



**NORTHERN
MIDLANDS
COUNCIL**

AGENDA

Ordinary Meeting of Council

Monday, 16 October 2017

**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.

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NOTICE is hereby given that the next meeting of the Northern Midlands Council will be held at the Council Chambers, Longford on Monday, 16 October 2017 at 5.00pm.

Des Jennings
General Manager

11 October 2017

4.00pm Councillor Workshop – closed to the public

GOV 1 ATTENDANCE

1 PRESENT

In Attendance:

2 APOLOGIES

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

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

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GOV 4 CONFIRMATION OF MINUTES

1 ORDINARY COUNCIL MEETING – 18 SEPTEMBER 2017

DECISION

Cr

The Minutes of the Ordinary Meeting of the Northern Midlands Council held at the Council Chambers, Longford on Monday, 18 September 2017 be confirmed as a true record of proceedings.

2 CONFIRMATION OF MINUTES OF COMMITTEES

Attachments: Section 1 – Page 1

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

	Date	Committee	Meeting
i)	26/07/2017	Cressy Local District Committee	Ordinary
ii)	11/09/2017	Ross Community Sports Club Inc	Ordinary
iii)	13/09/2017	Morven park Management & Development Association Inc	Ordinary
iv)	26/09/2017	Cressy Local District Committee	Ordinary
v)	03/10/2017	Evandale Community Centre and Memorial Hall Management Committee	Ordinary
vi)	03/10/2017	Campbell Town District Forum	Ordinary
vii)	03/10/2017	Perth Local District Committee	Ordinary
viii)	03/10/2017	Evandale Advisory Committee	Ordinary
ix)	04/10/2017	Ross Local District Committee	Ordinary

DECISION

Cr

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

3 RECOMMENDATIONS OF SUB COMMITTEES

NOTE: *Matters already considered by Council at previous meetings have been incorporated into INFO 10: Officer's Action Items.*

Cressy Local District Committee

At the meeting of the Cressy Local District Committee held on 26 September 2017 the following motion was put and carried unanimously:

That Council develop a streetscape plan for Cressy.

Officer's Recommendation:

That a fee offer be sought to develop a streetscape plan for Cressy and be listed for future budget consideration.

DECISION

Cr

Evandale Advisory Committee

That Council select 2 of the 3 design options for the Evandale Entrance Statement, taking into account the cost of design and manufacture.

Officer's Comment:

Listed for discussion at 30 October Council Workshop.

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Officer's Recommendation:

That the Evandale entrance statement design be discussed at the 30 October 2017 Council workshop.

DECISION

Cr

GOV 5	DATE OF NEXT COUNCIL MEETING 20 NOVEMBER 2017
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Mayor Downie advised that the next Ordinary Council Meeting would be held at the Northern Midlands Council Chambers at Longford at 5.00pm on Monday, 20 November 2017.

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INFO INFORMATION ITEMS

1 COUNCIL WORKSHOPS/MEETINGS HELD SINCE THE LAST ORDINARY MEETING

Responsible Officer: Des Jennings, General Manager

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

Date Held	Purpose of Workshop
2/10/2017	Council Workshop Discussion: - Further Education Bursary Presentations - Cressy & Morven Park Recreation Grounds - Longford Urban Design Strategy - Northern Tasmania Development Corporation - Australia Day - Campbell Town Swimming Pool - Animal Management By-Law - Cressy/Ross Swimming Pool Master Plans - Conara Park - Launceston Airport - Perth WiFi - Priority Projects 2017 - Rubbish Dump – Union/Carins Street - Container at Perth - Free Camping - Development Applications - Signage at Longford Entrance - Midland Highway Roadworks
16/10/2017	Council Workshop Discussion: Council Meeting Agenda items

2 MAYOR'S COMMUNICATIONS

Mayor's Communications for the period 19 September 2017 to 16 October 2017 are as follows:

Date	Activity
22 September 2017	Attended media announcement at Evandale Community Centre regarding Solar Panel installation, Evandale
26 September 2017	Attended and presented at Waste Not Awards, Town Hall, Launceston
27 September 2017	Attended Northern Midlands Council Community Fun Event and Helping Hand Inc Fundraiser celebrating the 2017 Emirates Melbourne Cup Tour, Longford
28 September 2017	Attended Campbell Town District High School Assembly awarding Sergeant Lewis McGee Memorial Medallion, Campbell Town
29 September 2017	Attended Legislative Council Hearing re TasWater, Hobart
2 October 2017	Attended TasWater Selection Committee meeting, Campbell Town
2 October 2017	Attended Council workshop, Longford
4 October 2017	Attended SES Management exercise, Riverlands
4 October 2017	Attended 2017 Innovative Tasmania Awards, Hobart
10 October 2017	Attended Woolmers Festival of Roses launch, Woolmers Estate
16 October 2017	Attended Council workshop and meeting, Longford
Attended to 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

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and public meetings, S57 and S58, should be noted:

Section 57. Petitions

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

58. Tabling petition

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

3 Petitions Received

Nil

4 CONFERENCES & SEMINARS: REPORT ON ATTENDANCE BY COUNCIL DELEGATES

1 PURPOSE OF REPORT

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

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

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

5 132 & 337 CERTIFICATES ISSUED

	No. of Certificates Issued 2017/2018 year												Total
	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	2016/2017
132	103	70	67										240
337	29	47	32										108

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6 ANIMAL CONTROL

Prepared by: Martin Maddox, Accountant and Tammi Axton, Animal Control Officer

Item	Income/Issues 2016/2017		Income/Issues for September 2017		Income/Issues 2017/2018	
	No.	\$	No.	\$	No.	\$
Dogs Registered	3,673	88,802	813	22,575	3,705	86,681
Dogs Impounded	72	5,423	10	573	20	1,101
Euthanized	3	-	-	-	-	-
Re-claimed	63	-	8	-	16	-
Re-homed/To RSPCA	6	-	1	-	3	-
New Kennel Licences	5	345	2	140	7	490
Renewed Kennel Licences	65	2,772	-1	-43	65	2,795
Infringement Notices (paid in full)	77	13,203	5	934	32	5,146
Legal Action	1	3,500	-	-	-	-
Livestock Impounded	2	673	-	-	2	95
TOTAL		114,718		58,389		96,308

Kennel Licences – almost all Kennel licences have been renewed. Two new applications for kennel licences.

Registration Audit of the Municipality – The registration audit is coming along nicely. Follow-ups and infringements are being issued

Attacks – There was one attack in September.

Microchipping – 12 dogs were microchipped in August.

Impounded dog – 10 dogs were impounded in September

7 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	2015/2016		2016/2017		2017/2018	
	Persons	Vaccination	Persons	Vaccination	Persons	Vaccination
July-September	31	31	43	49	82	82
October-December			46	52		
January-March	-	-	-	-		
April-June	-	-	16	45		

Immunisations are provided by the Longford Surgery during 2017 and have included Meningococcal.

