Committee volunteers work on the slopes. The first two Green Army groups focused on cleaning up the slopes, cutting back track foliage, picking up rocks, filling in holes etc – but now we need to look at hiring equipment that allows for more extensive slope grooming and drainage works on slopes to enable revegetation work. Material costs for the likes of soil and matting and snow fence materials are other examples. Maintenance of fire lines, hydrants, pumps etc throughout the village is an example of an ongoing Ben Lomond Committee cost."

3 STRATEGIC/OPERATIONAL PLAN

Council's Strategic Plan states that it encourages sustainable economic and tourism development within the municipal area.

4 POLICY IMPLICATIONS

This is an unusual resort maintenance arrangement and can only be compared within Northern Midlands with the Poatina Village, where Council provide a 50 percent rate general rebate as its community is responsible for all infrastructure inside that Village.

5 STATUTORY REQUIREMENTS

Not aware of any statutory obligation that Council contribute to maintenance of infrastructure or services at the Village.

6 FINANCIAL IMPLICATIONS

During 2012 Council received a request to contribute 50 percent of general rates paid from Ben Lomond to a management committee subject to a management agreement being put in place – however this was not taken up by the management group at that time.

AGENDA – ORDINARY MEETING

18 JULY 2016



A 50 percent contribution in 2015-16 of general rates paid would equate to \$5,143 plus GST if applicable.

7 RISK ISSUES

It is important that the Committee are encouraged to assist state government to maintain infrastructure to an acceptable standard.

Should Council provide a funding contribution to the Ben Lomond Committee its obligation to Council should include:

- 1) providing names of committee officers and constitution and make available all financial records for audit, if required.
- 2) ensure all contractors and service providers utilised are inducted and have in place public liability insurance for an amount of not less than \$10 million.
- 3) be responsible for any insurance claims in respect of the village maintenance and for volunteers of that committee.
- 4) maintain good risk management policies and procedures.

8 CONSULTATION WITH COMMUNITY & STATE GOVERNMENT

Council representatives have met and worked with Parks & Wildlife Service representatives over the recent years regarding the long term tourism prospects of the area.

9 OPTIONS FOR COUNCIL TO CONSIDER

Some options for Council to consider include:

- 1) Provide an allocation of \$5,000 to the Ben Lomond Committee towards works at the mountain, subject to the above risk issues being satisfied and evidence of expenditure being provided.
- 2) Provide up to 50 percent of general rates paid to the Ben Lomond Committee, subject to the above risk issues being satisfied and evidence of expenditure being provided.
- 3) Provide a donation to the Ben Lomond Committee.
- 4) Provide no maintenance contribution.

10 OFFICER'S COMMENTS/CONCLUSION

It should be noted that Council provides support to the village via several regulatory services, tourism and other regional and local economic activities.

Logan Road particularly is used extensively for visitors to Ben Lomond and Council has recently assisted to upgrade signage to the mountain from the Midlands Highway and through Evandale township.

RECOMMENDATION 1

That Council discuss this matter.

RECOMMENDATION 2

That Council provide an allocation of \$5,000 during 2016-17 to the Ben Lomond Committee towards works at the mountain, subject to the above risk issues being satisfied and evidence of expenditure being provided.

DECISION

Cr

Cr

AGENDA – ORDINARY MEETING

18 JULY 2016



P&D 1 PROPOSED DEVELOPER AND BUILDER WORKSHOPS

Responsible Officer: Duncan Payton, Planning & Development Manager

Report prepared by: Duncan Payton, Planning & Development Manager

1 PURPOSE OF REPORT

The purpose of this report is to provide Council with information regarding a proposal to conduct workshops for builders and developers within the Northern Midlands.

2 INTRODUCTION/BACKGROUND

At the June Council Meeting councillors noted that it was likely that there is a communication gap between the Council and a number of builders and developers within the Northern Midlands municipal area. This has potentially resulted in a level of dissatisfaction and misunderstanding of process on the part of some builders and developers and concurrently a misunderstanding of the needs and expectations, of those builders and developers, by relevant council staff.

It was suggested, and uniformly supported, by councillors that much of this could be resolved by the conduct of workshops. Such workshops would be able to provide a tangible outline of the statutory processes that Council is required to follow, address questions and issues and provide the builders and developers with an opportunity detail their needs and expectations.

The aim of such workshops would be to provide the opportunity for all parties to appreciate the difficulties and constraints faced by the others and where possible, alter practices and processes to provide a more efficient and effective application and approval process.

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:

- 4.1 – Building Services;
- 4.3 – Development Control; and
- 4.4 – Planning Practice

4 POLICY IMPLICATIONS

No specific implications.

5 STATUTORY REQUIREMENTS

Council is required by legislation to administer and enforce the relevant components of the *Building Act 2000* and the *Land Use Planning and Approvals Act 1993*, associated regulations and the Interim Planning Scheme.

6 FINANCIAL IMPLICATIONS

The financial implications of providing such workshops would be minimal. Perhaps limited to the provision of morning or afternoon tea for the participants. This would be absorbed within the existing Planning and Building operational budgets.

Additional costs will be incurred if Council wishes to engage independent facilitators.

7 RISK ISSUES

Whilst the most likely results of these workshops will be positive, potential risks include:

- Workshops undermined by one or two individuals with specific issues. (This will be mitigated by

AGENDA – ORDINARY MEETING

18 JULY 2016



- detailed preparation and agenda's.); and
- Low take up of the offer to attend. (This may be influenced by the scheduling of the workshops.)

8 CONSULTATION WITH STATE GOVERNMENT

N/A

9 COMMUNITY CONSULTATION

It is proposed to develop workshop agendas and target specific builders and developers. Broader community consultation is not proposed at this time.

10 OPTIONS FOR COUNCIL TO CONSIDER

There are various options for Council to consider:

- Require the preparation of workshop agendas and materials;
- Further refine the matters to be addressed; or.
- Resolve not to pursue the workshops.

11 OFFICER'S COMMENTS/CONCLUSION

The idea of presenting workshops targeted to address the information needs of the builders, developers and Council's assessment team to ensure that all parties understand what is required by and for each other and why, is consistent with Council's desire to take proactive steps to encourage and foster further development within the municipal area.

To ensure that these workshops are as successful and useful as possible, Council officers will have informal discussions with some builders and developers active in the area to gain an understanding of what issues they see as important. From this Council officers will prepare agendas and hand out documents to ensure that relevant and topical issues are covered. Further input into these will be sought from Councillors at the August meeting.

A list of builders and developers will be compiled and individual invitations sent to potential participants.

Initially, it is considered that the workshops will cover:

- Statutory requirements;
- Early consultation options;
- Submission of applications;
- Communication throughout assessment process;
- Identification of current problems or concerns; and
- Possible solutions and process improvements.

RECOMMENDATION 1

That Council discuss this matter.

RECOMMENDATION 2

That Council Planning and Development staff prepare workshop agendas and materials for further input from Councillors at the August meeting.

DECISION

Cr

Cr

AGENDA – ORDINARY MEETING

18 JULY 2016



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

AGENDA – ORDINARY MEETING

18 JULY 2016



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 - 4.

2 STATEMENTS

- | | |
|--------|---|
| PLAN 1 | P16-099 - Midland Highway (Cnrs Chiswick Road & Roseneath Road), ROSS |
| PLAN 2 | P16-129 - 171-183 High Street, CAMPBELL TOWN |
| PLAN 3 | Planning Scheme Amendment 02/2015 - Heritage Precincts Specific Area Plan |
| PLAN 4 | P16-018 - 7-21 Paton Street, LONGFORD |

AGENDA – ORDINARY MEETING

18 JULY 2016



PLAN 1 PLANNING APPLICATION P16-099, MIDLAND HIGHWAY (CORNERS CHISWICK ROAD & ROSENEATH ROAD), ROSS

Attachments: Section 1 – Page 155

Responsible Officer: Duncan Payton, Planning & Development Manager
Report prepared by: Paul Godier, Senior Planner
File Number: R40120

1 INTRODUCTION

This report assesses an application to construct entrance signs at the northern and southern entrances to Ross.

2 BACKGROUND

Applicant:
Northern Midlands Council

Owner:
Crown Land (Department of State Growth)

Zone:
Utilities

Codes:
Road Assets Code
Scenic Management Code

Classification under the Scheme:
Sign (Directional)

Existing Use:
Roadside verge

Deemed Approval Date:
Extension of time granted to 22 July

Recommendation:
Approve

Discretionary Aspects of the Application

- Development within 50m of the highway
- Development within the Scenic Corridor

Planning Instrument: *Northern Midlands Interim Planning Scheme 2013*

Preliminary Discussion

Prior to the application being placed on public exhibition, further information was requested from the applicant – copies of outgoing correspondence attached.

3 STATUTORY REQUIREMENTS

The proposal is an application pursuant to section 57 of the *Land Use Planning & Approvals Act 1993* (i.e. a discretionary application). Section 48 of the *Land Use Planning & Approvals Act 1993* requires the Planning Authority to observe and enforce the observance of the Planning Scheme. Section 51 of the *Land Use Planning & Approvals Act 1993* states that a person must not commence any use or development where a permit is required without such permit.

4 ASSESSMENT

4.1 Proposal

It is proposed to construct entrance signs at the northern and southern entrances to Ross.

AGENDA – ORDINARY MEETING

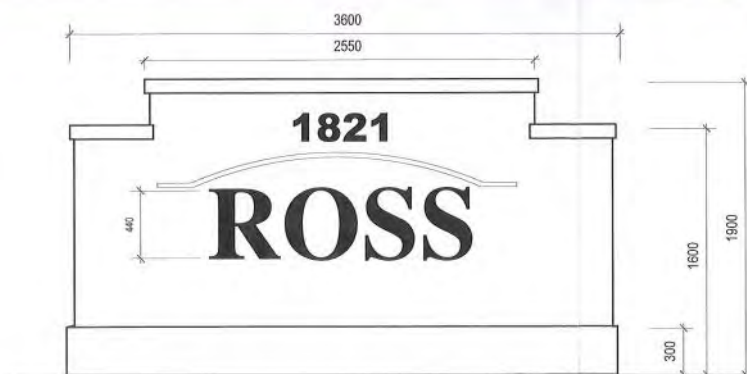
18 JULY 2016



Figure 1 – Site Plan



Figure 2 – Proposed elevations



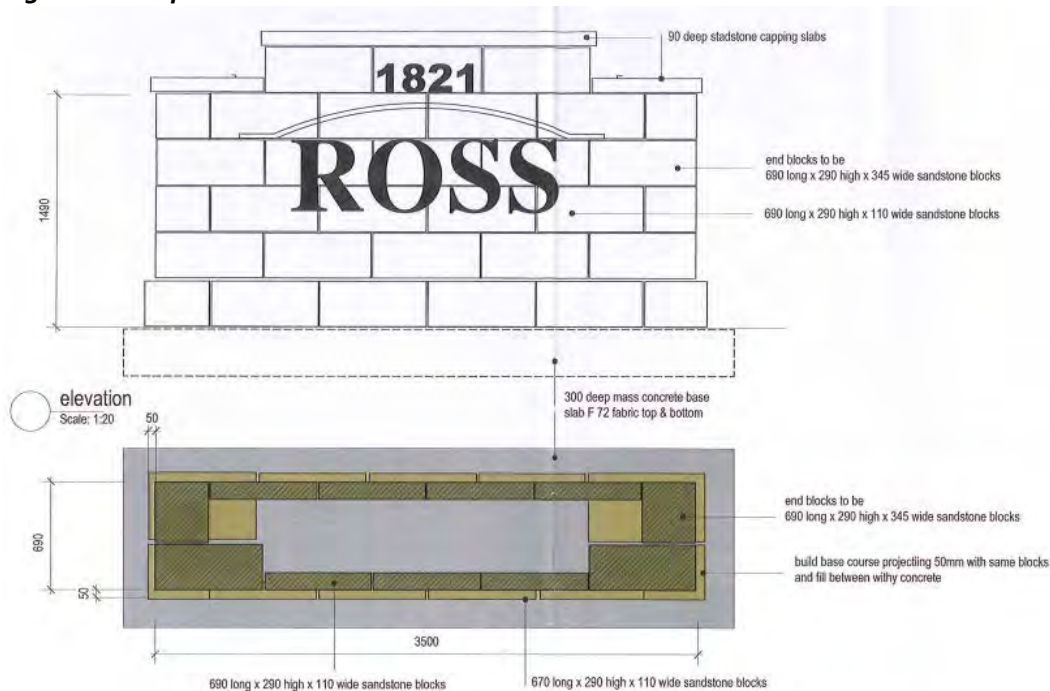
Exhibited

AGENDA – ORDINARY MEETING

18 JULY 2016



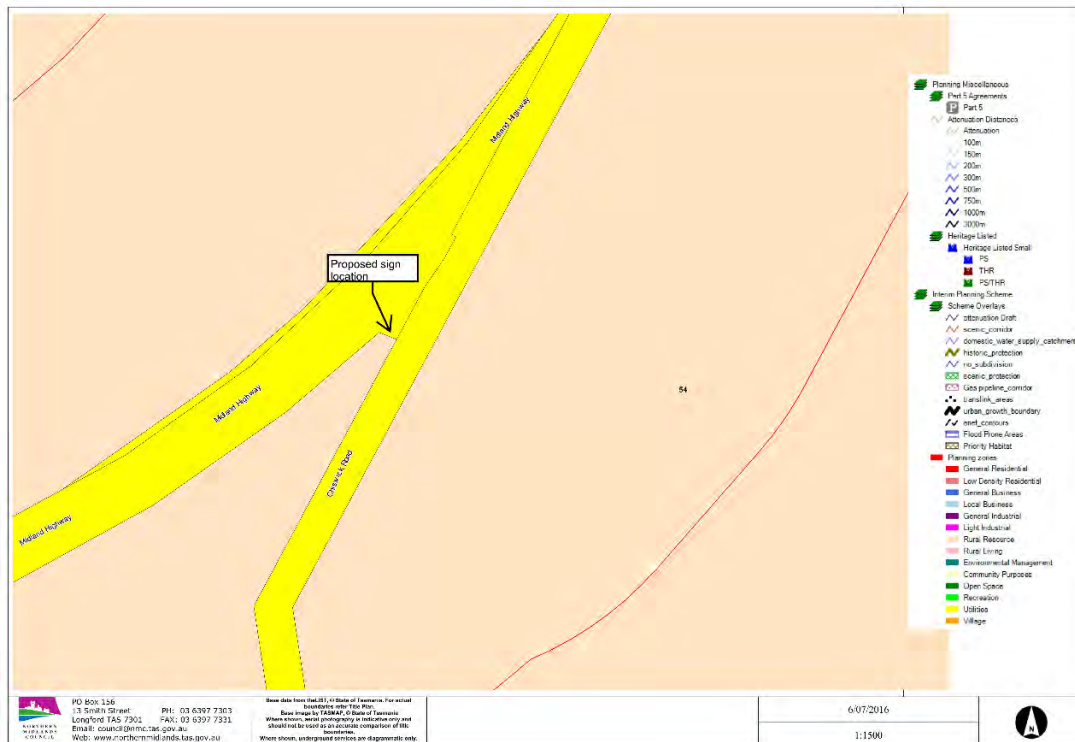
Figure 3 – Proposed Elevations



4.2 Zone and land use

The land is zoned Utilities, and is within the Scenic Corridor.