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	2014/2015	2015/16	2016/17	2017/18
Notifiable Diseases	2	5	4	0
Inspection of Food Premises	118	154	75	22

Notifiable Disease investigations are carried out by the Department of Health and Human Services, 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. The number of inspections in the table above is the total number carried out since 1 July 2017. 10 inspections were undertaken in August.

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8 CUSTOMER REQUEST RECEIPTS

Operational Area	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June
Animal Control	-	-	1									
Building & Planning	-	-	-									
Community Services	-	-	-									
Corporate Services	2	-	1									
Governance	-	-	-									
Waste	-	-	-									
Works (North)	13	5	14									
Works (South)	3	-	-									

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

Date	Recipient	Purpose	Amount
	Council wages and plant	Assistance to Campbell Town SES	\$19
15-Aug-17	Campbell Town District High School	Chaplaincy	\$1,500
15-Aug-17	Campbell Town District High School	Inspiring Positive Futures Program	\$8,000
15-Aug-17	Cressy District High School	Inspiring Positive Futures Program	\$8,000
School Bursary Program			
15-Aug-17	Lucy Carr	Bursary Program 2017	\$500
		TOTAL DONATIONS	\$18,019

10 ACTION ITEMS: COUNCIL MINUTES

Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
20/02/2017	43/17	Campbell Town War Memorial Oval Multi-Function Centre Design	That 2. a management committee, representative of the various user groups, be established	Community & Development Manager	Document to be presented to Council Workshop.	
18/09/2017	273/17	Confirmation Of Minutes - Campbell Town District Forum	That Council note the motions of the Campbell Town District Forum and proceed with the development at the Campbell Town War Memorial Oval as planned.	Community & Development Manager	Complete.	
20/03/2017	86/17	Draft Animal Management By-Law	That Council refer this matter to a workshop for further discussion and that council send through suggested changes to the responsible Council Officer.	Community & Development Manager	Report to October Council meeting.	
18/09/2017	281/17	Policy Review: Responsible Cat Ownership	That Council: a) revoke the policy Responsible Cat Ownership; b) commence a campaign through Council's existing social and hard copy media channels to raise awareness of responsible cat ownership; and c) consider further action pursuant to the Tasmanian Cat Management Plan or other relevant legislation, where applicable.	Community & Development Manager	Policy revoked, planning for campaign commenced. Complete.	
26/06/2017	188/17	Accelerated Local Government Capital Program (ALGCP)	That a further report be presented to the July Council meeting detailing costs associated with the installation of solar systems in Council facilities.	General Manager	Matter in progress.	
26/06/2017	202/17	Conara Park Master Plan	That Council i) does not progress the development of a master plan for the Conara Park site; and ii) formally approaches the Department of State Growth to fund the relocation of the playground to an alternate identified site within the township.	General Manager	Investigation initiated.	
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 as an element of the development of the Economic Development Strategy.	
18/09/2017	278/17	Local Government Reform: Northern Region Shared Services	That Council: A) i) Receive the Northern Tasmanian Councils – Shared Services Study Report prepared by KPMG. ii) Support the establishment of governance arrangements to progress the outcomes of the Report. iii) Participate in activities to identify, plan and implement opportunities to undertake shared initiatives at a whole-of-region or sub-regional level. B) at this time, take no further action regarding minute no. 125/15. C) set	General Manager	Minister Gutwein advised that Council has received the study. GM to report to Council on progress.	

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Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
			up a committee of Council (councillors) to progress shared services options for the Northern Midlands.			
26/06/2017	187/17	Longford Railway Bridge – Illawarra Road	That i) the matter be deferred until the budget is set; and ii) Council write to the Minister of Transport advising of the 150 year anniversary of the bridge in 2021 and enquire whether there are any plans to recognise that milestone. iii) Council contact light rail in both Evandale and Launceston and advise 150 year anniversary of the bridge in 2021 and enquire as to whether they would be interested in being involved in the recognition of the milestone.	General Manager	Correspondence sent. Further report to be presented once advice is received from Minister for Transport. Evandale Light Rail has advised that they would like to participate. Report to be prepared.	
18/09/2017	276/17	ALGA National Local Roads And Transport Congress: Attendance	It is recommended that Cr Goss be authorised to attend the 2017 ALGA National Local Roads and Transport Congress in Albany, Western Australia.	Exec Assistant	In progress.	
18/09/2017	279/17	Historical Records And Recognition: Service Of Councillors	That Council, i) progress the manufacture of Northern Midlands Council honour board, in the same style as that of the Longford Municipality wardens honour roll; and ii) progress the following when the glass enclosed area at the front of the Council Chambers is nearing completion: Photograph/photographs of current Councillors – professional printing and framing; Archiving of historic photographs; Production of a photo book of historic photographs for display. iii) invite Northern Midlands inaugural Mayor, Kenneth von Bibra, to unveil the honour board.	Exec Assistant	In progress.	
15/05/2017	144/17	Confirmation of Minutes - Recommendations - Ross Local District Committee	That Council note and investigate the following recommendation/s of the Ross Local District Committee: The Ross Local District Committee request the Northern Midlands Council to consider fortnightly collection of green waste bins in 2017/2018 budget. And That Council's investigations include introduction of the service to the whole community and that Ross be considered as a possible trial site.	Engineering Officer	Report to October Council meeting.	
18/09/2017	284/17	Perth Main Street – Annual Plantings	That Council progress the planting of appropriate annuals at the entrance to Perth as was done previously.	Works Manager	In progress. Consultant considering options.	
18/09/2017	291/17	State Roads Maintenance	That Council meet with StateRoads i) to initiate discussion on the possibility of Council taking-up emergency maintenance works on State road infrastructure. And ii) to ascertain the possibility of Council providing road and other maintenance services on a contract basis in the future.	Works Manager	Meeting arranged with StateRoads representative.	
18/09/2017	290/17	Tooms Lake: Toilet Amenities	That the matter be deferred to the next meeting until the cost of an appropriate facility replacement can be determined.	Works Manager	Report to October Council meeting.	
18/09/2017	289/17	William Street Reserve, Perth: River Maintenance	That Council i) take no further action in regard to this request; ii) continue with scheduled maintenance of the area, including removal of damaged or broken limbs to keep the area tidy; and iii) inspect the jetty and ascertain responsibility for maintenance of the structure.	Works Manager	Jetty inspected, report awaited.	
15/05/2017	150/17	Campbell Town Urban Design and Traffic Management Strategy	That Council accept in principle the Campbell Town Urban Design and Traffic Management Strategy and release the Strategy for public comment once the required editing changes have been made.	Project Officer	Community forum held 13/09/2017. Final report awaited.	
19/09/2016	244/16	Confirmation of Minutes - Northern Midlands Economic Development Committee	That Council note and investigate the following recommendation/s of the Northern Midlands Economic Development Committee: ... 2. That Council prepare an information sheet that provides rural businesses wanting to provide accommodation for itinerant workers with an understanding of the planning requirements/ regulations involved. ...	Project Officer	In progress.	
15/05/2017	149/17	Council's Social Recovery Plan	That Council adopt the Northern Midlands Social Recovery Plan and undertake a community	Project Officer	Community education campaign to be planned.	

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Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
			education campaign to get the message about the Plan and its operation out widely across the Northern Midlands.			
15/05/2017	153/17	Longford Village Greens Playground Redevelopment: Stage Three	That Council, with regards to Stage Three of the Longford Village Green playground: i) Approves the replacement of the liberty swing with one of the alternative swing sets (with Model B being the preferred option if Australian Standards can be met); and ii) Approves an application being made to the Tasmanian Community Fund for cash assistance with the implementation of Stage Three of the playground development. iii) Assist Mrs Bell to seek additional funding, possibly through the disability sector, toward the cost of the disability swing.	Project Officer	Swing options being investigated. Report to October 2017 council meeting.	
18/09/2017	282/17	Funding Reallocation Request: Rhythm X Action Park	That the council agree to reallocate the \$5,000 originally approved to sponsor the 2017 Rhythm X event, to International Entertainment Production Pty Ltd (IEP) to develop the Rhythm X Action Park.	Executive & Communications Officer	Complete.	
18/09/2017	293/17	Nomenclature – Naming Of New Street: Effra Court, Perth (Off Edward Street)	That Council ii) develop guidelines for the naming of streets, with links to indigenous and old family names favoured.	Corporate Services Manager	Tas Place Naming Guidelines introduced list of local suggested names to be workshopped.	
18/09/2017	294/17	Public Wifi Site – Perth	That Council agree to fund the installation of a public WiFi service in Perth, within the vicinity of the Community Centre or Train Park, subject to the provision of further information to be provided to the 2 October 2017 Council workshop. Information to be provided is to include usage of current free WiFi services available in the various towns.	Corporate Services Manager	Telstra proceeding with installation preparation.	
18/09/2017	293/17	Nomenclature – Naming Of New Street: Effra Court, Perth (Off Edward Street)	That Council i) assign the developer's preferred name Effra Court for the new road constructed off Edward Street, and that the Nomenclature Board be advised of the new name within 40 days.	Administration Officer - Records	Nomenclature Board and Developer advised.	
21/08/2017	253/17	Draft Bylaw: Placement of Shipping Containers	That, in accordance with s.156 of the Local Government Act 1993, Council resolves that it intends to make the proposed Placement of Shipping Containers By-Law No. 1 of 2017 to regulate the placement of shipping containers in the Northern Midlands municipality.	Senior Planner	In progress.	
18/09/2017	283/17	Land Use Planning and Approvals Amendment (Major Projects) Bill 2017	It is recommended that Council provide a submission on the draft Bill	Senior Planner	Submission sent.	
10/04/2017	120/17	Perth Structure Plan	That Council endorse the Perth Structure Plan and draft amendments to the planning scheme be prepared.	Senior Planner	Meetings held with TasWater and landowners. Awaiting finalisation of Perth link road alignment.	
20/03/2017	93/17	Truck Parking – Council Land	That suitable sites for truck parking be determined by Council officers and the matter be discussed at a Council Workshop.	Senior Planner	Report to October Council meeting.	

LONG TERM ACTIONS

Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
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.	Community & Development Manager	Awaiting contact information for descendants.	
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	General Manager	Cressy and Ross - complete. Avoca DA on exhibition. Other town entrance statements for future budget consideration.	

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Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
23/01/2017	09/17	Street Trees Programme	That Council ... ii) undertake a survey and provide report on the existing services and available space to plant trees in accordance with the tree planting strategy (as listed in this report) for the main streets of Northern Midlands townships; and iii) engage a landscape architect or suitably qualified person to develop a Stage 1 Main Street Tree Program for the municipality.	Works Manager	In progress.	

Matters that are grey shaded have been finalised and will be deleted from these schedules

11 KEY ISSUES BEING CONSIDERED: MANAGERS' REPORTS

1. GOVERNANCE

a. Governance – Meetings/Conferences

- Council meetings:
 - Ordinary meeting 18 September
- Council Workshop:
 - 4 September
 - 11 September
 - 18 September
- Executive Management Team:
 - 13 September
- Staff Meeting
 - 5 September
 - 19 September
- Community meetings:
 - Nil

Committee Meetings										
2017/18 Meetings Attended - year to date										
No. of meetings attended	6									
	5									
	4									
	3									
	2									
	1									
	0									
		Avoca, Royal George, Rossarden	Campbell Town	Cressy	Evandale	Longford	Perth	Ross	Devon Hills	Other

- Other Meetings:
 - Met with ratepayers re dog matter
 - Met with Chair of NMBA, Mike Armstrong
 - Met with lessee of Northern Midlands Sports Centre re Youth Group opportunities
 - Attended the opening of the new Western Junction Car Park
 - Onsite visit to the Ross toilet amenities
 - Facilitated Longford Urban Design Strategy community drop-in session
 - Met with State Growth re Perth Link Road
 - Attended meeting with JMG re Oval and Velodrome Lighting
 - Met with Ratepayer/Developer re Perth Structure Plan / Perth Link Road
 - Met with PDA Surveyors and Ratepayer/Developer re proposed subdivision
 - Met with State Growth re Perth Link Road
 - Facilitated Campbell Town Urban Design Strategy community drop-in session
 - Attended farewell for Robert Dobrzynski, retiring Launceston City Council General Manager
 - Met with State Growth re Shared Cycle Path - Perth to Breadalbane
 - Met with Philp Lighton re Feasibility Study for Longford Civic Centre
 - Met with Peter Woof
 - Met with Chris Davis re the Van Dieman Project
 - Attended launch of Solar Panels at Evandale Community Centre

AGENDA – ORDINARY MEETING

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- Met with Ferdi Foster
- Met with Leon Lange, Lange Design and Tony Purse, Loop Architects re various projects
- Presented to Lions Club Perth on Priority Projects
- Attended General Manager's Workshop - Hobart
- Met with Cr Polley and ratepayer at Evandale
- Met with Cr Polley and ratepayer at Perth
- Met with Cr Calvert

b. General Business:

- Health & Safety and Risk Management Review
- Legal issues, leases and agreement reviews
- Interim Planning Scheme matters
- Road Construction
- Engineering Services
- Drainage issues & TRANSlink stormwater
- Road and Traffic matters
- Resource Sharing
- Animal Control matters
- Buildings
- Tourism
- Recruitment, staff separations/terminations/redundancies
- General human resource matters and management of the same
- Performance management and disciplinary matters as required
- Employee learning and development
- Development and implementation of Human Resources Policies and Procedures
- 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
- Strategic Plan
- Local Government Reform
- Newsletters
- General correspondence.

c. NRM

- On-going facilitation of Mill Dam Action Group and partnership relationships.
- Customer Requests response, including but not limited to: Local District Committee's, weed complaint support requests.
- On-going collaboration with Department of Primary Industries Parks Water and Environment, with particular focus on bio-security regarding reported weed infestations.