Figure 4 - Zone Map – Utilities – Northern entrance

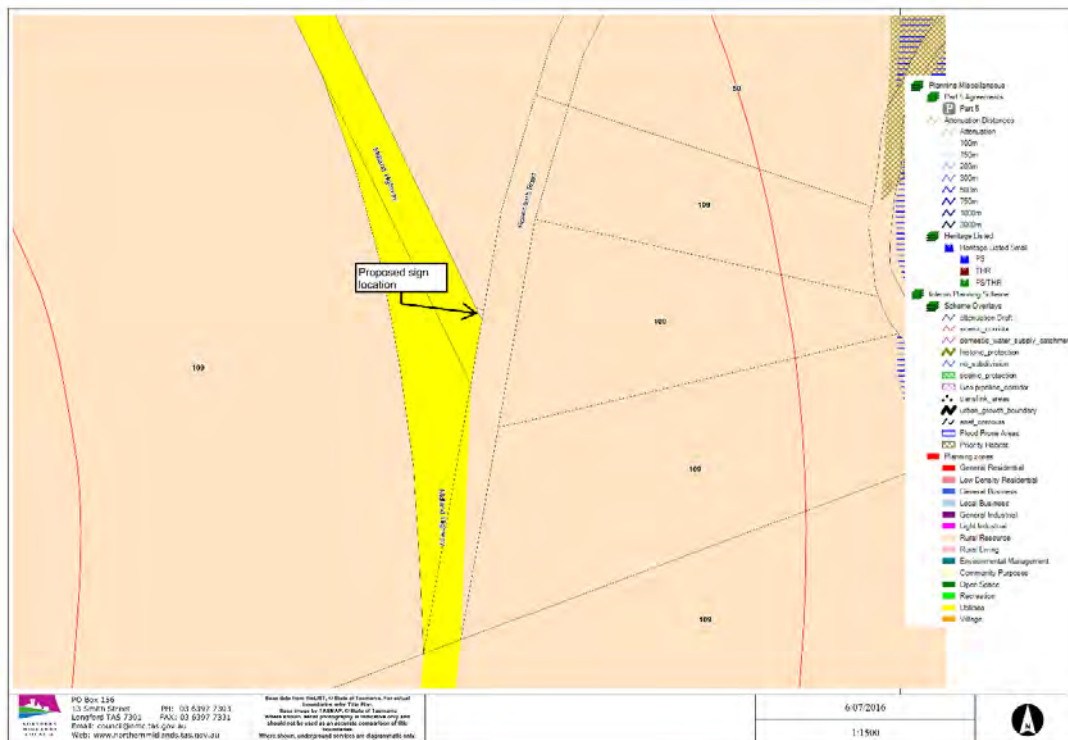


AGENDA – ORDINARY MEETING

18 JULY 2016



Figure 5 - Zone Map – Utilities – Southern entrance



In accordance with clause 8.2, each proposed use or development must be categorised into a use class. If a use or development does not readily fit any use class, it must be categorized into the most similar use class.

It is considered that the signs providing direction to Ross, and as such are used as part of the road network. The use class is therefore utilities

Utilities	Means use of land for utilities or infrastructure including transport networks. Examples include a road.
-----------	--

Utilities is Permitted (with permit) in the Utilities zone.

4.3 Subject site and locality

The author of this report carried out a site visit on the 7th July 2016. Both sites are in roadside verges, at the northern and southern entrances to Ross. The sites are near the Midland Highway and Chiswick Road and Roseneath Road. They otherwise adjoin farmland.

AGENDA – ORDINARY MEETING

18 JULY 2016



Figure 6 - Aerial photograph northern entrance



Figure 7 - Aerial photograph of southern entrance



AGENDA – ORDINARY MEETING

18 JULY 2016



Figure 8 - Photograph of subject site – northern entrance



Figure 9 - Photograph of subject site – southern entrance



4.4 Permit/site history

There is no relevant permit history for the sites.

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 Records management system after completion of the public exhibition period revealed that a representation (attached) was received from:

- K Peart, 39 Church St, Ross

Mr Peart offered an alternative design, as shown below. Mr Peart notes that his design would be made of sandstone and include architectural features found in Ross, which can be seen in the visual essay at <https://visionross.discussion.community/post/entrance-statement-for-ross-8144705?&trail=15>.

AGENDA – ORDINARY MEETING

18 JULY 2016



The visual essay notes that Mr Peart's alternative design:

- Incorporates a curved wall reflective of the curved section of the Ross Bridge;
- Incorporate the three arches of the Ross Bridge;
- Proposes the same lettering style, carved into the stone, as is used on the Ross Bridge;
- Incorporates an arch of a design that can be seen in property on the corner of Bridge and Church Streets, Ross;
- Incorporates a design feature similar to the gate posts to the Uniting Church in Ross.



Southern Entrance to Ross



Northern Entrance to Ross



The carved sign on the Ross Bridge

I discussed the matter with Mr Peart, who advised that he would be willing to work with council in refining and detailing his design.

I referred the alternative design to Mr Denman, the designer of the proposed sign. Mr Denman commented that:

- The metal lettering of the proposed sign would be more visible than the carved lettering of the alternative sign in the high speed environment of the highway;
- The metal lettering of the proposed sign respects, whilst not replicating, the historic carved signage of Ross.

The proposed sign complies with the provisions of the planning scheme and therefore does not require redesign.

AGENDA – ORDINARY MEETING

18 JULY 2016



4.6 Referrals

Department of State Growth

Precis: No objection to the proposal having discussed details relating to the signage locations with Council officers prior to lodgement of the application. Request standard condition requiring application to State Growth for a works permit prior to any works within the State Road reservation is included in Council's permit.

Local District Committee

Precis: The application was referred to the Committee on 1 June 2016. The minutes record that agreement was reached with the Department of State Growth regarding the locations of the signs and that the planning application is presently on public display.

Minister administering Crown Lands

Precis: Consent from the Minister's delegate to the making of the application was received.

4.7 Planning Scheme Assessment

An assessment against the planning scheme provisions is included in attachment D.

5 FINANCIAL IMPLICATIONS TO COUNCIL

The costs of the application are within existing budget allocations.

6 OPTIONS

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

7 DISCUSSION

Discretion to refuse the application is limited to development of signage structures:

- Within 50m of the highway;
- Within the Scenic Corridor.

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

The traffic impact assessment notes that the signs are to be installed some 10m from the nearest edge of seal for the highway and some 5m - 9m off the nearest edge of seal for the access roads to Ross. The Department of State Growth (the Road Authority) has been consulted and has agreed to the proposed locations in regard to traffic safety. The proposal satisfies the requirements of the planning scheme with regard to road safety.

Development within the scenic corridor must have regard to the design and/or treatment of development including the bulk and form of buildings including materials and finishes and complementing the built or natural characteristics of the site. The sign structures, with areas of approximately 6.84m² made of sandstone blocks and with metal lettering satisfies this requirement.

It is recommended that the application be approved.

8 ATTACHMENTS

- A Application & plans, correspondence with applicant
- B Responses from referral agencies
 - Department of State Growth
- C Representation
- D Assessment against the planning scheme provisions

AGENDA – ORDINARY MEETING

18 JULY 2016



RECOMMENDATION

That land at Midland Highway (Cnrs Chiswick Rd & Roseneath Rd), Ross be approved to be developed and used for entrance signs at northern & southern entrances to Ross, in accordance with application P16-099, and subject to the following condition:

1 Layout not altered

The use and development must be in accordance with the endorsed plans numbered **P1** (*Location plan - wd-01 dated:27.4.16*), **P2** (*sketch design – SK-01 dated May 21*) and **P3** (*elevation & plan – undated*).

2 Works in State road reserve

The developer must obtain a permit from the Department of State Growth for any works to be undertaken within the State Road reservation. The developer must contact the Northern Region Network Supervisor at least seven (7) days before any works are to be commenced. In accordance with the Roads and Jetties Act 1935, no works shall be commenced within the State Road reservation until that officer has issued a permit.

DECISION

Cr

AGENDA – ORDINARY MEETING

18 JULY 2016



PLAN 2 PLANNING APPLICATION P16-129 171-183 HIGH STREET, CAMPBELL TOWN

Attachments: Section 1 – Page 177

Responsible Officer: Duncan Payton, Planning & Development Manager
Report prepared by: Erin Boer, Planning Officer
File Number: 302301.235; CT135815/1

1 INTRODUCTION

This report assesses an application for 171-183 High Street, Campbell Town to:

- Amend the planning scheme site specifically to allow *vehicle fuel sales and service* in use class table of the General Residential Zone and amend Signage Code provisions to allow proposed signage.
- Develop and use a service station, incorporating ancillary signage and road works.

2 BACKGROUND

Applicant:

GHD Pty Ltd (obo United Petroleum P/L)

Owner:

Gameswood Pty Ltd & Mintford Pty Ltd

Zone:

General Residential

Codes:

Not in a Special Area

Classification under the Scheme:

Vehicle fuel sales and service

Existing Use:

Vacant Land

Critical Date:

Decision whether or to initiate and certify needs to be made by 12-Jul-2016. An extension of time to make a decision was received from the Commission until the 19-Jul-2016.

Recommendation:

Initiate and certify the amendment; and approve the use and development of the site as *vehicle fuel sales and service*.

Planning Instrument: *Northern Midlands Interim Planning Scheme 2013*

Preliminary Discussion

Prior to submission of the application, the applicant held discussions with Council officers, who sought comment from the Department of State Growth regarding the proposed amendment and development application.

Figure 1 – View from High Street, Campbell Town looking north east.



AGENDA – ORDINARY MEETING

18 JULY 2016



3 STATUTORY REQUIREMENTS

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

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

Section 33 (4) - Where a planning authority decides not to initiate an amendment a person may not request the authority to initiate an amendment which is substantially the same within 2 years.

Section 43A (1) - A person who requests a planning authority to amend a planning scheme may also request the planning authority to consider an application for a permit which would not be allowed if the planning scheme were not amended as requested.

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

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

Comment:

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

4 ASSESSMENT

4.1 Proposed Amendment

The application proposes to use and develop a 24-hour service station with ancillary services and signage on the property. The proposed amendment has two aspects, which relate to the use class table of the General Residential Zone and Signage Code provisions, as follows:

- 1) Alter the use table of the General Residential Zone (Table 10.2) as it applies to the site (CT 135815/6) to insert the 'vehicle fuel sales and service' use class as discretionary subject to the qualification: "if on 171-183 High Street only".
- 2) Alter P34 of clause E15.5.3 of the Interim Scheme to allow a site specific amendment to the standard to read: "Other signs are allowed in any zone apart from being discretionary in the General Residential Zone if on CT 135815/6 only provided it can be shown that..." The remainder of the performance criteria (a) – (j) of P34 will remain unchanged. It should be noted that the lettering of this clause is incorrect (typo) in the *Northern Midlands Interim Scheme* (version 13) and should read (a)-(j).
- 3) Insert into P5 of clause E15.5.3 of the *Interim Scheme*: "An Awning Fascia Sign will be discretionary if on (CT 135815/6)".

Comment:

The signage does not meet the sign height provisions in the relevant acceptable solutions for this type of sign, and there are no relevant performance criteria against which to assess this variation. Under the new Draft State Planning Provision, this type of sign is known as a 'canopy sign'. A canopy sign is undefined in the *Northern Midlands Interim Planning Scheme 2013*, and should therefore be assessed as an 'other sign'.

AGENDA – ORDINARY MEETING

18 JULY 2016



- 4) Amend P35 of clause E15.5.3 to add 'General Residential' to the list of zones and allow pole signs to be considered at Councils discretion (*if on CT 135815/6*). No changes to the remainder of P35 were sought.

Comment:

As the signs defined in the application as 'pole signs' do not meet the acceptable solutions relating to ground clearance, and there are no corresponding performance criteria, these signs are better defined as 'other signs' (see point 2). Under the Draft State Planning Provisions, this type of signage would be considered as a 'ground based sign'. A 'ground based sign' is not defined in the *Northern Midlands Interim Planning Scheme*.

It is suggested, for consistency in the planning scheme, that the abovementioned amendments should read as follows (amendments shown highlighted):

1) 10.2 Use Table

Discretionary	
Use Class	Qualification
Vehicle fuel sales and service	If on CT 135815/1 (171-183 High Street, Campbell Town).

2) E15.5.3

Other Sign	
Acceptable Solutions	Performance Criteria
A34 No acceptable solution	P34 Other signs can be located in any zone except the General Residential Zone (unless located on CT 135815/6 in which case 'other' signs in the General Residential zone are discretionary) and the Low Density Residential Zone, provided it can be shown that: a) no other form of permitted signage will meet the needs of the proprietor; and b) the sign does not dominate the streetscape and reflects the prevailing character of the area, in terms of shape, proportions and colours; and c) it does not conflict with the Zone Purpose as outlined in Part D of this planning scheme. d) be sympathetic to the architectural character and detailing of the building; and e) be of appropriate dimensions so as not to dominate the streetscape or premises on which it is located; and f) not result in loss of amenity to neighbouring properties; and g) not involve the unnecessary repetition of messages or information on the same street frontage; and h) not contribute to or exacerbate visual clutter; and i) not cause a safety hazard or obstruct movement of anyone inside or outside the associated building; and j) not distract motorists as a result of size, illumination or movement.

4.2 Proposed Development

- The applicant seeks to develop a 24-hour service station as indicated below.

AGENDA – ORDINARY MEETING

18 JULY 2016

Figure 1 – Site Plan



Figure 2 – Elevations- 3D View



AGENDA – ORDINARY MEETING

18 JULY 2016



4.3 Zone and land use

Zone Map –General Residential



The land is zoned *General Residential*, and is not located within any special areas. The relevant Planning Scheme definition is:

Vehicle fuel sales and service	use of land primarily for the sale of motor vehicle fuel and lubricants, and if the land is so used, the use may include the routine maintenance of vehicles. An example is a service station.
Service Station	means use of land to sell motor vehicle fuel from bowzers, and vehicle lubricants and if such use is made of the land, includes: (a) selling or installing of motor vehicle accessories or parts; (b) selling of food, drinks and other convenience goods; (c) hiring of trailers; and (d) servicing or washing of motor vehicles.

4.4 Subject site and locality

The author of this report carried out a site visit on the 4th July 2016. The site has an area of 1.925ha and is currently vacant. The site has three road frontages to High Street, Mason Street and Torlesse Street; however, it is proposed the site will access off High Street (Midland Highway) only. A number of dwellings are located to the west of the site, on the opposite side of the highway. To the north is a cemetery and to the east are a mixture of vacant and large residential lots.

AGENDA – ORDINARY MEETING

18 JULY 2016



Aerial photograph of area



Photographs of subject site



Northern access point

AGENDA – ORDINARY MEETING

18 JULY 2016



Main area of site



Southern access point (bushes to be removed)



Site overview look north east

AGENDA – ORDINARY MEETING

18 JULY 2016



4.5 Permit/site history

Relevant permit history includes:

- P07-406 – Two temporary signs (Midlands Military Meet and Rendezvous) – EXPIRED
- P06-054 - P06-054: Amendment 01/06 – Traveller's Park – not initiate

A service station has previously been located 184 High Street, Campbell Town on the western side of the highway, south west of the subject site. This site was temporarily used more recently during renovation works to the town's only service station.

4.6 Public Exhibition

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

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

4.7 Referrals

Council's Works & Infrastructure Department

Precis: Council's Works & Infrastructure Department (Jonathan Galbraith) initially reviewed the application on the 15th June 2016, and made the following note: "Please request further information regarding stormwater drainage for the site. We require calculations that the "stormwater swales" are capable of draining run-off from the site up to the 1 in 10 year ARI." Further information requirements have not been satisfied and a referral and recommended conditions were provided on the 6th July 2016.