2. COMMUNITY & DEVELOPMENT DEPARTMENT

a. Animal Control

- Respond and investigate complaints in respect to dog management, including issuing notices and fines, declaration of dangerous dogs, and attendance of Court hearings in respect to disputed dog matters
- Conduct routine dog patrols within the municipality
- Review and renew kennel licences within the municipality
- Conduct dog microchipping service
- Progressing municipal wide dog registration audit

b. Building.

- Plumbing and building inspections and assessments, as required
- Update of workflows and procedures to ensure compliance with new legislation
- Application for Permit Authority submitted for Building & Compliance Officer, awaiting approval

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c. Planning

- Participation in the Launceston Gateway Precinct Master Plan project working group.
- Participation in Regional Planning Scheme issues.
- Attendance at State Planning Provisions hearings.
- Consideration of Planning Directives.
- Consideration of proposed planning legislative amendments.
- Ongoing review of procedures.
- Management of Perth Structure Plan project.
- NMC Land Use Strategy.
- Response to enquiries and development opportunities.
- Amendments to interim scheme.
- Assessment of development proposals.
- Liaison with appellants and RMPAT regarding Planning Appeals.

d. Compliance

- Commencement of thorough review of all outstanding compliance issues.
- Respond and investigate complaints in respect to fire abatement, including inspections, issuing reminders and notices, engaging contractors to complete works, where required. Public awareness campaign for summer season commenced
- Undertake scheduled inspections and inspections arising from complaints regarding overhanging trees, issuing reminders and notices and engaging contractors to complete works, where required
- Conduct inspections of Council's free overnight camping facilities

e. Environmental Health

- Monitoring air, noise and water quality as required
- Advising in respect to development applications, as required
- Investigating reported breaches of environmental health matters
- Issuing food licences and conducting inspections
- Responding to general enquiries from the public on health matters
- Issuing Place of Assembly licences for events, as required
- Engaged local medical practice to undertake school immunisations in 2017
- Investigating environmental incidents, as required
- Investigating notifiable diseases, as required
- Drone pilot licence training

f. Policy

- Review and update of Council's Policy Manual
- Delegations register review
- Public Interest Disclosures Act Procedures
- Ongoing review of work programs and standard operating procedures.
- Regular planning and building assessment unit meetings.
- By-Law preparation.

g. Media and communications

- Preparation of monthly double page spread Council pages in Northern Midlands Courier
- Preparation of weekly Council advert in Your Region, Examiner
- Preparation of articles for the LGAT newsletter and Local Government Focus Magazine
- Preparation of media releases, speeches and communications for website, newsletters and Facebook page

h. Events

- Liaising with various organisations and community groups regarding holding events within the Northern Midlands
- Advertising events through Council's web and social media publications
- Successfully hosted the 2017 Emirates Melbourne Cup Tour on 27 September 2017
- Commenced organisation of 2018 Northern Midlands Council Australia Day event
- Commenced organisation of 2018 Festival of Small Halls
- Citizenship ceremonies

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i. Council Volunteer committees and projects

- Attendance at Local District Committee meetings and provide secretarial support
- Liaising with Council's Management Committees
- Maintaining Council's Volunteer Register
- Requesting bi-monthly risk checklists be completed by facility committees of management
- Liaising with booking officers regarding booking of Council facilities
- Refurbishment of BL 15lb Mark I No. 788 Field Gun, Ross (in progress)
- Completion of information brochures to commemorate Sergeant Lewis McGee VC (printed)
- Progressing acoustics upgrade at Ross Town Hall

j. Health & wellbeing

- Participating in the quarterly Northern Midlands Health Service Providers Forums, including participation on working group for Health Services Expo Site at Longford Show
- Member of the Northern Region Sport and Recreation Committee
- Progressing Council's End Men's Violence Against Women Campaign

k. Tourism

- Heritage Highway Tourism Region Association
 - o Marketing activities, itineraries, newsletter and social media campaigns
 - o Updating event directory
- Providing support and information for all Northern Midlands Visitor Centres and provision of information to Regional Tourism organisations and tourism operators
- Northern Midlands Business Association
 - Coordinating Northern Midlands Visitor & Information Centre

3. CORPORATE SERVICES

a. Customer Service

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

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. ABN administration. Electronic Ordering and committals.
- 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.
- Debt Collection services, and issue Debt summons/warrants.
- Budget adjustments, End of Year Financials, KPI return, Asset Management, Fleet Hire, Long Term Financial Planning, Audit and Annual Report. Related Party Disclosure procedure introduced.
- Grants Commission information, sundry grant reporting and auditing. Committee financial management support and auditing.
- Stimulus loan funding applications, administration and repayment procedures.
- Property ownership, licences and leases, aged care unit tenancy, unclaimed monies register, Public Land Register, and sports centre management support.
- Records Management, archives, scanning and disposal process, new resident's information, council information policies and procedures.
- Banking & Investments, borrowings administration. Direct Debit, Ezidebit, BPay Billing etc. and setup alterations.
- Rate System issues, 2017/18 Rating and Budget issues, General Finance, ABS Data Collection, and Grant Funding issues, Tax issues including GST, PAYG, FBT, Fuel & Land Tax, ATO Creditor information and Northern Finance committee.
- Cemetery management, onsite map display and website databases.
- Roads to Recovery work schedules, mapping, quarterly and annual reports.
- Childcare financial reporting, audit, budgets & fee schedule reconciliations. Service support and account

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issues. Additional Perth School After School Care service reference group. Setup Cressy School After School Care service. Review replacement of BBF funding in 2018/19.

- General accounting, customer service, feedback survey, correspondence and reports.
- Audit & Audit committee procedures, processes and support.
- 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.
- 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/funding.
- Light Fleet Management.
- LG Benchmarking Project.
- Master plan development assistance where required.

c. Risk Management

- Risk Management register review.
- Safety management and reporting.
- Drug & alcohol testing administration.
- Contractor and volunteer management/induction/audits.
- SDS Register and database.
- Plant risk assessments.
- Swimming pool risk management.
- Emergency Management meetings, EM Plan reviews, Emergency Risk Register, Strategic Fire Plan meetings, Emergency desktop exercise and general administration issues.

d. Insurance

- Insurance renewals and policy maintenance.
- Risk Register review and audits.

e. Information Technology

- Server and desktop maintenance, and server upgrade.
- New computer setup and minor upgrades of other IT equipment.
- Open Office Software upgrades and enhancement requests.
- GIS maintenance and training.
- Disaster Recovery & IT backup maintenance.
- New and old Council Websites, and Town / Local District Committee website maintenance and upgrades.
- Infonet system maintenance.
- ApproveTas maintenance and training/setup of new Open Office Town Planning replacement implementation.
- Cemetery database maintenance.
- Office telephone system maintenance & 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.
- Fleet tracking.
- ECM maintenance & training.
- Delegations software implementation.
- Audio system improvements in community facilities
- Sundry IT reports and analysis.

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4. WORKS & INFRASTRUCTURE

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

- 4 Lot Pegasus subdivision Ross at practical completion.
- Stage 2 of Holliejett subdivision (3 lots) in Edward Street, Perth has reached practical completion.
- 4 Lot Unathi subdivision at practical completion.
- 7 lot Dixon subdivision, Pultney Street, Longford at practical completion
- Stage one and two of 21 lot Shervan subdivision in Seccombe Street subdivision at practical completion
- 3 Lot Shervan subdivision in Mulgrave Street at Practical completion

d. Waste Management

- Input into Regional Waste Management discussions – ongoing.
- Regular safety audits of all sites – ongoing.

e. Tenders and Contracts

- Bridge 3725 on McShanes Road has been completed and Bridge 1300 on Rossarden Road is close to completion.

f. Flood levee

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

g. Engineering

- 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.
- Input into heavy vehicles and bridge working group with Department of State Growth and other Councils – ongoing.

h. Capital works

- Works commenced on road reconstruction – Macquarie Road ch. 32.94 to 34.215.

12 RESOURCE SHARING SUMMARY FROM 01 JULY 2017

Attachments: Section 1 – Page 34

Prepared by: Martin Maddox, Accountant/Executive Officer

Resource sharing summary for the period 1 July 2017 to 30 June 2018 was circulated in the Attachments.

13 VANDALISM

Prepared by: Jonathan Galbraith; Engineering Officer

Incident	Location	Estimated Cost of Damages		
		Sept 2017	Total 2017/18	Sept 2016
Graffiti at Train Park Toilets	Perth	200		
Damaged toilet roll dispensers	Avoca Park	400		
TOTAL COST VANDALISM		\$ 600	\$ 21,600	\$ 2,400

14 YOUTH PROGRAM UPDATE: SEPTEMBER 2017

Prepared by: Amanda Bond, Community & Development Manager

Council contracts Longford and Launceston PCYCs to provide youth programs in Evandale, Perth and Longford.

Attendance figures for Perth and Evandale for the month of September are:

Perth – 7th = 9, 14th = 11, 21st = 9, 28th = 9 – TOTAL = 38 (4 sessions)

Evandale – 8th = 18, 15th = 17, 22nd = 30+ and 29th (Not Held) - TOTAL = 65 (3 sessions)

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Perth – The last month has again seen the consistency with attendances. The behaviour also continues to be of an acceptable standard. Program coordinators start the sessions with a physical fitness based session. The sessions also include craft and similar activities.

Evandale – Attendance for the first two sessions of the month were low due to conflicting events in the town, however, attendance returned to usual levels in week three. Unfortunately week 4 was cancelled due to poor weather.

Council also contracts National Joblink (NJL) to provide youth mentoring programs at Cressy and Campbell Town District High Schools, during school terms (five hours per fortnight per school). The programs provided to each school are tailored to the needs of the school.

The following activities have been completed at Campbell Town District High School during Term 3:

- Mentoring Year 10 students;
- Working with Year 11 and 12 students focusing on employment skills such as resume writing, cover letter writing and interview skills, as well as researching traineeship and apprenticeship options and discussing future schooling and employment plans.
- Working with Year 11 and 12 students on their community project, cleaning up a grav yard in Campbell Town, researching and trying to decipher transcripts on old headstones, cleaning them and cleaning up the overgrown garden.
- Accompanying secondary students to school sport, assisting with scoring games and supporting students.
- Assisting students to obtain their L1 licence.

The following activities have been completed at Cressy District High School during Term 3:

- Working with Grade 7 students during Mathematics.
- Individual work with students.
- Next term will focus on more L1 preparation.

15 STRATEGIC PLANS UPDATE

Prepared by: Lorraine Green, Project Officer

STRATEGIC PLANS SPREADSHEET CURRENT AS OF 4 OCTOBER 2017

Strategic Plans By Location & Consultant	Start Date (contract signed)	Completion Date (report accepted by Council)	Current Status
Blessington			
Feasibility Study: Investment in Ben Lomond Skifield Northern Tasmania (TRC Tourism)	Jun-15	Nov-15	a) Ongoing collaboration with Parks and Wildlife Services and other key stakeholders to progress implementation of report recommendations. b) Potential private investor showing interest
Campbell Town			
War Memorial Oval Precinct			
a) Development Plan (Jeff McClintock)	Apr-14	Dec-14	Council requested assessment of the viability of the Multi-Function Centre
b) Financial & Economic Analysis Report (Strategy 42 South)	Jun-15	Dec-15	• Appendix to the report requested: resultant 'Indicative Financial Analysis of Multi-Function Centre' discussed at Feb 2016 Council Workshop • National Stronger Regions Fund application lodged Mar 2016 seeking \$750,000 towards Multi-Function Centre • Election commitment by Liberal Govt to fund Multi-Function Centre \$750,000. Advice received Sept 16 that election commitment would be funded through the Community Development Programme. Advised 9 Jan 2017 that Federal Minister has signed the release of the funds. Draft funding agreement reviewed and returned 18 Jan 2017.

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Strategic Plans By Location & Consultant	Start Date	Completion Date	Current Status
			- Oct 16: Council engaged Philip Lighton Architects to undertake the detailed design work for the precinct: draft concepts received Dec 2016. Reviewed by Stakeholder Group and presented at February Council workshop. On agenda for Feb 2017 Council Meeting. - Oct 2016: request to Guy Barnett MP for advice re opportunities to access state govt funding - Oct 2016: application lodged with Sport and Recreation Tas for \$80,000 towards oval improvements: outcome unsuccessful 17 Jan 2017: Council advised state govt has approved \$1,000,000 for the Multi-Function centre through the Northern Economic Stimulus Package - Nov 2016: Council contracted JMG to design and document the new oval lighting. 17 Jan 2017: Northern Economic Stimulus package funding secured to upgrade oval lighting - Dec 2016: Request to Philp Lighton Architects for a layout plan & concept sketches for improvements around the cenotaph & a display area in entrance to the Multi-Function Centre. Plans received Jan 2017 and state budget submission made for \$158,000 to fund the cenotaph precinct upgrade - Feb 2017 Council resolved to proceed with the regional size facility. Draft plans received March 2017 and has been signed off by GM - Development Application P17-126 received on 8 May 2017. - June 2017 – notified that detailed design work is 91% completed. - Public consultation advertised. - Funding application made to TCF for funds towards the relocation of tennis courts to Oval precinct. - AFL Business Case for oval improvements being prepared - Funding application being prepared to Sport & Recreation Tas for \$80,000 to assist with the relocation of tennis courts to Oval precinct - Tenders for the multi-function centre close 12 October.
CBD Urban Design and Traffic Management Strategy	May-16		- GHD presented to Council 28 Nov 2016 Workshop on outcome of community consultation: discussed changes required to draft strategy: draft master plan due 6 April 2017 - Feb 2017: State Government budget submission made for matching funding for the implementation of the Main Street component of the urban design strategy - Strategy adopted for consultation purposes at May 2017 meeting. - Public consultation session held 13 September 2017 - Final changes being made to Strategy by GHD - Tenders for design to construction for the CBD Urban Design closed 4 October.
Cressy			
Swimming Pool Master Plan (Loop Architecture)	Dec 15?	June-17	- Draft Master Plan received May 2016: structural assessment approved Aug 2016 - Final plan received June 2017 - Final report to October 2017 Council meeting.
Recreational Ground Master Plan (Lange Design)	Feb-17		- Quotes for development of the Master Plan received from Lange Design and JMG. On Council Feb 2017 Meeting agenda - closed council 17 Jan 2017: confirmation that the state govt has approved \$220,000 for the ground upgrade through the Northern Economic Stimulus Package - Feb 2017: Lange Design and Loop Architecture contracted to develop the master plan. Anticipated completion date mid-August 2017. - Draft concept plan and cost estimates received August 2017.