TasWater

Precis: The application was referred to Taswater on the 7th June 2016 and a Submission to Planning Authority Notice was issued on the 22nd June 2016 (Taswater Ref: TWDA 2016/00785-NMC).

Heritage Adviser

Not applicable to this application

Tasmanian Heritage Council

Not applicable to this application

Department of State Growth

Precis:

The application was referred to the Department of State Growth who responded as follows:

Stategrowth has no objection in principle to the development application; however, the applicant must comply in accordance with the Roads and Jetties Act 1935 Section 16, that no work can be carried out in a State highway or subsidiary road without approval from the Minister's delegate. The access detail provided appears an acceptable solution and the associated designs will be filed for future reference when/if construction is commenced.

A permit must be obtained from Stategrowth through applying on-line at Permits@stategrowth.tas.gov.au. At that time a thorough investigation will be conducted and conditions will apply. Conditions will include, but are not limited to, the construction standards and sealing of the access from the road edge to the property boundary, drainage, sight lines and environmental considerations. (Stategrowth Ref: D16/99104 038330/012).

Launceston Airport

Not applicable to this application

Tasrail (adjoining landowner)

Not applicable to this application

AGENDA – ORDINARY MEETING

18 JULY 2016



Environmental Health Officer

Precis: Council's Environmental Health Officer, Chris Wicks, will issue food licenses once the café section of the service station is constructed and relevant applications are received. This is not a matter relevant to planning approvals.

Natural Resource Management Facilitator

Not applicable to this application.

Environment Protection Agency (level 2 under EMPCA)

Not applicable to this application

Local District Committee

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

General Manager

Not applicable to this application

Minister administering Crown Lands

Not applicable to this application.

5 FINANCIAL IMPLICATIONS TO COUNCIL

Not applicable to this application.

6 OPTIONS

Consider whether to initiate amendment and consider permit application or refuse and state reasons for refusal.

7 DISCUSSION

7.1 Amendment

The proposal seeks to amend the planning scheme to include the use class *Vehicle Fuel Sales and Service* as a discretionary use in the use class table of the General Residential zone, if located on the subject site 171-183 High Street, Campbell Town. The amended use class table would read as follows (amendment shown highlighted):

10.2 Use Table

Discretionary	
Use Class	Qualification
Vehicle fuel sales and service	If on CT 135815/1 (171-183 High Street, Campbell Town).

The proposal also seeks to amend the Signs Code to allow signage that would otherwise be prohibited in the General Residential Zone. The amended provisions would read as follows (amended section shown highlighted):

E15.5.3

Other Sign	
Acceptable Solutions	Performance Criteria
A34 No acceptable solution	P34 Other signs can be located in any zone except the General Residential Zone (unless located on CT 135815/6 in which case 'other' signs in the General Residential zone are discretionary) and the Low Density Residential Zone, provided it can be shown that: a) no other form of permitted signage will meet the needs of the proprietor; and b) the sign does not dominate the streetscape and reflects the prevailing character of the area, in terms of shape, proportions and colours; and

AGENDA – ORDINARY MEETING

18 JULY 2016



	c) it does not conflict with the Zone Purpose as outlined in Part D of this planning scheme. d) be sympathetic to the architectural character and detailing of the building; and e) be of appropriate dimensions so as not to dominate the streetscape or premises on which it is located; and f) not result in loss of amenity to neighbouring properties; and g) not involve the unnecessary repetition of messages or information on the same street frontage; and h) not contribute to or exacerbate visual clutter; and i) not cause a safety hazard or obstruct movement of anyone inside or outside the associated building; and j) not distract motorists as a result of size, illumination or movement.
--	--

Assessment for Consistency with Section 32 of the Land Use Planning & Approvals Act 1993

Section 32 of the Land Use Planning & Approvals Act 1993 requires that an amendment of a planning scheme–

Must, as far as practicable, avoid the potential for land use conflicts with use and development permissible under the planning scheme applying to the adjacent area.

Comment:

The proposed amendment seeks to allow the use of *Vehicle Fuel Sales and Service* and associated signage in the General Residential zone as a discretionary use, where it would otherwise be prohibited. The site specific amendment will allow the zoning of the property to remain the same and avoids the potential for future inappropriate development that could result from a spot-zoning amendment. The amendment application is combined with an application under section 43A of LUPAA for a *Service Station*, which allows the development to be assessed in its entirety. The subject site has been selected to avoid land use conflict as far as practical, based on the following merits:

- The subject site has three road frontages, one being a category one road which already services large traffic numbers and separates the development from the existing residences to the west;
- Land to the north of the site consists of a cemetery (zoned Community Purposes), which will not be negatively impacted by the proposed development;
- Residential uses to the southern side of the development will be buffered by the undeveloped section of the lot (approximately 75m long);
- Vegetation buffers and fencing will assist in reducing potential amenity loss for future residential uses to the east; and
- The site is located on the outer edge of the towns *General Residential* zoned land and the Urban Growth Boundary is located on the southern side of Torlesse Street, which forms the southern boundary of the subject site.

Must not conflict with the requirements of [section 300](#).

Comment:

Section 300 requires the amendment to be consistent with the Regional Land Use Strategy, and not to be inconsistent with mandatory provisions.

A review of the RLUS finds that the draft amendment is consistent with the Strategy. The proposed amendment is not inconsistent with mandatory provisions.

AGENDA – ORDINARY MEETING

18 JULY 2016



Must have regard to the impact that the use and development permissible under the amendment will have on the use and development of the region as an entity in environmental, economic and social terms.

Comment:

The primary rationale for the development is as follows:

- To provide a second option for fuel services to cater for a steadily growing tourist and commercial market. The site has frontage to a category one road which forms the primary route between the cities of Hobart and Launceston. Outside of Campbell Town, the next closest Service Station is at Epping Forest which is approximately 25km from the subject site;
- To provide a fuel outlet that caters for larger freight vehicles in the central-northern Midlands region;
- To reduce traffic congestion of refueling vehicles in the commercial district of the town.

The development will be required to adhere to best practice guidelines in terms of fuel storage to assist in mitigating any potential negative environmental impacts. The development will assist economic growth in the region through the provision of services and employment opportunities, during both construction and operation phases of the development.

It is recommended that Council initiate and certify the draft amendment and place it on public exhibition for 28 days.

7.2 Planning Application

The planning application for a *service station* is made under Section 43A of the *Land Use Planning and Approvals Act 1993*, which allows an application for a permit which would not be allowed if the planning scheme were not amended as requested.

Discretion to refuse the application is limited to:

- Discretionary use of the proposal (as per amendment);
- Reliance on the performance criteria of clause 10.3.1 – amenity
- Reliance on the performance criteria of clause 10.4.14 - Non Residential Development
- Reliance on the performance criteria of clause E4.6.1 - Use and road or rail infrastructure
- Reliance on the performance criteria of clause E4.7.2 - Management of Road Accesses and Junctions
- Reliance on performance criteria of clause E6.7.2 - Design and Layout of Car Parking
- Reliance on the performance criteria of clause E15.5.36 – Other Signs

An assessment of these discretions are detailed in *Attachment C* and it is determined that the proposal adequately meets the relevant performance criteria of these clauses. It is recommended that the application be approved subject to the conditions detailed in the recommendation.

8 ATTACHMENTS

- A Application & plans, correspondence with applicant
- B Responses from referral agencies
 - TasWater
 - NMC Works & Infrastructure Department
- C Planning Scheme Assessment

AGENDA – ORDINARY MEETING

18 JULY 2016



RECOMMENDATION

- A. That Council, under section 34 (1) of the *Land Use Planning Act 1993*, initiate Draft Amendment 01/16 to amend the planning scheme by adding the highlighted sections below:

10.2 Use Table

Discretionary	
Use Class	Qualification
Vehicle fuel sales and service	If on CT 135815/1 (171-183 High Street, Campbell Town).

E15.5.3

Other Sign	
Acceptable Solutions	Performance Criteria
A34 No acceptable solution	P34 Other signs can be located in any zone except the General Residential Zone (unless located on CT 135815/6 in which case 'other' signs in the General Residential zone are discretionary) and the Low Density Residential Zone, provided it can be shown that: a) no other form of permitted signage will meet the needs of the proprietor; and b) the sign does not dominate the streetscape and reflects the prevailing character of the area, in terms of shape, proportions and colours; and c) it does not conflict with the Zone Purpose as outlined in Part D of this planning scheme. d) be sympathetic to the architectural character and detailing of the building; and e) be of appropriate dimensions so as not to dominate the streetscape or premises on which it is located; and f) not result in loss of amenity to neighbouring properties; and g) not involve the unnecessary repetition of messages or information on the same street frontage; and h) not contribute to or exacerbate visual clutter; and i) not cause a safety hazard or obstruct movement of anyone inside or outside the associated building; and j) not distract motorists as a result of size, illumination or movement.

AND

- B. That Council, under Section 35 (1) of the *Land Use Planning and Approvals Act 1993*, certify Draft Amendment 01/16 as meeting the requirements of section 32 of the Act, and place it on Public Exhibition for 28 days, in accordance with section 38 of the Act.

And, if B is approved;

- C. That, under section 43F of the *Land Use Planning and Approvals Act 1993*, Council resolves that:
- The land at 171-183 High Street, Campbell Town be approved to be developed and used for a 24-hour service station & signage in accordance with application P16-129, and subject to the following conditions:
 - 1 Layout not altered**

The use and development shall be in accordance with the endorsed plans numbered **P1 – P 15** (Drawing No: 1607 Sheet No's: DA01-DA15 Dated: May 2015) & **D1 Planning Submission Report** by GHD, dated: May 2016.
 - 2 Council's Works & Infrastructure Department conditions**
 - 2.1 Stormwater**
 - a) A stormwater connection must be provided to the Council's stormwater system, constructed in accordance with Council standards and to the satisfaction of Council's Works & Infrastructure Department.

AGENDA – ORDINARY MEETING

18 JULY 2016



- b) Concentrated stormwater must not be discharged into neighbouring properties
- c) Landscaping and hardstand areas must not interfere with natural stormwater run-off from neighbouring properties.
- d) All driveways and hardstand areas must be designed to allow stormwater run-off to be adequately drained to the Council stormwater system.
- e) Prior to the commencement of any works on site the applicant shall provide a design plan and calculations for approval by Council to demonstrate that stormwater from the site can be adequately drained.
- f) A plumbing permit is required prior to commencing any plumbing or civil works within the property.

2.2 Access

- a) A concrete driveway crossover apron must be constructed in accordance with design plans provided to Council.
- b) Access works must not commence until an application for vehicular crossing has been approved by Council.
- c) All works must be done in accordance with Council Standard Drawing TSD-R03 and to the satisfaction of the Works and Infrastructure Manager.

2.3 Municipal standards & approvals

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

2.4 Works in State road reserve

- a) The developer must obtain a permit from the Department State Growth for any works to be undertaken within the State Road reservation, including any works necessary in relation to access construction, stormwater drainage and/or traffic management control and devices from the proposal.
- b) Application requirements and forms can be found at transport.tas.gov.au/road/permits, applications must be submitted at least twenty eight (28) days prior to any scheduled works. In accordance with the Roads and Jetties Act 1935, works must not be commenced within the State Road reservation until a permit has been issued.

2.5 Pollutants

- a) The developer/property owner must ensure that pollutants such as mud, silt or chemicals are not released from the site.
- b) Prior to the commencement of the development works the developer/property owner must install all necessary silt fences and cut-off drains to prevent soil, gravel and other debris from escaping the site. Material or debris must not be transported onto the road reserve (including the naturestrip, footpath and road pavement). Any material that is deposited on the road reserve must be removed by the developer/property owner. Should Council be required to clean or carry out works on any of their infrastructure as a result of pollutants being released from the site the cost of these works may be charged to the developer/property owner.

2.6 Works & Infrastructure damage bond

- a) Prior to the application for a building permit, a \$1000 bond must be provided to Council, which will be refunded if Council's infrastructure is not damaged.
- b) This bond is not taken in place of the Building Department's construction compliance bond.

AGENDA – ORDINARY MEETING

18 JULY 2016



- c) The nature strip, crossover, apron and kerb and gutter and stormwater infrastructure must be reinstated to Council's standards if damaged.
- d) The bond will be returned after building completion if no damage has been done to Council's infrastructure and all engineering works are done to the satisfaction of the Works & Infrastructure Department.

2.7 Naturestrips

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

3 TasWater conditions

Sewer and water services shall be provided in accordance with TasWater's Planning Authority Notice (reference number TWDA 2016/00785-NMC).

4 Exterior and security lighting

Exterior Lighting and Security lighting must be designed, baffled and located in accordance with Australian Standard AS4282-1997 "Control of the obtrusive effects of outdoor lighting" such that no direct light is emitted outside the boundaries of the subject land.

5 Exposed storage

Goods, equipment, packaging material or machinery must not be stored or left exposed outside a building so as to be visible from any public road or thoroughfare.

6 Waste Disposal Bins

Waste material storage must:

- a) not be visible from the road to which the lot has frontage; and
- b) use self-contained receptacles designed to ensure waste does not escape to the environment.

7 Landscaping

Landscaping works as shown on the site/landscape plan shall be completed prior to the commencement of use and then maintained for the duration of the use.

8 Parking

8.1 Surface Treatments

All car parking, access strips manoeuvring and circulation spaces must be:

- a) formed to an adequate level and drained; and
- b) provided with an impervious all weather seal; and
- c) line marked or provided with other clear physical means to delineate car spaces.

8.2 Disabled parking

- a) A minimum of two (2) parking spaces designated for use by persons with a disability must be located closest to the main entry point to the building.
- b) Parking spaces for use by persons with disabilities must be constructed and designated in accordance with Australian Standards AS/NZ 2890.6 2009.

8.3 Taxi bay

Parking shall provide for one (1) dedicated taxi drop-off and pickup space, identified by signage or ground markings.

8.4 Loading bay

Loading 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.

8.5 Bicycle Parking

- 8.5.1 A minimum of two (2) bicycle parking spaces shall be provided for customers and visitors and shall:

AGENDA – ORDINARY MEETING

18 JULY 2016



- a) be accessible from a road, footpath or cycle track; and
- b) include a rail or hoop to lock a bicycle to that meets *Australian Standard AS 2890.3 1993*; and
- c) be located within 50m of and visible or signposted from the entrance to the activity they serve; and
- d) be available and adequately lit in accordance with *Australian Standard AS/NZS 1158 2005 Lighting Category C2* during the times they will be used

8.5.2 Parking space for residents' and employees' bicycles must be under cover and capable of being secured by lock or bicycle lock.

8.5.3 Bicycle parking spaces must have:

- a) minimum dimensions of:
 - i) 1.7m in length; and
 - ii) 1.2m in height; and
 - iii) 0.7m in width at the handlebars; and
- b) unobstructed access with a width of at least 2m and a gradient of no more 5% from a public area where cycling is allowed.

DECISION

Cr

AGENDA – ORDINARY MEETING

18 JULY 2016



PLAN 3 DRAFT AMENDMENT 02/15 – AMEND THE HERITAGE CODE AND THE HERITAGE PRECINCTS SPECIFIC AREA PLAN

Attachments: Section 1 – Page 328

Responsible Officer: Duncan Payton, Planning & Development Manager
Report prepared by: Paul Godier, Senior Planner
File: A129

1 INTRODUCTION

At its May 2016 meeting, Council resolved to initiate and certify a draft amendment regarding the heritage code and the heritage precincts specific area plan.

The draft amendment was placed on public notification and one representation was received.

2 BACKGROUND

Applicant:

Northern Midlands Council

Proposal:

Amendment 02/2015 - Amend Clause E13
Local Historic Heritage Code, and Clause F2
Heritage Precincts Specific Area Plan

Critical Date:

Report on representations to be sent to Planning
Commission by 8 August 2016

Recommendation:

Endorse additions to the draft amendment

Planning Instrument:

Northern Midlands Interim Planning Scheme 2013

Planning Authority:

Northern Midlands Council

3 STATUTORY REQUIREMENTS

In accordance with Schedule 6 (3) (2) (b) of the *Land Use Planning & Approvals Act 1993*, Council is required under Section 39 (2) to forward to the Planning Commission a report comprising –

- (a) *a copy of each representation received by the authority in relation to the draft amendment; and*
- (b) *a statement of its opinion as to the merit of each such representation, including, in particular, its views as to–*
 - (i) *the need for modification of the draft amendment in the light of that representation; and*
 - (ii) *the impact of that representation on the draft amendment as a whole; and*
- (c) *such recommendations in relation to the draft amendment as the authority considers necessary.*

4 ASSESSMENT OF REPRESENTATION

Notice of the application was given in accordance with Section 38 of the *Land Use Planning & Approvals Act 1993*. A review of Council's Dataworks system after completion of the public exhibition period revealed that a representation (attached) was received from C Dixon.

Mr Dixon requests that the Council allow windows & doors in heritage listed buildings and extensions to be constructed from aluminium, rather than just timber, advising that his family owns various properties throughout the Northern Midlands, and continues to improve them but would like the council to be more in line with various other Councils that allow this type of improvement.

Council's Heritage Adviser, David Denman, advised that on balance, it is acceptable to make aluminium frames discretionary - in many cases they are OK and on the occasion that they are not they can be conditioned to be timber.

AGENDA – ORDINARY MEETING

18 JULY 2016



5 DISCUSSION

Operation of the scheme has found that the clause allowing a discretionary application for an otherwise prohibited use of a heritage building - to encourage re-use - only applies to heritage building outside heritage precincts. The clause needs to apply to heritage buildings inside precincts too.

6 OPTIONS

- Move the recommendations; or
- Move alterations to the recommendations.

7 ATTACHMENTS

- A Draft amendment
- B Representations and heritage adviser's response

RECOMMENDATION

That Council, under section 39 (2) of the Land Use Planning & Approvals Act 1993, recommend to the Tasmanian Planning Commission that the representation has merit, and that the draft amendment needs to be modified by the addition of Clause F2.5.8 P10 *Window frames must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to the cultural heritage values of the local heritage place, its setting and the precinct* and F2.6.1 *Alternative Use of Heritage Buildings* so that the amendment reads as follows (highlights added, strikethroughs deleted):

E13 Local Historic Heritage Code

E13.3 Exemptions

E13.3.1 The following use or development is exempt from this code:

- a) works required to comply with an Emergency Order issued under section 162 of the Building Act 2000;
- b) electricity, optic fibre and telecommunications cables, and water, sewerage, drainage connections and gas lines to individual buildings ~~which connect above ground or utilize existing service trenches~~;
- c) internal alterations to buildings if the interior is not included in the historic heritage significance of the place or precinct;
- d) maintenance and repairs that do not involve removal, replacement or concealment of any external building fabric;
- e) repainting of an exterior surface that has been previously painted, in a colour similar to that existing;
- f) the planting, clearing or modification of vegetation for safety reasons where the work is required for the removal of dead wood, or treatment of disease, or required to remove unacceptable risk to the public or private safety, or where vegetation is causing or threatening to cause damage to a building or structure; and
- g) the maintenance of gardens, unless there is a specific listing for the garden in Table E13.1 or Table E13.2.

Table E13.2: Local Heritage Places Outside Heritage Precincts

Where a Local Heritage Place is contained in the Tasmanian Heritage Register, the place is limited to that part of the title defined on the Tasmanian Heritage Council's Central Plan Register.

F2 Heritage Precincts Specific Area Plan

Table F2.1: Heritage Places Inside Heritage Precincts

Where a Local Heritage Place is contained in the Tasmanian Heritage Register, the place is limited to that part of the title defined on the Tasmanian Heritage Council's Central Plan Register.

Address	Description
ROSS	
Southern side of Bridge St & Church St intersection	Ross Canon

AGENDA – ORDINARY MEETING

18 JULY 2016



F2 Heritage Precincts Specific Area Plan

F2.2 Application of Specific Area Plan

F2.2.1 This Specific Area Plan applies to those areas of land designated as Heritage Precincts on the Planning Scheme maps.

F2.2.2 The following development is exempt from this Specific Area Plan:

- a) works required to comply with an Emergency Order issued under section 162 of the Building Act 2000;
- b) electricity, optic fibre and telecommunications cables, and water, sewerage, drainage connections and gas lines to individual buildings;
- c) maintenance and repairs that do not involve removal, replacement or concealment of any external building fabric;
- d) repainting of an exterior surface that has been previously painted, in a colour similar to that existing;
- e) the planting, clearing or modification of vegetation for safety reasons where the work is required for the removal of dead wood, or treatment of disease, or required to remove unacceptable risk to the public or private safety, or where vegetation is causing or threatening to cause damage to a building or structure; and
- f) the maintenance of gardens, unless there is a specific listing for the garden in Table E13.1 or Table E13.2.

F2.5 Standards for Development

F2.5.1 Setbacks

Objective To ensure that the predominant front setback of the existing buildings in the streetscape is maintained, and to ensure that the impact of garages and carports on the streetscape is minimised.	
Acceptable Solutions	Performance Criteria
A1 The predominant front setback as identified in the design statement must be maintained for all new buildings, extensions, alterations or additions (refer Figure F2.4 & F2.8).	P1 No performance criteria. The front setback must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to: a) the cultural heritage values of the local heritage place, its setting and the precinct; b) the topography of the site; c) the size, shape, and orientation of the lot; d) the setbacks of other buildings in the surrounding area; e) the historic cultural heritage significance of adjacent places; and f) the streetscape.
A2 New carports and garages, whether attached or detached, must be set back a minimum of 3 metres behind the line of the front wall of the house which it adjoins (refer Figure F2.3, & F2.7).	P2 No performance criteria. The setback of new carports and garages from the line of the front wall of the house which it adjoins must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to: a) the cultural heritage values of the local heritage place, its setting and the precinct; b) the topography of the site; c) the size, shape, and orientation of the lot; d) the setbacks of other buildings in the surrounding area; e) the historic cultural heritage significance of adjacent places; and f) the streetscape.
A3 Side setback reductions must be to one boundary only, in order to maintain the appearance of the original streetscape spacing.	P3 No performance criteria. Side setbacks must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to: a) the cultural heritage values of the local heritage place, its setting and the precinct; b) the topography of the site; c) the size, shape, and orientation of the lot; d) the setbacks of other buildings in the surrounding area; e) the historic cultural heritage significance of adjacent places; and f) the streetscape.

AGENDA – ORDINARY MEETING

18 JULY 2016



F2.5.2 Orientation

Objective To ensure that new buildings, extensions, alterations and additions respect the established predominant orientation within the streetscape.	
Acceptable Solutions	Performance Criteria
A1 All new buildings, extensions, alterations or additions must be orientated: a) perpendicular to the street frontage (refer Figure F2.5, F2.6, & F2.8); or b) Where the design statement identifies that the predominant orientation of buildings within the street is other than perpendicular to the street, to conform to the established pattern in the street; and c) A new building must not be on an angle to an adjoining heritage-listed building (refer Figure F2.5).	P1 No performance criteria. Orientation of all new buildings, extensions, alteration or additions must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to: a) the cultural heritage values of the local heritage place, its setting and the precinct; b) the topography of the site; c) the size, shape, and orientation of the lot; d) the setbacks of other buildings in the surrounding area; e) the historic cultural heritage significance of adjacent places; and f) the streetscape.

F2.5.3 Scale

Objective To ensure that all new buildings respect the established scale of buildings in the streetscape, adhere to a similar scale, are proportional to their lot size and allow an existing original main building form to dominate when viewed from public spaces.	
Acceptable Solutions	Performance Criteria
A1 Single storey developments must have a maximum height from floor level to eaves of 3 metres (refer Figure F2.14).	P1 No performance criteria
A2 Where a second storey is proposed it must be incorporated into the roof space using dormer windows, or roof windows, or gable end windows, so as not to detract from original two storey heritage-listed buildings (refer Figure F2.13 & F2.15).	P2 No performance criteria.
A3 Ground floor additions located in the area between the rear and front walls of the existing house must not exceed 50% of the floor area of the original main house.	P3 No performance criteria.

F2.5.4 Roof Forms

Objective To ensure that the roof form and elements respect those of the existing main building and the streetscape.	
Acceptable Solutions	Performance Criteria
A1.1 The roof form for new buildings, extensions, alterations, and additions must, if visible from the street, be in the form of hip or gable, with a maximum span of 6.5m and a pitch between 30 – 40 degrees (refer Figure F2.14 & F2.18), or match the existing building; and A1.2 Eaves overhang must be a maximum of 300mm excluding guttering, or match the existing building.	P1 No performance criteria The roof form of all new buildings, extensions, alteration or additions must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to: a) the cultural heritage values of the local heritage place, its setting and the precinct; b) the design, period of construction and materials of the dominant building on site; c) the dominant roofing style and materials in the setting; and d) the streetscape.
A2 Where there is a need to use the roof space, dormer windows are acceptable and must be in a style that reflects the period setting of the existing main building on the site, or the setting if the site is vacant (refer Figure F2.15).	P2 No performance criteria
A3 Where used, chimneys must be in a style that reflects the period setting of the existing main building on the site, or the setting if the site is vacant.	P3 No performance criteria
A4 Metal cowls must not be used where they will be seen from the street.	P4 No performance criteria

AGENDA – ORDINARY MEETING

18 JULY 2016



F2.5.5 Plan Form

Objective To ensure that new buildings, alterations, additions and extensions respect the setting, original plan form, shape and scale of the existing main building on the site or of adjoining heritage-listed buildings.	
Acceptable Solutions	Performance Criteria
A1.1 Alterations and additions to pre-1940 buildings must retain the original plan form of the existing main building; and or A1.2 The plan form of additions must be rectilinear and or consistent with the existing house design and dimensions.	P1 Original main buildings must remain visually dominant over any additions when viewed from public spaces.
A2 The plan form of new buildings must be rectilinear (refer Figure F2.9).	P2 No performance criteria

F2.5.6 External Walls

Objective To ensure that wall materials used are compatible with the streetscape.	
Acceptable Solutions	Performance Criteria
A1.1 Materials used in additions must match those of the existing construction, except in additions to stone or brick buildings; and A1.2 External walls must be clad in: a) traditional bull-nosed timber weatherboards; if treated pine boards are used to replace damaged weatherboards they must be painted; thin profile compressed board weatherboards must not be used; or b) brickwork, with mortar of a natural colour and struck flush with the brickwork (must not be deeply raked), including: • painted standard size bricks; or • standard size natural clay bricks that blend with the colour and size of the traditional local bricks; or • standard brickwork rendered in traditional style; or • if a heritage-listed building, second-hand traditional local bricks. Heavily-tumbled clinker bricks must not be used; or c) concrete blocks specifically chosen to blend with local dressed stone, or rendered and painted; d) concrete blocks in natural concrete finish must not be used. A1.3 Cladding materials designed to imitate traditional materials such as brick, stone and weatherboards must not be used.	P1 Materials used in minor additions to stone and brick buildings may be weatherboard. Wall materials must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to: a) the cultural heritage values of the local heritage place, its setting and the precinct; b) the design, period of construction and materials of the dominant building on site; c) the dominant wall materials in the setting; and d) the streetscape

F2.5.7 Entrances and Doors

Objective To ensure that the form and detail of the front entry is consistent with the streetscape.	
Acceptable Solutions	Performance Criteria
A1.1 The position, shape and size of original door and window openings must be retained where they are prominent from public spaces; and A1.2 The front entrance location must be in the front wall facing the street, and be located within the central third of the front wall of the house; and A1.3 Modern front doors with horizontal glazing or similar styles must not be used (refer Figure F2.21).	P1 No performance criteria Entrances and doors must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to: a) the cultural heritage values of the local heritage place, its setting and the precinct; b) the design, period of construction and materials of the dominant building on site; and c) the streetscape.

AGENDA – ORDINARY MEETING

18 JULY 2016



F2.5.8 Windows

Objective	
To ensure that window form and details are consistent with the streetscape.	
Acceptable Solutions	Performance Criteria
A1 Window heads must be a minimum of 300mm below the eaves line, or match the existing.	P1 No performance criteria.
Solid-void ratio	
A2 Front façade windows must conform to the solid/void ratio (refer Figure F2.24 & F2.25).	P2 No performance criteria.
Window sashes	
A3 Window sashes must be double hung, casement, awning or fixed appropriate to the period and style of the building (refer Figure F2.22 & F2.23).	P3 No performance criteria
A4 Traditional style multi-pane sashes, when used, must conform to the traditional pattern of six or eight vertical panes per sash with traditional size and profile glazing bars.	P4 No performance criteria.
A5 Horizontally sliding sashes must not be used.	P5 No performance criteria.
A6 Corner windows to front facades must not be used.	P6 No performance criteria.
Window Construction Materials	
A7 Clear glass must be used.	P7 No performance criteria.
A8 Reflective and tinted glass and coatings must not be used where visible from public places.	P8 No performance criteria.
A9 Additions to heritage-listed buildings must have timber window frames, where visible from public spaces.	P9 No performance criteria.
A10 Painted aluminium must only be used where it cannot be seen from the street and in new buildings, or where used in existing buildings.	P10 No performance criteria. Window frames must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to: a) the cultural heritage values of the local heritage place, its setting and the precinct.
A11 Glazing bars must be of a size and profile appropriate for the period of the building	P11 No performance criteria.
A12 Stick-on aluminium glazing-bars must not be used	P12 No performance criteria.
A13 All windows in brick or masonry buildings must have projecting brick or stone sills, or match the existing.	P13 No performance criteria.
French Doors, Bay Windows and Glass Panelling	
A14 French doors and bay windows must be appropriate for the original building style and must be of a design reflected in buildings of a similar period.	P14 No performance criteria
A15 Where two bay windows are required, they must be symmetrically placed.	P15 No performance criteria
A16 Large areas of glass panelling must: a) Be divided by large vertical mullions to suggest a vertical orientation; and b) Be necessary to enhance the utility of the property or protect the historic fabric; and c) Not detract from the historic values of the original building.	P16 No performance criteria

F2.5.9 Roof Covering

Objective	
To ensure that roof materials are compatible with the streetscape.	
Acceptable Solutions	Performance Criteria
A1.1 Roofing of additions, alterations and extensions must match that of the existing building; and A1.2 Roof coverings must be: a) corrugated iron sheeting in grey tones, brown tones, dark red, or galvanized iron,	P1 No performance criteria