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Strategic Plans By Location & Consultant	Start Date	Completion Date	Current Status
Master plan is on the agenda for the October Council Meeting			
Evandale			
Honeysuckle Banks			
a) Master Plan (Jeff McClintock)	Oct-15	-	Draft master plan released for community consultation Jan 16: discussed at council workshop & need for the plan to be reviewed in light of frequent flooding of the reserve.
b) Review of Master Plan (Lange Design)	Oct-16	May-17	- Draft plan received: presented at Feb 2017 Council Workshop: Lange Design requested to revise the plan. Revised plan received 9 March 2017. - At May 2017 Council meeting, Council - accepted in principle the Honeysuckle Banks Plan; - consider funding the minor works components of the plan in future Council budgets, and - request Council Officers to seek to secure external grants to assist with the implementation of the full plan.
Morven Park Master Plan (Lange Design)	Nov-16		- Work underway 17 Jan 2017: Northern Economic Stimulus Package funding secured for the oval lighting upgrade - March 2017 assisted with application for solar panels on clubrooms - Draft concept plan and cost estimates presented at October 17 Council workshop. - Master plan is on the agenda for the October Council Meeting
Longford			
Community Sports Centre Master Plan	Feb-15	Jun-15	- June 2016: application requesting \$504,722 GST excl. lodged with State Government Regional Revival Program including a business plan. Advised Sept 2016 application was unsuccessful 17 Jan 2017: Council advised State Govt has approved \$1,000,000 for the centre upgrade through the Northern Economic Stimulus Package - Awaiting Development Approval.
Visitor Appeal Study (Bill Fox and Associates)	Jan-15	Jun-15	Recommendations implemented include the establishment of a local business & tourism group, development of a destination playground, upgrading of lighting & displays at Visitor Information Centre at JJs, and development of a Place Activation Plan
Place Activation Plan (Village Well) (Accompanying Traffic Issues report by MRCagney)	Sep-15	Jan-16	Recommendations implemented include establishment of an Activation Team to lead the change, and employment of a Project Champion 1 day/week Feb-Sept 2016 to assist the Activation Team with development of Longford brand logo, Longford tourist tear-off map and street beautification
CBD Urban Design Strategy	May-16		- Site Investigation Report completed October 2016. - Community Information Gathering Workshop held 7 December 2016. Draft Urban Design Strategy being prepared.
(Lange Design and Loop Architecture)			- Parklet design & plans approved June 2017. - Draft Urban Design Strategy adopted May, for further consultation. - Draft urban design guidelines developed. - Community consultation session held 6 September 2017 - Strategy is on the agenda for the October Council Meeting.
Recreation Ground Master Plan (Lange Design)	Dec-15	Nov-16	- External funding sources being pursued. 17 Jan 2017: Council advised State Govt has approved \$550,000 for the Ground Amenities Upgrade through the Northern Economic Stimulus Package. Tenders close 15 March 2017 - Nov 16: Council contracted JMG to design and document new oval lighting. 17 Jan 2017 Northern Economic Stimulus Package funding secured to fund the oval lighting upgrade

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Strategic Plans By Location & Consultant	Start Date	Completion Date	Current Status
			- Draft Master Plan submitted Nov 2016; discussed at Council's 6 Feb 2017 Workshop. - Draft master Plan submitted to August 2017 Council meeting. - Council resolved at June 2017 Council meeting to make application under the SGALGCP for upfront loan funding of an additional \$550,000 to complete Stage 1 of the Recreation Ground redevelopment. - Application being prepared to SRT for \$80,000 towards the redevelopment - Development Application submitted.
Village Green			- Jan 2017: costings & plans being developed for Village Green Upgrade including new BBQ shelter, picnic furniture & stage 2 of play space. - March 2017 Council submitted an application to the state govt Community Infrastructure Fund for 50% of the cost of stage 2 of the playground and to be allocated \$106,530.50) in the 2017/18 budget. Application not successful - At May 2017 Council meeting, Council resolved, with regards to Stage Three of the Longford Village Green playground: i) Approves the replacement of the liberty swing with one of the alternative swing sets (with Model B being the preferred option if Australian Standards can be met); and ii) Approves an application being made to the Tasmanian Community Fund for cash assistance with the implementation of Stage Three of the playground development. iii) Assist Mrs Bell to seek additional funding, possibly through the disability sector, toward the cost of the disability swing. - Stage 2 being installed Oct-Nov 2017 - Stage 3 progress report on the October Council Meeting agenda.
Woolmers Bridge			- Jan 2017: Lange Design contracted to develop landscape concept plan and landscape construction documents - Application submitted for the Bridge Renewal Program. Outcome anticipated late October 2017. 12 tonne load limit placed on structure on 6 June. - Advised Sept 2017 that Bridge Renewal Program funding of \$1,415,000 had been secured.
Perth			
Recreation Ground Master Plan (Lange Design)	Jul-15	Oct-16	- External funding sources being pursued 17 Jan 2017: Northern Economic Stimulus Package funding secured for the oval lighting upgrade
Community Centre Development Plan, (Loop Architecture) addressing collective & shared functions with adjacent Primary School & Recreation Ground	Oct-15		- Briefing notes from key stakeholder sessions received 25 Feb 2016 - Draft concept plans submitted to Council - Draft concepts to be directed to future workshop.
Town Structure Plan (GHD)			- Community feedback on draft plan closed 18 November 2016. Two design strategy options submitted. - Perth Structure Plan adopted by Council on 10 April 2017. - Session for Perth business owners/managers held 15 August 2017. - Final report to November 2017 Council meeting.
Sheepwash Creek Open Space Plan (Lange Design, GHD Woodhead)			- Contract with NRM North signed December 2016 to access funds through National Landcare Program Investment in Tamar River Recovery Plan - Dec 2016: West Perth Flood Mitigation Working Group established - Draft concept plans received from GHD Woodhead - Lange Design requested to prepare Water Sensitive Urban Design