AGENDA – ORDINARY MEETING

18 JULY 2016



F2.5.10	Roof Plumbing	• Woodland Grey; or • Windspray; or • Shale Grey; or • Manor Red; or • Plantation; or • Jasper; or	
		b) slate or modern equivalents, shingle and low profile tiles, where compatible with the style and period of the main building on the site and the setting. Tile colours must be: • dark gray; or • light grey; or • brown tones; or • dark red; or	
		c) traditional metal tray tiles where compatible with the style and period of the main building on the site; or	
		d) for additions, alterations and extensions, match that of the existing building.	
	A2	Must not be klip-lock steel deck and similar high rib tray sheeting.	P2 No performance criteria

F2.5.10 Roof Plumbing

Objective			
To ensure that roof plumbing and fittings are compatible with the streetscape.			
Acceptable Solutions		Performance Criteria	
A1.1	Gutters must be OG, D mould, or Half Round profiles (refer Figure F2.26), or match the existing guttering; and	P1	No performance criteria
A1.2	Downpipes must be zincalume natural, colorbond round, or PVC round painted, or match the existing downpipes.		
A2	Downpipes must not be square-line gutter profile or rectangular downpipes (refer Figure F2.27).	P2	No performance criteria

F2.5.11 Verandahs

Objective	
To ensure that traditional forms of sun and weather protection are used, consistent with the streetscape.	
Acceptable Solutions	Performance Criteria
Original Verandahs	
A1 Original verandahs must be retained.	P1 No performance criteria
Replacement of Missing Verandahs	
A2.1 The replacement of a missing verandah must be consistent with the form and detail of the original verandah; or	P2 No performance criteria Verandahs must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to: a) the cultural heritage values of the local heritage place, its setting and the precinct; b) the design, period of construction and materials of the dominant building on site; and c) the streetscape.
A2.2 If details of the original verandah are not available:	
a) The verandah roof must join the wall line below the eaves line of the building (refer Figure F2.19); and b) Verandah posts and roof profile must be consistent with that in use by the surrounding buildings of a similar period.	
New Verandahs	
A3 A new verandah, where one has not previously existed, must be consistent with the design and period of construction of the dominant existing building on the site or, for vacant sites, those of the dominant design and period within the precinct.	P3 No performance criteria

AGENDA – ORDINARY MEETING

18 JULY 2016



F2.5.12 Architectural Details

Objective	
To ensure that the architectural details are consistent with the historic period and style of the main building on the site, and the streetscape.	
Acceptable Solutions	Performance Criteria
Original Detailing	
A1 Original detail and ornaments, such as architraves, fascias and mouldings, are an essential part of the building's character and must not be removed beyond the extent of any alteration, addition or extension.	P1 No performance criteria
Non-original Detailing	
A2.1 Non-original elements must be consistent with the original architectural style of the dominant existing building on the site or, for vacant sites, be consistent with the existing streetscape; and	P2 No performance criteria
A2.1 Non-original elements must not detract from or dominate the original qualities of the building, nor should they suggest a past use which is not historically accurate.	

F2.5.13 Outbuildings

Objective	
To ensure that outbuildings do not reduce the dominance of the original building or distract from its period character.	
Acceptable Solutions	Performance Criteria
A1 Sheds must not be located on the lot between the back wall of the main house on the site and the front street boundary line.	P1 No performance criteria
A1 The roof form of outbuildings must, if visible from the street, be in the form of hip or gable, with a maximum span of 6.5m and a pitch between 22.5 – 40 degrees.	The roof form of outbuildings, if visible from the street, must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to: a) the cultural heritage values of the local heritage place, its setting and the precinct; b) the design, period of construction and materials of the dominant building on site; c) the dominant roofing style and materials in the setting; and d) the streetscape.
A2 Sheds Outbuildings must be designed, in both scale and appearance, to be subservient to the primary buildings on the site.	P2 No performance criteria
A3 Garages and Carports Outbuildings must not be located in front of existing heritage-listed buildings, and must be setback a minimum of 3 metres behind the line of the front wall of the house that is set furthest back from the street (refer Figure F2.1 & F2.3).	P3 No performance criteria
A4 Any garage, including those conjoined to the main building, must be designed in the form of an outbuilding, with an independent roof form.	P4 No performance criteria
A5 Those parts of garages and sheds outbuildings visible from the street must be consistent, in both materials and style, with those of any existing heritage-listed building on-site.	P5 No performance criteria
A6 The eaves height of a garage must not exceed 3m, and where visible from the street, the roof form and pitch must be the same as that of the main house. Where visible from the street, the eaves height of outbuildings must not exceed 3m and the roof form and pitch must be the same as that of the main house	P6 No performance criteria

AGENDA – ORDINARY MEETING

18 JULY 2016



F2.5.14 Conservatories

Objective To ensure new conservatories respect traditional location, form and construction.	
Acceptable Solutions	Performance Criteria
A1 Conservatories must not be located at the front of a building.	P1 No performance criteria
A2 The scale, form, materials, and colours of a conservatory addition must respect the established style and period of the existing building.	P2 No performance criteria

F2.5.15 Fences and Gates

Objective To ensure that original fences are retained and restored where possible and that the design and materials of any replacement complement the setting and the architectural style of the main building on the site.	
Acceptable Solutions	Performance Criteria
A1.1 Replacement of front fence must be in the same design, materials and scale; or	P1 No performance criteria Fences must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to:
A1.2	
a) Front fence must be a timber vertical picket, masonry to match the house, heritage style woven wire, galvanized tubular fencing, other than looped, or iron palisade fence with a maximum height of 1200mm 1500mm.	a) the cultural heritage values of the local heritage place, its setting and the precinct;
b) Side and rear fences must be vertical timber palings to a maximum height of 1800mm.	b) the architectural style of the dominant building on the site;
A2 Gates must match the fence, both in materials and design.	c) the dominant fencing style in the setting; and
A3 Screen fences used to separate the front garden from the rear of the house must be of timber or lattice.	d) the original or previous fences on the site.
A4 Fences must not be:	P2 No performance criteria
a) horizontal or diagonal timber slat fences; or	
b) plastic covered wire mesh; or	P3 No performance criteria
c) flat metal sheet or corrugated sheets; or	
d) plywood and cement sheet.	P4 No performance criteria

F2.5.16 Paint Colours

Objective To ensure that new colour schemes maintain a sense of harmony with the street or area in which they are located.	
Acceptable Solutions	Performance Criteria
A1.1 Colour schemes must be drawn from heritage-listed buildings within the precinct; or	P1 No performance criteria Colour schemes must be compatible with the local historic heritage significance of the local heritage place or precinct having regard to the character and appearance of the existing place or precinct.
A1.2 Colour schemes must be drawn from the following:	
a) Walls – Off white, creams, beige, tans, fawn and ochre.	
b) Window & Door frames – white, off white, Indian red, light browns, tans, olive green and deep Brunswick green.	
c) Fascia & Barge Boards - white, off white Indian red, light browns, tans, olive green and deep Brunswick green	
d) Roof & Gutters – deep Indian red, light and dark grey; (black, green and blue are not acceptable) .	
A2 There must be a contrast between the wall colour and trim colours.	P2 No performance criteria
A3 Previously unpainted brickwork must not be painted, except in the case of post-1960 buildings.	P3 No performance criteria

F2.5.17 Lighting

Objective To ensure that modern domestic equipment and wiring do not intrude on the character of the streetscape	
Acceptable Solutions	Performance Criteria

AGENDA – ORDINARY MEETING

18 JULY 2016



A1	New lighting such as flood lights, spotlights or entry lights must be carried out such that wiring, fixings and fittings are concealed. Wiring or conduit to new lighting is not located on the front face of a building.	P1	No performance criteria
----	--	----	-------------------------

F2.6 Use Standards

F2.6.1 Alternative Use of heritage buildings

Objective To ensure that the use of heritage buildings provides for their conservation.	
Acceptable Solutions	Performance Criteria
A1 No acceptable solution.	P1 Notwithstanding Clause 8.9, a permit may be granted for any use of a building listed in table F2.1 where: a) it can be demonstrated that the proposed use will not adversely impact on the significance of a heritage place; and b) the amenity impacts of both the proposed use on the surrounding areas and from the surrounding area on the proposed use are considered acceptable; and c) a report by heritage professional states that it is necessary for conservation purposes or the continued maintenance of the building or where there is an overriding public benefit.

DECISION

Cr

AGENDA – ORDINARY MEETING

18 JULY 2016



PLAN 4 PLANNING APPLICATION P16-018 7-21 PATON STREET, LONGFORD

Attachments: Section 1 – Page 335

Responsible Officer: Duncan Payton, Planning & Development Manager
Report prepared by: Melissa Cunningham, Planner
File Number: 111300.08; s27/003/745 CT16822/1,220850/1,140396/1

1 INTRODUCTION

This report assesses an application for a 23-lot subdivision in 3 stages & cul de sac (from 3 lots) (Bushfire prone area & attenuation distance) at 7-21 Paton Street, Longford.

2 BACKGROUND

Applicant:

PDA Surveyors (obo Structured Finance Corp P/L)

Zone:

General Residential

Owner:

Structured Finance Corp P/L

Special Areas:

Bushfire Hazard Code

Potentially Contaminated Land Code

Road and Railway Assets Code Environmental Impacts & Attenuation Code

Classification under the Scheme:

Subdivision

Existing Use:

Vacant lot (ex-sawmill)

Deemed Approval Date:

01.07.2016

Recommendation:

Approve

Discretionary Aspects of the Application

- Pursuant to clause 9.5.1, the planning authority has the discretion to approve or refuse an application for subdivision.
- Partly within attenuation area (Environmental Impacts & Attenuation code)
- Variation to clauses 10.4.4.5-10.4.4.7 for creation of road and footpath in General Residential zone.
- Creation of new junction generating more than 40 vehicle entry and exit movements per day.

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.

3 STATUTORY REQUIREMENTS

The proposal is an application pursuant to section 57 of the *Land Use Planning & Approvals Act 1993* (i.e. a discretionary application). Section 48 of the *Land Use Planning & Approvals Act 1993* requires the Planning Authority to observe and enforce the observance of the Planning Scheme. Section 51 of the *Land Use Planning & Approvals Act 1993* states that a person must not commence any use or development where a permit is required without such permit.

4 ASSESSMENT

4.1 Proposal

It is proposed to:

AGENDA – ORDINARY MEETING

18 JULY 2016

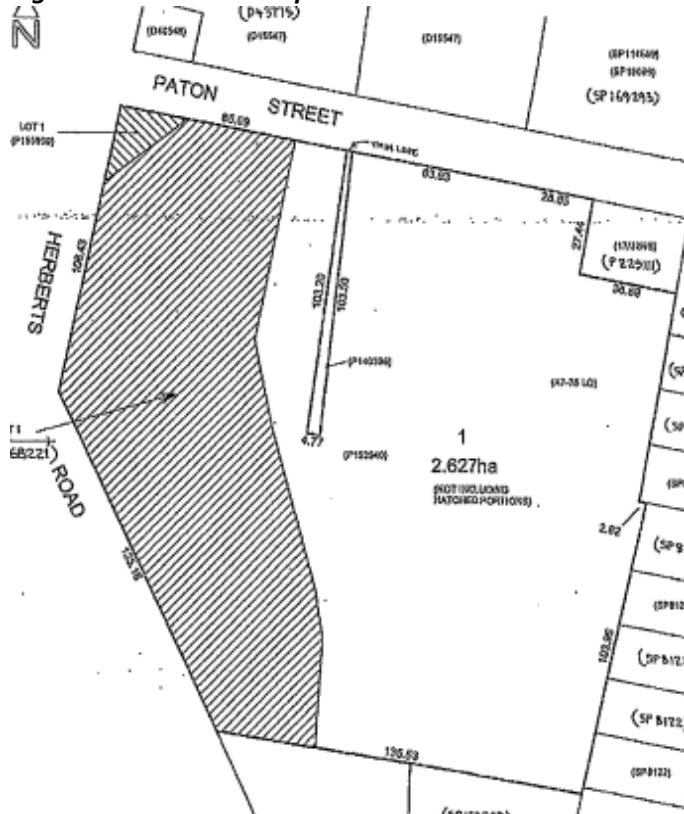


- subdivide the land into 23 lots and cul de sac in 3 stages (from the existing 3 lots)

Figure 1 – Subdivision Plan (Amended July 2016)



Figure 2 – Current titles plan



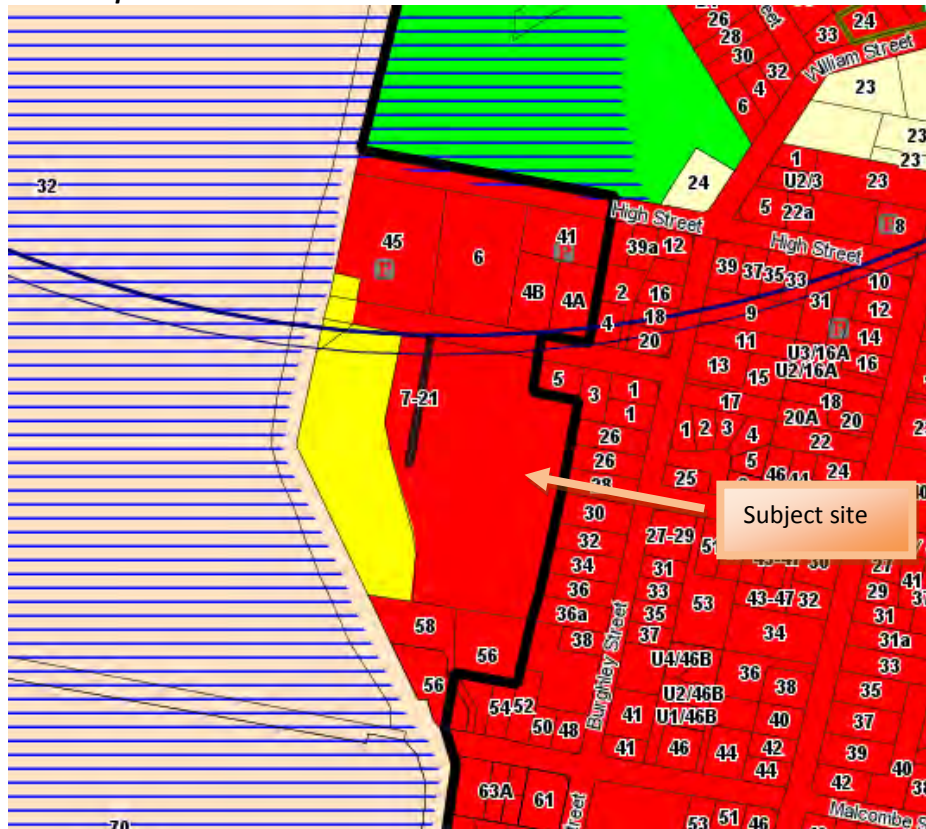
AGENDA – ORDINARY MEETING

18 JULY 2016



4.2 Zone and land use

Zone Map –General Residential



The land is zoned *General Residential*, and is in a bushfire-prone area and partly within the Attenuation Distance of the Longford Abattoirs.

The relevant Planning Scheme definition is:

<i>subdivision</i>	<i>means the act of subdividing or the lot subject to an act of subdividing.</i>
--------------------	--

Extract from Planning Scheme

Part CSpecial Provisions

9.3 *Adjustment of a Boundary* (Not applicable)

9.5 Subdivision

9.5.1 *Notwithstanding any other provisions of this planning scheme, with the exception of sub clause 9.2.1, all applications for subdivision may be refused or approved at the discretion of the planning authority, unless the application is for a subdivision that cannot be approved under any applicable development standard or must not be approved under section 84 of the Local Government (Building and Miscellaneous Provisions) Act 1993.*

Subdivision is discretionary in the zone.

4.3 Subject site and locality

The author of this report carried out a site visit on 16 June 2016. The subject site is located on the western side of Longford at 7-21 Paton Street, Longford (CT 16822/1,220850/1,140396/1). The titles have an area of 2.66Ha, with the majority of the lot contained of the title in CT 16822/1 (2.627ha). The property has 113m of road frontage to Paton Street, which is a no-through road. There is a hawthorn hedge approximately 20m long on the eastern side of the road frontage, and half a dozen gum and wattle trees towards the western frontage.

AGENDA – ORDINARY MEETING

18 JULY 2016



The site is currently vacant. To the west of the site is Council's 1.382Ha detention basin, flood levee wall, Back Creek and agricultural land. Land to the north, east and south is mainly developed residential land. The lot is relatively flat on the eastern half and on the western half, slopes towards the west.

Aerial photograph of area



OZAerial 2013 Photograph



AGENDA – ORDINARY MEETING

18 JULY 2016



Photographs of subject site



AGENDA – ORDINARY MEETING

18 JULY 2016



4.4 Permit/site history

Relevant permit history includes:

AGENDA – ORDINARY MEETING

18 JULY 2016



- November 2011 – Advice that property contains a declared weed, Patterson’s Curse
- P11-317 - Construction of detention basin; & 2-lot subdivision to facilitate detention basin
- P09-065 - R1-7/09: Rezone - Rural General to Residential Serviced
- P04-279 - Rezoning Application 43A - Amendment 05/04 Paton Street Sawmill Site (Residential Development) (Withdrawn)
- The site was previously used for sawmilling from c.1935-c.2005.

Planning permit P11-317: Construction of detention basin; & 2-lot subdivision included the filling of the current proposed subdivision lot) to RL 138.1 level, which allows some of the proposed western lots to be filled.

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 records management system after completion of the public exhibition period revealed that representations (Attachment C) were received from:

- D Alty, 19 Pakenham Street, Longford & member of the LLDC
- S & K Gray, 58 Malcombe St, Longford
- D Chugg, 56 Malcombe St, Longford

Map showing location of representor properties in relation to subject site



The matters raised in the representations were addressed by the applicant (see Attachment C), and are outlined below followed by the planner’s comments.

Issue 1

- Lot sizes

Planner’s comment:

All three representors raised their concerns over the apparent smaller lot sizes for the immediate area. All proposed lot sizes meet the Planning Scheme’s acceptable solution of minimum lot size of 450m²

AGENDA – ORDINARY MEETING

18 JULY 2016



and are able to contain a 10m x 15m rectangle. The proposed lot sizes range from 779m² to 1578m², with an average of 1013m². Although substantially smaller than properties to the north and south, lot sizes are consistent with other residential lots in Longford. Previously, the western area of Longford was flood prone and had a rural zoning; therefore, it had not had the same development opportunity as surrounding residential areas. When the property was rezoned in 2009, this was the time for Council to limit lot sizes if it wished.

Issue 2

- Bushfire report

Planner's comment:

One representor raised concerns regarding the Bushfire Assessor's comments that the subdivision must be within 200m of a through road. The bushfire assessor concluded that as the likely threat from bushfire is from the west, and the escape route is to the east, the majority of the subdivision is not bushfire prone and the parts that have bushfire prone area is rated as BAL-Low, which is acceptable to waive in the circumstances. Since Mr Livingston's bushfire report was written, Planning Scheme provisions have changed and the application now meets the acceptable solutions for bushfire requirements.

Issue 3

- Traffic report

Planner's comment:

One representor was concerned with the increase in traffic flows to and from Paton Street and Burghley Street, which has a school further up the road. Traffic Engineer, Terry Eaton has concluded that Paton Street is a local residential street, which currently has an estimated 70 to 90 vehicle movements per day. The proposed subdivision is expected to generate an additional 230 vehicle movements per day. The development indicates compliance with the requirements of the Road and Railway Assets Code, provided that all road infrastructure is installed to Council's standard and guidelines. Council's Works & Infrastructure Department have required a bond to be paid for the construction of Paton Street, including the footpath, kerb and channel, and hotmix seal.

Issue 4

- TasWater

Planner's comment:

One representor raised the issue of availability of water and sewage. TasWater issued a *Submission to Planning Authority Notice*, dated 27/04/2016 for approval to connect into TasWater's water and sewage assets. TasWater imposed a number of conditions to be placed upon the permit. The application is considered to meet the acceptable solutions of clause 10.4.2.15.2 A1 for connection to reticulated water supply and reticulated sewage system.

Council's Works & Infrastructure Department reported that the site can be connected into Council's existing stormwater system and a number of conditions are required to be placed upon the permit. Application is considered to meet the acceptable solutions of clause 10.4.2.15.2 A2 for connection to a reticulated stormwater system.

The application meets all the Planning Scheme acceptable solutions for provision of services; therefore, Council cannot refuse the application on provision of services, it may only place conditions on the permit.

Issue 5

- Contamination report

AGENDA – ORDINARY MEETING

18 JULY 2016



Planner's comment:

One representor was concerned over the previous use of the site as a sawmill and that there would have been substantial chemical and natural leaching, also the issues of dwellings being so close together would not allow natural cleaning process to work. The site went through an amendment process in 2009 to rezone the site from Rural General to Residential Serviced. Part of this process was to ensure that the site was safe for residential use. The Environmental Protection Authority signed off on the property, which allowed the property to be considered for rezoning. As part of this rezoning, there were three recommendations to manage the site: restrictions on domestic ground-water use, any buried refuse to be disposed of off-site and future excavations to be inspected and, if any suspect materials/smells identified, advice to be sought from a qualified environmental scientist.

These conditions are included in Coffey Environments Australia Pty Ltd's 'Construction Environmental Management Plan' (CEMP) for the site, dated 12 April 2016. The CEMP's objective is to facilitate a standard set of guidelines for implementation in relation to: groundwater, measures to minimise hazards and impacts during site excavation works, procedures to follow during excavation, construction or maintenance works, information for off-site disposal of buried refuse and potentially-contaminated soils. A condition of the permit should be that the CEMP forms part of a Part V Agreement on all new titles issued, to alert potential purchasers of the lots of their responsibilities of potentially contaminated site.

As the property has been signed-off by the EPA, the application meets all the acceptable solutions of the Potentially Contaminated Land Code and Council cannot refuse the application on these grounds.

Issue 6

- Future units on larger lots (8 – 11)

Planner's comment:

Such a proposal will require planning approval and will have to be assessed against the provisions of the Planning Scheme at that time. The application meets the requirements for lot sizes and servicing with the residential zone; therefore, there are no provisions to restrict the construction of multiple dwellings on any of the lots.

4.6 Referrals

The only referrals required were as follows:

Council's Works & Infrastructure Department

Council's Works & Infrastructure Manager, Arend Boog, advised that no feasible or realistic economic or flood mitigation outcomes can be achieved from seeking to expand the existing detention basin.

The subdivision, with ground level raised to 138.1, will not be affected by water flows in the basin and stormwater flows from the proposed subdivision are manageable within the basin.

The performance of the detention basin, whilst not affected by the subdivision, will be managed through pumping. The required pump capacity is to be finalized by the independent engineer's pending report.

TasWater

Precis: The application was referred to Taswater on 18.4.16, and a Submission to Planning Authority Notice was issued on 27.4.16 (Taswater Ref: TWDA 2016/00481-NMC).

Natural Resource Management Facilitator

Precis: Natural Resource Management Facilitator, Monique Case, confirmed verbally that the Patterson's Curse infestation had been dealt with and ongoing monitor of the site has been undertaken.

Local District Committee

AGENDA – ORDINARY MEETING

18 JULY 2016



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

Councils Environmental Health Officer

Precis: Council's Environmental Health Officer, Chris Wicks, commented that, in his opinion, any developments at the site should be subject to diligent adherence to the recommendations in the Coffey report.

4.7 Planning Scheme Assessment

GENERAL RESIDENTIAL ZONE
ZONE PURPOSE
To provide for residential use or development that accommodates a range of dwelling types at suburban densities, where full infrastructure services are available or can be provided. To provide for compatible non-residential uses that primarily serve the local community. Non-residential uses are not to be at a level that distorts the primacy of residential uses within the zones, or adversely affect residential amenity through noise, activity outside of business hours traffic generation and movement or other off site impacts. To encourage residential development that respects the neighbourhood character and provides a high standard of residential amenity.
Assessment: The proposal meets the zone purpose.
LOCAL AREA OBJECTIVES
To consolidate growth within the existing urban land use framework of the towns and villages. To manage development in the General residential zone as part of or context to the Heritage Precincts in the towns and villages. To ensure developments within street reservations contribute positively to the Heritage Precincts in each settlement.
Assessment: The proposal meets the local area objectives.
DEVELOPMENT STANDARDS FOR SUBDIVISIONS IN GENERAL RESIDENTIAL ZONE

10.4.4 SUBDIVISION

10.4.4.1 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	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.

AGENDA – ORDINARY MEETING

18 JULY 2016



e) to align existing titles with zone boundaries and no additional lots are created.	
A2 Each lot must have a frontage of at least 3.6m.	P2 Each lot must have appropriate, permanent access by a Right of Carriageway registered over all relevant titles.

Comment: Application complies with Acceptable Solutions. Proposed lots range from 779m² to 1578m², with the majority of lots over 900m². Due to concerns with the two internal lots (16 & 19) the applicant agreed to consolidate the driveways, which is preferable to the original plan of two separate driveways.

10.4.4.2 Provision of Services

Objective: To provide lots with appropriate levels of utility services.	
Acceptable Solutions	Performance Criteria
A1 Each lot must be connected to a reticulated: a) water supply; and b) sewerage system.	P1 Each lot created must be: a) in a locality for which reticulated services are not available or capable of being connected; and b) capable of accommodating an on-site wastewater management system.
A2 Each lot must be connected to a reticulated stormwater system.	P2 Each lot created must be capable of disposal of stormwater to a legal discharge point.

Comment: Complies with the Acceptable Solutions. The application was referred to TasWater regarding water and sewer infrastructure. Their certificate of consent is included as Attachment B to this report and will be included as an attachment if a permit is issued. The application was referred internally to the Council's Works & Infrastructure Department, who advised that the subdivision can be serviced by Council infrastructure.

10.4.4.3 Solar Orientation of Lots

Objective: To provide for solar orientation of lots and solar access for future dwellings.	
Acceptable Solutions	Performance Criteria
A1 At least 50% of lots must have a long axis within the range of: a) north 20 degrees west to north 30 degrees east; or b) east 20 degrees north to east 30 degrees south.	P1 Dimensions of lots must provide adequate solar access, having regard to the likely dwelling size and the relationship of each lot to the road.
A2 The long axis of residential lots less than 500m², must be within 30 degrees east and 20 degrees west of north.	P2 Lots less than 500 m² must provide adequate solar access to future dwellings, having regard to the: a) size and shape of the development of the subject site; and b) topography; and c) location of access way(s) and roads.

Comment: Complies with Acceptable Solution. All lots have adequate solar access.

10.4.4.5 Integrated Urban Landscape

Objective: To provide attractive and continuous landscaping in roads and public open spaces that contribute to the: a) character and identity of new neighbourhoods and urban places; or b) to existing or preferred neighbourhood character, if any.	
Acceptable Solutions	Performance Criteria
A1 The subdivision must not create any new road, public open space or other reserves.	P1 For subdivision that creates roads, public open space or other reserves, the design must demonstrate that: a) it has regard to existing, significant features; and b) accessibility and mobility through public spaces and roads are protected or enhanced; and

AGENDA – ORDINARY MEETING

18 JULY 2016



	c) connectivity through the urban environment is protected or enhanced; and d) the visual amenity and attractiveness of the urban environment is enhanced; and e) it furthers the local area objectives, if any.
--	---

Comment: Complies with Performance Criteria.

10.4.4.6 Walking and Cycling Network

Objective: a) To provide safe, convenient and efficient movement through and between neighbourhoods by pedestrians and cyclists; and b) To design footpaths, shared path and cycle path networks that are safe, comfortable, well constructed and accessible. c) To provide adequate provision to accommodate wheelchairs, prams, scooters and other footpath bound vehicles.	
Acceptable Solutions	Performance Criteria
A1 The subdivision must not create any new road, footpath or public open space.	P1 Subdivision that creates new roads, footpaths, or public open spaces must demonstrate that the walking and cycling network is designed to: a) link to any existing pedestrian and cycling networks; and b) provide the most practicable direct access for cycling and walking to activity centres, community facilities, public transport stops and public open spaces; and c) provide an interconnected and continuous network of safe, efficient and convenient footpaths, shared paths, cycle paths and cycle lanes based primarily on the network of arterial roads, neighbourhood roads and regional public open spaces; and d) promote surveillance along roads and from abutting dwellings.

Comment: Complies with Performance Criteria.

The 10.4.4.7 Neighbourhood Road Network

Objective: a) To provide for convenient, safe and efficient movement through and between neighbourhoods for pedestrians, cyclists, public transport and other motor vehicles using the neighbourhood road network; and b) To design and construct road carriageways and verges so that the road geometry and traffic speeds provide an accessible and safe neighbourhood road system for all users.	
Acceptable Solutions	Performance Criteria
A1 The subdivision must not create any new road.	P1 The neighbourhood road network must: a) take account of the existing mobility network of arterial roads, neighbourhood roads, cycle paths, shared paths, footpaths and public transport routes; and b) provide clear hierarchy of roads and physical distinctions between arterial roads and neighbourhood road types; and c) provide an appropriate speed environment and movement priority for the safe and easy movement of pedestrians and cyclists and for accessing public transport; and d) provide safe and efficient access to activity centres for commercial and freight vehicles; and e) ensure connector roads align between neighbourhoods for safe, direct and efficient movement of pedestrians, cyclists, public transport and other motor vehicles; and f) provide an interconnected and continuous network of roads within and between neighbourhoods for use by

AGENDA – ORDINARY MEETING

18 JULY 2016



	<i>pedestrians, cyclists, public transport and other vehicles and minimise the provision of cul-de-sacs; and</i> g) <i>provide for service and emergency vehicles to safely turn at the end of a dead-end road; and</i> h) <i>take into account of any identified significant features.</i>
--	--

Comment: Complies with Performance Criteria.

The application meets the acceptable standards, except for:

- 10.4.4.5: *Integrated Urban Landscape*
- 10.4.4.6: *Walking and Cycling Network*
- 10.4.4.7: *Neighbourhood Road Network*

The creation of a new *cul-de-sac* does not impact on the road hierarchy, it connects into the existing road network and will provide a footpath within the *cul-de-sac* and in Paton Street. The creation of the four lots along Paton Street will increase surveillance along Paton Street. The site is within easy walking distance of the town centre, public facilities, public transport stops and public open space. Service and emergency vehicles will be able to safely turn at the end of the *cul-de-sac*. As part of the development, to enhance the streetscape, Council will require a contribution of \$250 per lot to be provided for nature-strip trees. These trees will help soften the development and tie it in with other similar subdivision developments within the municipal area. The development will enhance the visual amenity and attractiveness of the urban environment by developing the site from an unattractive piece of disused land into residential development.