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Strategic Plans By Location & Consultant	Start Date	Completion Date	Current Status
			(WSUD) for the open space on eastern side of subdivision. - On-site works commenced. - WSUD interpretation signage being developed by Lange Design.
Ross			
Swimming Pool Master Plan (Loop Architecture)	Dec-15	June-17	- Draft Master Plan received May 2016: structural assessment approved August 2016 - Final plan received June 2017 - Final report to be presented to workshop September 2017 - Final report to October 2017 Council meeting.
Village Green Master Plan (Lange Design, Loop Architecture)	Jun-16	Dec-16	- Council accepted Master Plan in principle at 12 December 2016 Council Meeting. 13 Jan 2017: cost estimate for design and documentation, tender process and project management received from JMG 17 Jan 2017: Council advised State Govt has approved \$300,000 for the implementation of the Master Plan through the Northern Economic Stimulus package - Feb 2017: Application lodged with the Building Better Regions Fund for \$237,660 to enable the master plan to be implemented in its entirety. Application unsuccessful. - Feb 2017: Lange Design and Loop Architecture contracted to manage the implementation of the master plan - Concept design presented to Council workshop on 8 May.
Western Junction			
Launceston Gateway Precinct Master Plan Freight Demand Analysis Report (SGS) Master Plan	Oct-15	May-16	Council approved the preparation of a brief for the precinct master plan at the Sept 2016 Council Meeting
Translink Stormwater Upgrade Project			- Applications lodged with National Stronger Regions Fund 2015 & 2016: unsuccessful - Application submitted Feb 2017 to the Building Better Regions Fund for \$2,741,402 (total project cost is \$5,482,805: council's contribution is \$1,525,623 and the Woolstons \$1,215,780). Application unsuccessful.

16 NORTHERN MIDLANDS EVENTS – CURRENT & UPCOMING

Prepared by: *Fiona Dewar, Tourism Officer*

Councillors have requested a list of current and upcoming events in the Northern Midlands be listed in the Council Agenda on a monthly basis.

The following list of current and upcoming events has been compiled from information obtained from a variety of sources, including: contact with event organisers; social media, publications; word of mouth and general knowledge.

The directory is updated on a weekly basis.

A more comprehensive directory of events for the Heritage Highway region is issued each Thursday and is distributed to the five visitor centres in the Northern Midlands; the Tourism Visitor Information Network's 'Yellow i' centres around the state; the Heritage Highway Tourism Region Association board members and social media writer; Tourism Northern Tasmania; Destination Southern Tasmania; a number of event organisers; the Northern Midlands Courier; and individuals as requested. Each month the directory is distributed to several hundred tourism operators in the Heritage Highway region for sharing with their visitors.

This event directory has a large reach. To add an event to this directory, event organisers can contact Council's Tourism Officer Fiona.Dewar@nmc.tas.gov.au, or 6397 7303.

What's On in the Northern Midlands & nearby region 2017

AGENDA – ORDINARY MEETING

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Date	Location	Event	About the event	NMC Grant funding/In-kind support
October				
Until 12 Oct 2017	Evandale 2 Russell St	Exhibition: Elemental by Diane Masters	Handmark Evandale showcases unique Tasmanian art, craft and design and offers monthly exhibitions in the gallery along with a display of jewellery, ceramics, wood and furniture.	
1 Oct 2017 Every Sunday	Evandale Falls Park, Logan Rd	Evandale Market	A popular country market of treasures, fresh products, and more. Indoor and outdoor areas. 8am - 2pm. Over 100 stalls	
Until 10 Nov 2017	Longford 733 Cressy Rd	Exhibition: On the Wing	Blenheim Gallery and Garden hosts an exhibition, 'On the Wing', 10.30am - 4pm.	
7 Oct 2017	Longford William St	Iviva Espana!	Come and enjoy a Spanish Feast, including wines and a string quartet performance. \$60 per person, at the Christ Church, Church Hall. A fundraiser for the Children's Charity and Christ Church. Tickets from Longford Antiques, William St.	
7 Oct 2017 2nd & 4th Sat each month	Epping Forest Midland Hwy	Market	Browse stalls for local produce, homemade cakes, books, jewellery, plants, bric-a-brac. Epping Forest Hall. 8am - 2pm.	
8 Oct 2017 Every Sunday	Evandale Falls Park, Logan Rd	Evandale Market	A popular country market of treasures, fresh products, and more. Indoor and outdoor areas. 8am - 2pm. Over 100 stalls	
14 Oct 2017	Avoca	Avoca Market	Country market, bric-a-brac, craft	
15 Oct 2017	Relbia	ASTA. SunSets Live Music Series	ASTA comes to Josef Chromy Wines as part of the SunSets Live Music Series. ASTA was the 2012 Triple J Unearthed High winner, and released her debut EP 'Shine' in Feb 2017. Supported by local performer Denni Sulzberger. From 4.30 pm. \$30 per person. Children 3 - 12 years \$10, 2 years and under, free. Get more info from the website.	
15 Oct 2017	Longford Wellington St	Swap Meet	Tasmania's largest and longest running Automotive Swap Meet. Veteran Vintage Classic and Later Car Parts. Accessories, Books, Manuals etc. Veteran Car club of Aust Tas Swap Meet, on the Longford Village Green. Starts 9am.	
15 Oct 2017 Every Sunday	Evandale Falls Park, Logan Rd	Evandale Market	A popular country market of treasures, fresh products, and more. Indoor and outdoor areas. 8am - 2pm. Over 100 stalls	
15 Oct 2017 3rd Sunday each month	Ross Church St	Market	A country market in an historic village. Find local handicrafts, produce and other delicious treats. From 9am.	
20 Oct - 3 Nov	Evandale	Spring Art Exhibition	Art works for viewing, available for purchase, at an exhibition at the Evandale Community and Visitor Centre. Open daily from 10am - 4pm.	
21 Oct 2017	Longford Marlborough St	Longford Show	The best family show in Tasmania. Lots of free entertainment, things to see, animals, nursery, puppet show, displays, music, home industries and school sections, art and craft, food, horse and dog events and side show alley. Longford Showground	y
21 & 22 Oct 2017	Nile 234 Clarendon-Station Rd	Clarendon Spring Art Show	International Artist and Sculptor Will Stackhouse, on-site artist Carol Barnett and renowned photographer Penelope Hunt. An excellent opportunity to view a varied array of art. 10am - 4pm. \$10 includes house tour and gallery.	
22 Oct 2017	Longford Wellington St	Organ Recital	Dr John Brook, visiting from Nice, France, will perform an Organ Recital at Christ Church, Longford. Gold Coin Donation. 3pm - 4.30pm.	
22 Oct 2017 Every Sunday	Evandale Falls Park, Logan Rd	Evandale Market	A popular country market of treasures, fresh products, and more. Indoor and outdoor areas. 8am - 2pm. Over 100 stalls	