CODES		
E1.0	BUSHFIRE PRONE AREAS CODE	Complies
E2.0	POTENTIALLY CONTAMINATED LAND	Complies
E3.0	LANDSLIP CODE	N/A
E4.0	ROAD AND RAILWAY ASSETS CODE	Complies
E5.0	FLOOD PRONE AREAS CODE	N/A
E6.0	CAR PARKING AND SUSTAINABLE TRANSPORT CODE	N/A
E7.0	SCENIC MANAGEMENT CODE	N/A
E8.0	BIODIVERSITY CODE	N/A
E9.0	WATER QUALITY CODE	N/A
E10.0	RECREATION AND OPEN SPACE CODE	Complies
E11.0	ENVIRONMENTAL IMPACTS & ATTENUATION CODE	Complies
E12.0	AIRPORTS IMPACT MANAGEMENT CODE	N/A
E13.0	LOCAL HISTORIC HERITAGE CODE	N/A
E14.0	COASTAL CODE	N/A
E15.0	SIGNS CODE	N/A

E1.0 BUSHFIRE-PRONE AREAS CODE

A bushfire report was submitted by the applicant from Scott Livingston of AK Consultants. Mr Livingston is accredited to *Certify a Bushfire Hazard Management Plan meets the Acceptable Solutions for large subdivisions (minimum of 10 lots or multiple stages) (Clause E1.6.1 of the Bushfire-Prone Areas Code)*. Mr Livingston's report showed that only parts of the western lots 10-13, 16, 19 & 20 were considered to have a BAL-Low rating and the only requirement for these lots were that all accesses to these lots were constructed to a Class 4C Standard. Mr Livingston's report, dated 02 February 2016, was written prior to the Draft Interim Planning Directive No. 1 Bushfire-Prone Areas Code. The Interim Planning Directive was issued by the Minister for Planning under s.12A (2) of the *Land Use Planning and Approvals Act 1993* and came into effect on 23 February 2016.

AGENDA – ORDINARY MEETING

18 JULY 2016



E1.6 DEVELOPMENT STANDARDS

E1.6.1 Development standards for subdivision

This standard applies to a development consisting of a subdivision where any part of that subdivision is in a bushfire-prone area.

E1.6.1.1 Subdivision: Provision of hazard management areas

Objective: Subdivision provides for hazard management areas that: - facilitate an integrated approach between subdivision and subsequent building on a lot; - provide for sufficient separation of building areas from bushfire-prone vegetation to reduce the radiant heat levels, direct flame attack and ember attack at the building area; and - provide protection for lots at any stage of a staged subdivision.	
Acceptable solutions	Performance criteria
A1. (a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of hazard management areas as part of a subdivision; or (b) The proposed plan of subdivision: i) shows all lots that are within or partly within a bushfire-prone area, including those developed at each stage of a staged subdivisions; ii) shows the building area for each lot; iii) shows hazard management areas between bushfire-prone vegetation and each building area that have dimensions equal to, or greater than, the separation distances required for BAL 19 in Table 2.4.4 of AS 3959 – 2009 Construction of Buildings in Bushfire Prone Areas; and iv) is accompanied by a bushfire hazard management plan for each individual lot, certified by the TFS or accredited person, showing hazard management areas greater than the separation distances required for BAL 19 in Table 2.4.4 of AS 3959 – 2009 Construction of Buildings in Bushfire Prone Areas; and v) applications for subdivision requiring hazard management areas to be located on land that is external to the proposed subdivision 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 the bushfire hazard management plan.	P1. A proposed plan of subdivision shows adequate hazard management areas in relation to the building areas shown on lots within a bushfire-prone area taking into consideration: a) the dimensions of hazard management areas; b) a bushfire risk assessment of each lot at any stage of staged subdivision; c) the nature of the bushfire-prone vegetation including the type, fuel load, structure and flammability; d) the topography, including site slope; e) any other potential forms of fuel and ignition sources; f) separation distances from the bushfire-prone vegetation not unreasonably restricting subsequent development; and g) any advice from the TFS.

Comment: Application complies with A1.

E1.6.1.2 Subdivision: Public and fire fighting access

Objective: Access roads to, and the layout of roads, tracks and trails, in a subdivision: - allow safe access and egress for residents, firefighters and emergency service personnel; - provide access to the bushfire-prone vegetation that enables both property to be defended when under bushfire attack and for hazard management works to be undertaken; - are designed and constructed to allow for fire appliances to be manoeuvred; - provide access to water supplies for fire appliances; and - are designed to allow connectivity, and where needed, offering multiple evacuation points.
--

AGENDA – ORDINARY MEETING

18 JULY 2016



Acceptable solutions	Performance criteria
A1. (a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant specific measures for public access in the subdivision for the purposes of fire fighting; or (b) A proposed plan of subdivision showing the layout of roads and fire trails, and the location of property access to building areas, and which complies to the extent necessary with Tables E3, E4 & E5, is included in a bushfire hazard management plan certified by the TFS or accredited person.	P1. A proposed plan of subdivision shows access and egress for residents, fire-fighting vehicles and emergency service personnel to enable protection from bushfires having regard to: (a) appropriate design measures, including: (i) two way traffic; (ii) all weather surfaces; (iii) height and width of any vegetation clearances; (iv) load capacity; (v) provision of passing bays; (vi) traffic control devices; (vii) geometry, alignment and slope of roads, tracks and trails; (viii) use of through roads to provide for connectivity; (ix) limits on the length of cul-de- sacs and dead-end roads; (x) provision of turning areas; (xi) provision for parking areas; (xii) perimeter access; and (xiii) fire trails; and (b) the provision of access to (i) bushfire-prone vegetation to permit the undertaking of hazard management works; and (ii) fire fighting water supplies; and (c) any advice from the TFS.

Comment: The application complies with acceptable solution A1 (b). The proposed subdivision complies to the extent necessary with Tables E3, E4 & E5. A certified bushfire hazard management plan has been submitted with the application.

Table E3: Standards for Roads require that dead-end or cul-de-sac over 200m in length have a carriageway that is 7 metres in width, and turning circle with a minimum 12 metres outer radius. The proposed subdivision has a carriageway width of 8m and an outer radius of approximately 10 metres, a condition on the permit is required for the outer radius of the turning head to be increased to 12 metres.

Table 3: Standards for Roads

Unless the development standards in the zone require a higher standard, the following apply: • Two-wheel drive, all-weather construction; • Load capacity of at least 20 tonnes, including for bridges and culverts; • Minimum carriageway width is 7 metres for a through road, or 5.5 metres for a dead-end or cul-de-sac road; • Minimum vertical clearance of 4 metres; • Minimum horizontal clearance of 2 metres from the edge of the carriageway; • Cross falls of less than 3 degrees (1:20 or 5%); • Maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; • Curves have a minimum inner radius of 10 metres;
--

AGENDA – ORDINARY MEETING

18 JULY 2016



- Dead-end or cul-de-sac roads are not more than 200 metres in length unless the carriageway is 7 metres in width;
- Dead-end or cul-de-sac roads have a turning circle with a minimum 12 metres outer radius; and
- Carriageways less than 7 metres wide have 'No Parking' zones on one side, indicated by a road sign that complies with AS1743-2001 Road signs - Specifications.

Table 4: Standards for Property Access has no requirements for accesses under 30 metres. Accesses of 30 metres or greater (which applies to lots 16 and 19) requires the access to be designed and constructed as per Column 2 requirements. A condition of the permit shall be the access to lots 16 and 19 is designed and constructed to these conditions, prior to the final plan sealed.

Table 4: Standards for Property Access

Column 1 Element		Column 2 Requirement
A.	Property access length is less than 30 metres; or access is not required for a fire appliance to access a water connection point.	There are no specified design and construction requirements.
B.	Property access length is 30 metres or greater; or access for a fire appliance to a water connection point.	The following design and construction requirements apply to property access: • All-weather construction; • Load capacity of at least 20 tonnes, including for bridges and culverts; • Minimum carriageway width of 4 metres; • Minimum vertical clearance of 4 metres; • Minimum horizontal clearance of 0.5 metres from the edge of the carriageway; • Cross falls of less than 3 degrees (1:20 or 5%); • Dips less than 7 degrees (1:8 or 12.5%) entry and exit angle; • Curves with a minimum inner radius of 10 metres; • Maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; and • Terminate with a turning area for fire appliances provided by one of the following: a) A turning circle with a minimum inner radius of 10 metres; or b) A property access encircling the building; or c) A hammerhead "T" or "Y" turning head 4 metres wide and 8 metres long.
C.	Property access length is 200 metres or greater.	The following design and construction requirements apply to property access: • The Requirements for B above; and • Passing bays of 2 metres additional carriageway width and 20 metres length provided every 200 metres.
D.	Property access length is greater than 30 metres, and access is provided to 3 or more properties.	The following design and construction requirements apply to property access: • Complies with Requirements for B above; and • Passing bays of 2 metres additional carriageway width and 20 metres length must be provided every 100 metres.

AGENDA – ORDINARY MEETING

18 JULY 2016



Table E5: Standards for Fire Trails is not applicable as no fire trails proposed.

E1.6.1.3 Subdivision: Provision of water supply for fire fighting purposes

Objective: Adequate, accessible and reliable water supply for the purposes of fire fighting can be demonstrated at the subdivision stage and allow for the protection of life and property associated with the subsequent use and development of bushfire-prone areas.

Acceptable solutions	Performance criteria
A1. In areas serviced with reticulated water by the water corporation: (a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of a water supply for fire fighting purposes; or (b) A bushfire hazard management plan certified by the TFS or an accredited person demonstrates that the provision of water supply for fire fighting purposes is sufficient to manage the risks to property and lives in the event of a bushfire; or (c) A proposed plan of subdivision showing the layout of fire hydrants, and building areas, is included in a bushfire hazard management plan approved by the TFS or accredited person as being compliant with Table E6.	P1. No performance criteria
A2. In areas that are not serviced by reticulated water by the water corporation: (a) The TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant provision of a water supply for fire fighting purposes; or (b) A bushfire hazard management plan certified by the TFS or an accredited person demonstrates that the provision of water supply for fire fighting purposes is sufficient to manage the risks to property and lives in the event of a bushfire; or (c) The TFS or an accredited person certifies that a proposed plan of subdivision demonstrates that a static water supply, dedicated to fire fighting, will be provided and located compliant with Table E7.	P1. No performance criteria

Comment: Application complies with A1 – reticulated water supply.

E2 POTENTIALLY CONTAMINATED LAND CODE

E2.5 Use Standards

E2.5.1 Use of Potentially Contaminated Land

Objective: To ensure that the use of contaminated land does not adversely impact on human health.	
Acceptable Solutions	Performance Criteria
A1.1 Use must not be located on potentially contaminated land; or A1.2 Use of potentially contaminated land must be accompanied by sign off of the Environment Protection Authority pursuant to EPA Bulletin 112, that the land: a) is not contaminated; or b) has been remediated appropriate to the use.	P1 Use of potentially contaminated land must demonstrate that human health and safety and the environment are not at risk as a result of the use through: a) a site investigation report by a person who meets the competencies established under Schedule B (10) of the <i>National Environment Protection (Assessment of Site Contamination) Measure 1999</i> ; and b) where the site investigation report indicates the presence of contaminants that require management a: i) contaminant management plan; and ii) remediation action plan; by a person who meets the competencies established under Schedule B (10) of the <i>National Environment Protection (Assessment of Site Contamination) Measure 1999</i> ; and

AGENDA – ORDINARY MEETING

18 JULY 2016



	e) completion of the decontamination process prior to the commencement of the use.
--	---

Comment: Not applicable. The application is for s subdivision that is not a use. The rezoning was the trigger to allow the sensitive use to be undertaken at the property.

E2.6 DEVELOPMENT STANDARDS

E2.6.1 Development of Potentially Contaminated Land

Objective: To ensure that the development of contaminated land does not adversely impact on human health, safety or the environment.

Acceptable Solutions	Performance Criteria
A1.1 Development must not be located on potentially contaminated land; or	P1 Development of potentially contaminated land that has not been decontaminated must demonstrate that human health and safety and the environment are not at risk as a result of the development through:
A1.2 Development of potentially contaminated land must be accompanied by advice of the Environment Protection Authority that the land:	a) a site investigation report by a person who meets the competencies established under Schedule B (10) of the National Environment Protection (Assessment of Site Contamination) Measure 1999; and
a) is not contaminated; or	b) where the site investigation report indicates the presence of contaminants that require management, a:
b) has been remediated appropriate to the use.	i) contaminant management plan; and
	ii) remediation action plan;
	by a person who meets the competencies established under Schedule B (10) of the National Environment Protection (Assessment of Site Contamination) Measure 1999; and
	e) completion of the decontamination process prior to the commencement of the development.

Comment: The property was rezoned in May 2012 as part of the planning scheme review P09-065 - R1-7/09: Rezone - Rural General to Residential Serviced. This lot, and lots to the south and north, were rezoned due to the completion of the levee bank and the removal of the flood overlay from the properties. The process for the rezoning started in 2009, but, as the property had not had EPA sign off, it took until 2012 for the rezoning to be completed. As the property has been signed off by the Environment Protection Authority, it is deemed to comply with the acceptable solution and cannot be refused on potentially-contaminated-land issues; however, Council can, and should, place conditions on the permit to ensure that any future development or use of the land is accordance with the Construction Environmental Management Plan provided by Coffey Environments Australia Pty Ltd dated 12 April 2016. Council's Environmental Health Officer, Chris Wicks, reviewed the CEMP and advised that any development at the site should be subject to diligent adherence to the recommendations in the Coffey report.

Table E2.1 Potentially Contaminating Activities

- Sawmills and joinery works

E4 ROAD AND RAILWAY ASSETS CODE

E4.6 USE STANDARDS - NA

E4.7 DEVELOPMENT STANDARDS

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

E4.7.2 Management of Road Accesses and Junctions

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

AGENDA – ORDINARY MEETING

18 JULY 2016



Acceptable Solutions	Performance Criteria
A1 For roads with a speed limit of 60km/h or less the development must include only one access providing both entry and exit, or two accesses providing separate entry and exit.	P1 For roads with a speed limit of 60km/h or less, the number, location, layout and design of accesses and junctions must maintain an acceptable level of safety for all road users, including pedestrians and cyclists.
A2 For roads with a speed limit of more than 60km/h the development must not include a new access or junction.	P2 For limited access roads and roads with a speed limit of more than 60km/h: a) access to a category 1 road or limited access road must only be via an existing access or junction or the development must provide a significant social and economic benefit to the State or region; and b) any increase in use of an existing access or junction or development of a new access or junction to a limited access road or a category 1, 2 or 3 road must be dependent on the site for its unique resources, characteristics or locational attributes and an alternate site or access to a category 4 or 5 road is not practicable; and c) an access or junction which is increased in use or is a new access or junction must be designed and located to maintain an adequate level of safety and efficiency for all road users.

Comment: Traffic assessment has been provided and shows compliance with P1. Conditions required to be placed upon permit to ensure development is in accordance with Council standards.

E4.7.3 Management of Rail Level Crossings - NA

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

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

Acceptable Solutions	Performance Criteria
A1 Sight distances at a) an access or junction must comply with the Safe Intersection Sight Distance shown in Table E4.7.4; and b) rail level crossings must comply with <i>AS1742.7 Manual of uniform traffic control devices - Railway crossings</i> , Standards Association of Australia; or c) If the access is a temporary access, the written consent of the relevant authority has been obtained.	P1 The design, layout and location of an access, junction or rail level crossing must provide adequate sight distances to ensure the safe movement of vehicles.

Comment: Development complies with the acceptable solution.

E10 RECREATION AND OPEN SPACE CODE

E10.6.1 Provision of Public Open Space

Objective:

- a) To provide public open space which meets user requirements, including those with disabilities, for outdoor recreational and social activities and for landscaping which contributes to the identity, visual amenity and health of the community; and
- b) To ensure that the design of public open space delivers environments of a high quality and safety for a range of users, together with appropriate maintenance obligations for the short, medium and long term.

Acceptable Solutions	Performance Criteria
A1 The application must: a) include consent in writing from the General Manager that no	P1 Provision of public open space, unless in accordance with Table E10.1, must: a) not pose a risk to health due to contamination; and

AGENDA – ORDINARY MEETING

18 JULY 2016



land is required for public open space but instead there is to be a cash payment in lieu.	b) not unreasonably restrict public use of the land as a result of: i) services, easements or utilities; and ii) stormwater detention basins; and iii) drainage or wetland areas; and iv) vehicular access; and c) be designed to: i) provide a range of recreational settings and accommodate adequate facilities to meet the needs of the community, including car parking; and ii) reasonably contribute to the pedestrian connectivity of the broader area; and iii) be cost effective to maintain; and iv) respond to the opportunities and constraints presented by the physical characteristics of the land to provide practically useable open space; and v) provide for public safety through Crime Prevention Through Environmental Design principles; and vi) provide for the reasonable amenity of adjoining land users in the design of facilities and associated works; and vii) have a clear relationship with adjoining land uses through treatment such as alignment, fencing and landscaping; and ix) create attractive environments and focal points that contribute to the existing or desired future character statements, if any.
---	---

Comment: General Manager has consented to a cash payment in lieu of land instead of public open space.

E11 ENVIRONMENTAL IMPACTS AND ATTENUATION CODE

E11.6 Use Standards

E11.6.1 Attenuation Distances

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

AGENDA – ORDINARY MEETING

18 JULY 2016



attenuation distance listed in Tables E11.1 and E11.2 for that activity.

- e) 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*.

Comment: As the northern most part of the property is within the 1000m attenuation area of Longford Meatworks, the applicant provided a submission regarding the encroachment. As the property is only marginally within the attenuation area, and there is a substantial proportion of the Longford township between the property and the meatworks, it is unlikely that there will be any noise or odour issues at the site and no measures are required. The applicant's submission is supported: it is nearly a kilometre between the edge of the abattoir and the subject site, the rendering plant is over 1000 metres from the site and it is not within main wind direction of the abattoir site. The development is not detrimental to the use of the abattoir and is deemed to meet the performance criteria requirements.



E11.7 Development Standards - Not used in this Scheme.

SPECIFIC AREA PLANS	
F1.0 TRANSLINK SPECIFIC AREA PLAN	N/A
F2.0 HERITAGE PRECINCTS SPECIFIC AREA PLAN	N/A
SPECIAL PROVISIONS	
9.1 Changes to an Existing Non-conforming Use	N/A
9.2 Development for Existing Discretionary Uses	N/A
9.3 Adjustment of a Boundary	N/A
9.4 Demolition	N/A
9.5 Subdivision	Discretionary

9.5.1 Notwithstanding any other provisions of the Planning Scheme, with the exception of sub-clause 9.3.1, all applications for subdivision may be refused or approved at the discretion of the planning authority, unless the application is for a subdivision that must not be approved under section 84 of the *Local Government (Building and Miscellaneous Provisions) Act 1993*.

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> .

AGENDA – ORDINARY MEETING

18 JULY 2016



STRATEGIC PLAN/ANNUAL PLAN/COUNCIL POLICIES

Strategic Plan 2007-2017

- *The proposal is consistent with the strategic plan*

5 SERVICES

Sewer & Water

The application was referred to TasWater regarding water and sewer infrastructure. Their certificate of consent is included as Attachment B to this report and will be included as an attachment if a permit is issued.

Stormwater & Access

The application was referred internally to the Council's Works & Infrastructure Department, who advised as follows:

- The subdivision can be serviced by Council infrastructure.
Their recommended conditions of approval will be included if a permit is issued.

Provision of Services

Prior to the sealing of the final Plan of Subdivision, the applicant would be required to provide water services, sewer and stormwater services to the property boundaries of all lots (as required by TasWater/Works & Infrastructure Section's conditions).

Public Open Space Contribution

In addition, it is considered appropriate to apply the public open space contribution to additional lots created as specified in the *Local Government (Building & Miscellaneous Provisions) Act 1993* as this subdivision is in a township area, in accordance with Council's Policy.

The Public Open Space Rate

1 *The Public Open Space Rate shall be \$1200 per additional lot created (i.e. A subdivision that turns one lot into four has created three additional lots and will attract a public open space contribution/fee of \$3,600.)*

OR

2 *The applicant may, at his or her discretion, obtain a current (not less than one month old) valuation, by a registered land valuer, of the subject land, less one of the proposed lots (or strata units). The Public Open Space Rate shall total 5% of that value.*

6 FINANCIAL IMPLICATIONS TO COUNCIL

Not applicable to this application.

7 OPTIONS

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

8 DISCUSSION

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

Discretion to refuse the application is limited to:

- Pursuant to clause 9.5.1, the planning authority has the discretion to approve or refuse an application for subdivision.
- Likely impacts from attenuation area
- Creation of road and footpath in General Residential zone.
- Creation of new junction generating more than 40 vehicle entry and exit movements per day.

AGENDA – ORDINARY MEETING

18 JULY 2016



The proposal is unlikely to be impacted by the attenuation distance from the abattoir.

The proposed road layout is considered to suitably provide for connection to open space and the town centre by use of the current and proposed footpath in Paton Street, Burghley Street and adjoining street network.

The new road junction is acceptable as it provides for adequate sight distances, and Paton Street is able to accommodate the additional traffic generated by this subdivision. Council will take a bond for the future construction of Paton Street; this includes footpath, kerb and channel, and hotmix seal. Taking a bond for future roadworks is common where Council proposes to complete roadworks within the street. Council has previously done this for subdivision developments in Burghley Street and Malcombe Street, Longford and Cromwell Street, Perth.

Contamination

The site was signed off by the Environment Protection Authority as part of the rezoning application in 2012. Coffey Environments P/L have provided a Construction Environmental Management Plan for the site and, as a condition of approval, this report shall be attached to each lot created via a Part V Agreement.

Land filling

As Council's records indicate that the site has been previously filled, and there are a number of holes on the lot that will require filling, prior to the sealing of any stage, certification must be provided to Council to show that the site has been filled and compacted in accordance with Australian Standards, and certification provided that works are in accordance with Australian Standard AS3798-2007 - Guidelines on Earthworks for Commercial and Residential Development. This certification must include certified test results by a NATA accredited facility.

Council's Works & Infrastructure Department requested that a condition requiring the land to be filled to a minimum of RL 138.1 to alleviate any potential flooding concerns from the detention basin to the west. This filling is required on the westernmost lots, which previous approval under planning permit P11-317.

Weeds

David Lane, DPIPWE Weed Management Officer, advised Council in November 2011 of Patterson's Curse on the site. The weeds have been sprayed. As recommended by Natural Resource Management Facilitator, any soil removed from the site shall be managed in accordance with the *Weed Management Act 1999* to prevent the spread of the weed 'Patterson's Curse'.

9 CONCLUSION

The proposal complies with the Scheme provisions and it is recommended that the application be approved with the conditions below.

10 ATTACHMENTS

- A Application & plans, correspondence with applicant
- B Responses from referral agencies
 - TasWater
 - NMC Works & Infrastructure Department
- C Representations & applicant's response
- D Tasmanian Planning Commission Amendment Series R1-7/09 – Rezoning Rural General to Residential Serviced & Environment Protection Authority sign-off letter dated 4.4.12

AGENDA – ORDINARY MEETING

18 JULY 2016



RECOMMENDATION

That land at 7-21 Paton Street, Longford be approved to be developed and used for a 23-lot subdivision in 3 stages & cul de sac (from 3 lots), in accordance with application P16-018, and subject to the following conditions:

1 LAYOUT NOT ALTERED

The use and development shall be in accordance with the endorsed plans numbered **P1** (Drawing: 27715-P04 Dated: 06.07.16), **D1** (Environmental Management Plan dated 12.4.16), **D2** (Traffic Assessment dated December 2015), and **D3** (Bushfire Hazard Management Report dated 2.2.16).

2 COUNCIL'S WORKS & INFRASTRUCTURE DEPARTMENT CONDITIONS

2.1 Stormwater

- Each lot shall be provided with a connection to the Council's stormwater system, constructed in accordance with Council standards and to the satisfaction of Council's Works & Infrastructure Department.
- All stormwater on the site shall be connected to the existing main on the northern side of Paton Street.
- A stormwater design plan including long sections and the depth, size and grade of all mains is to be provided to Council prior to the commencement of any works on site.
- Calculations shall be provided to demonstrate that the system is of sufficient capacity to drain the road and all lots to be created.

2.2 Access (Urban)

A concrete driveway crossover and concrete apron shall be constructed for each lot from the edge of the street to the property boundary in accordance with Council standards.

2.3 Roadworks

- A bond of \$58,470 shall be paid for the future construction of Paton St, including footpath, kerb and channel and hotmix seal.
- Kerb and channel and hotmix sealed road and a 1.8m wide concrete footpath shall be constructed to service all lots in the cul de sac.
- An engineering design of the road footpath and drainage system including pavement long sections and cross sections is to be approved by Council before the commencement of works on site

2.4 Filling of land

- All land shall be appropriately filled to RL 138.1 to prevent ponding of surface water taking into account the level of existing detention basin.
- Fill levels shall be shown on design plan for approval by Council.

2.5 As constructed information

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

2.6 Municipal standards & certification of works

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

2.7 Works in road reserve

No works shall be undertaken within the public road reserve, including crossovers, driveways or kerb and guttering, without prior approval for the works by the Works & Infrastructure Manager. Twenty-four hours (24) notice shall be given to the Works & Infrastructure Department to inspect works

AGENDA – ORDINARY MEETING

18 JULY 2016



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

2.8 Hydraulic separation

- Any existing pipes and stormwater connections shall be located where required pipes are to be rerouted to provide an independent system for each lot.
- Certification shall be provided that hydraulic separation between the all lots has been achieved.

2.9 Easements to be created

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

2.10 Pollutants

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

2.11 Bonds

The subdivision shall be subject to a maintenance period and a bond shall be held by Council until the completion of the maintenance period. The bond shall be calculated based on 5% of the total cost of works based on Council's standard road construction rates.

2.12 Naturestrips

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

3 FILLED LAND SUITABLE FOR RESIDENTIAL DEVELOPMENT

- Before the final plan of any stage is sealed, the holes on Lots 1, 2, 3/4, 17/18, 21/22 and 23 must be filled in and the land reinstated to surrounding ground levels, in accordance with Australian Standard AS3798-2007 - Guidelines on earthworks for commercial and residential development.
- Before the final plan of any stage is sealed, certification of the fill quality of the site, including certified test results by a NATA accredited facility, must be provided to Council.
- Filling must comprise only uncontaminated excavated natural material.

4 Name of new road

- Before the final plan of stage two is sealed, Council must be supplied with a preferred name for the road created by the subdivision, including background information on why that name has been chosen, as well as a second preference if the first is not accepted by Council.
- Before the final plan of stage two is sealed, the developer must install new street signage where required, including any required regulatory signage.

5 TRANSFER OF ROAD RESERVATION

The title for road reservation shown on the final plan must be transferred to Council prior to takeover of the roadworks by Council.

6 STREET LIGHTING

Before the final plan is sealed, the developer must install street lighting in accordance with a design to the approval of TasNetworks and Council.

AGENDA – ORDINARY MEETING

18 JULY 2016



7 WEED MANAGEMENT

Any soil removed from the site shall be managed in accordance with the *Weed Management Act 1999* to prevent the spread of the weed 'Patterson's Curse'.

8 PUBLIC OPEN SPACE CONTRIBUTION

A cash contribution must be paid in lieu of land for public open space in accordance with Council policy, currently:

- \$1,200 per new lot; or
- The applicant may obtain a valuation not less than one month old by a registered land valuer, of the subject land, less one of the proposed lots. The Public Open Space Rate shall total 5% of that value.

9 LANDSCAPING CONTRIBUTION

A contribution of \$250 per lot must be provided for provision of nature-strip trees.

10 ELECTRICITY AND TELEPHONE

Underground electricity and telephone services are to be connected to each lot.

11 NATIONAL BROADBAND NETWORK

The applicant shall liaise with the National Broadband Network provider and allow the installation of conduit to each lot in the subdivision. Written confirmation of the outcome of discussions shall be provided to Council.

12 RETICULATED NATURAL GAS

The applicant shall liaise with the reticulated gas provider and allow the installation of conduit to each lot in the subdivision. Written confirmation of the outcome of discussions shall be provided to Council.

13 TASWATER CONDITIONS

Sewer and water services shall be provided in accordance with TasWater's Planning Authority Notice (reference number TWDA 2016/00481-NMC).

14 FIRE HYDRANTS

Fire hydrants must be designed and constructed in accordance with TasWater Supplement to Water Supply Code of Australia WSA 03-2011-3.1 MRWA Edition 2.0.

15 AGREEMENT UNDER PART 5 OF THE LAND USE PLANNING APPROVAL ACT 1993

The applicant must enter into, and comply with all conditions of, an agreement under Part 5 of the Act with the Northern Midlands Council to provide for the following:

- The owners of all lots recognise that the lots were previously the site of a sawmill and that all lots may contain potentially contaminated substances.
- The owners of the site are responsible for the compliance of the Construction Environment Management Plan, prepared by Coffey Environments Australia Pty Ltd dated 12 April 2016.

This agreement shall be prepared by the applicant and forwarded to the Council (with a cheque for the Recorder of Titles for the fee for the registration of the Agreement) and shall be forwarded to the Land Titles Office with the final plan of survey.

16 TIME FOR STARTING AND COMPLETING A SUBDIVISION

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

- the subdivision is not substantially commenced within two (2) years of the date of this permit;
- stage one titles are not issued within four (4) years of the date of this permit;
- stage two titles are not issued within two (2) years of the date of stage one titles;
- the subdivision is not completed (final plan lodged with Council) within eight (8) years of the date of this permit.

The Planning Authority may extend the periods referred to if a request to amendment planning permit is made before the permit expires.

AGENDA – ORDINARY MEETING

18 JULY 2016



17 SEALING OF PLANS

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

DECISION

Cr

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.

AGENDA – ORDINARY MEETING

18 JULY 2016



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, Governance & Community Development 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) PROPOSALS FOR THE COUNCIL TO ACQUIRE LAND OR AN INTEREST IN LAND OR FOR THE DISPOSAL OF LAND

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

CON 3 (6) INFORMATION OF A PERSONAL AND CONFIDENTIAL NATURE OR INFORMATION PROVIDED TO THE COUNCIL ON THE CONDITION IT IS KEPT CONFIDENTIAL

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

AGENDA – ORDINARY MEETING

18 JULY 2016



CON 3 (7) INFORMATION OF A PERSONAL AND CONFIDENTIAL NATURE OR INFORMATION PROVIDED TO THE COUNCIL ON THE CONDITION IT IS KEPT CONFIDENTIAL

As per provisions of Section 15(2)(g) of the *Local Government (Meeting Procedures) Regulations 2015*.
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*.
Special Committees of Council – membership

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

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

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

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

DECISION

Cr

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

- ...

Acting Mayor Goss closed the meeting at