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Date	Location	Event	About the event	NMC Grant funding/In-kind support
22 Oct 2017	Longford Woolmers Lane	Bridal Extravaganza	Woolmers Estate hosts a bridal extravaganza	
27 - 29 Oct 2017	Evandale	Tasmanian Chamber Music Festival	A brand new classical music festival for Tasmania, featuring fine classical music, exquisite food and wine. Multiple venues around Evandale. Local, national, and international artists.	y
28 Oct 2017 last Saturday each month	Longford 78 Wellington St	Market	RSL Longford Market. A mix of Farmers Market, produce, gifts, crafts and car book sale for trash & treasure. 9am - 1pm.	
28 Oct 2017 2nd & 4th Sat each month	Epping Forest Midland Hwy	Market	Browse stalls for local produce, homemade cakes, books, jewellery, plants, bric-a-brac. Epping Forest Hall. 8am - 2pm.	
29 Oct 2017	Longford Wellington St	Mozart Requiem	The Evandale Village singers and The Launceston Youth & Community Orchestra will perform Mozart's Requiem at Christ Church, Longford. Adults \$25, Concession \$20. Tickets at the door.	
29 Oct 2017 Every Sunday	Evandale Falls Park, Logan Rd	Evandale Market	A popular country market of treasures, fresh products, and more. Indoor and outdoor areas. 8am - 2pm. Over 100 stalls	
29 Oct 2017 Last Sun each month	Campbell Town Town Hall, High St	Campbell Town Hall Market	Bargain hunters delight, bric-a-brac, cakes, plants, clothes and more	
November				
3 Dec 201	Longford 658 Woolmers Lane	Makers Market	Various stalls from local produce, food, wine, music, jewellery, plants. Wander the gardens and enjoy lunch. 10am - 3pm.	
5 Nov 2017	Symmons Plains	Cars Bikes & Bands	Calling all motoring enthusiasts and live music lovers. An all new family event is coming to the midlands. Open to all cars, utes, bikes. Opportunity to drive around the track! Vehicle displays. Live music. Fun for the kids and more. Supporting the Variety Children's Charity. No pets or alcohol. Drivers free, passengers and general public \$10, kids free. Track driving \$20. 10am.	
5 Nov 2017 Every Sunday	Evandale Falls Park, Logan Rd	Evandale Market	A popular country market of treasures, fresh products, and more. Indoor and outdoor areas. 8am - 2pm. Over 100 stalls	
9 Nov 2017	Launceston 2 Invermay Rd	BOFA Film Festival	Breath of Fresh Air Film Festival (BOFA) is Tasmania's major annual film festival. A unique event on the Australian film festival calendar, BOFA is intimate, thought provoking and fun. Screening just on 40 features, documentaries and short films, community action sessions, master classes, awards, fine food/wine/cider.	
11 Nov 2017	Nile 234 Clarendon-Station Rd	Clarendon Bush Dance	Bring the whole family and join us in the Stone Barn for a Bush Dance, and kick up your heels to the fabulous bush band, The Bottom Pub Ceilidh Band. Classic hot baked potatoes with all the trimmings for sale. Adult \$10 (early bird before 4 November), \$15 door sales, children under 16 free. 6pm to 10pm.	
11 Nov 2017 2nd & 4th Sat each month	Epping Forest Midland Hwy	Market	Browse stalls for local produce, homemade cakes, books, jewellery, plants, bric-a-brac. Epping Forest Hall. 8am - 2pm.	
12 Nov 2017 Every Sunday	Evandale Falls Park, Logan Rd	Evandale Market	A popular country market of treasures, fresh products, and more. Indoor and outdoor areas. 8am - 2pm. Over 100 stalls	
17 - 19 Nov 2017	Relbia 370 Relbia Rd	Effervescence Tasmania	Tasmanian Sparkling Festival, with many events, feature dinners, master classes etc. Celebrating world class sparkling wines from Tasmania.	

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Date	Location	Event	About the event	NMC Grant funding/In-kind support
18 & 19 Nov 2017	Nile 234 Clarendon-Station Rd	Murder Mystery Night at Clarendon	Two Murder Mystery Nights at historic Clarendon. 7pm - 10.30pm. \$75 per person, includes supper. Black Tie evening, a great opportunity to dress up and immerse yourself in the grandeur of Clarendon House.	
18 Nov - 15 Dec 2017	Longford 733 Cressy Rd	Exhibition: Shapes in Spaces	Blenheim Gallery and Garden hosts their annual sculptural show, showcasing pieces both indoors and outdoors. This year displaying works as part of a sculptural train, as well as within the garden. 10.30am - 4pm.	
18 - 19 November 2017	Longford	Longford Blooms Open Gardens	10 wonderful private gardens open this weekend for you to explore, 5 each day, with some of the larger gardens open both days, so you can plan your visit. Some gardens will have stalls and refreshments. \$5 per person.	
18 - 19 November 2017	Longford Wellington St	Spring Flower Show	The annual Longford Garden Club's Spring Flower Show is on at the Longford Town Hall. Come and immerse yourself in colour and beauty. \$2 per person. 10am - 4pm.	
19 Nov 2017	Longford 658 Woolmers Lane	Festival of Roses at Woolmers	The Festival of Roses at historic World Heritage listed Woolmers includes Antique Fair, Photography displays, Gardening Australia's Jerry Coleby-Williams guest speaker, Doug Hawkins in the Men's Spot, Penny Farthing display. Over 50 stalls. 10am - 4pm.	y
19 Nov 2017 3rd Sunday each month	Ross Church St	Market	A country market in an historic village. Find local handicrafts, produce and other delicious treats. From 9am.	
19 Nov 2017 Every Sunday	Evandale Falls Park, Logan Rd	Evandale Market	A popular country market of treasures, fresh products, and more. Indoor and outdoor areas. 8am - 2pm. Over 100 stalls	
25 Nov 2017 Last Saturday each month	Longford 78 Wellington St	Market	RSL Longford Market. A mix of Farmers Market, produce, gifts, crafts and car book sale for trash & treasure. 9am - 1pm.	
25 Nov 2017 2nd & 4th Sat each month	Epping Forest Midland Hwy	Market	Browse stalls for local produce, homemade cakes, books, jewellery, plants, bric-a-brac. Epping Forest Hall. 8am - 2pm.	
25 Nov 2017	Ross	Open Garden Day	Eight open gardens to wander and enjoy. There are refreshments, stalls, plant sales. 10am - 3.30 pm. Tickets are \$5 each, available from Ross Post Office from 10am on the day.	
26 Nov 2017	Ross Ross oval	Ross Motorcycle Show	The premier show event for the vintage motorcycle club of Tasmania. The best and biggest motorcycle display in Tasmania. Scores of bikes from the early 1900s to current day. 10 am start. \$5 entry.	
26 Nov 2017 Every Sunday	Evandale Falls Park, Logan Rd	Evandale Market	A popular country market of treasures, fresh products, and more. Indoor and outdoor areas. 8am - 2pm. Over 100 stalls	
26 Nov 2017	Longford	Longford Kermesse Cycling Criterium	The Kermesse is a warm up event to the Launceston Cycling Festival. Ideal spectator vantage points include the Village Green and the church grounds.	y
26 Nov 2017 Last Sun each month	Campbell Town Town Hall, High St	Campbell Town Hall Market	Bargain hunters delight, bric-a-brac, cakes, plants, clothes and more	
17 Nov 2017	Longford	Woolmers Art Exhibition	At Woolmers Cottage, an exhibition open to the public across the weekend. Art available for purchase.	y
December				
3 Dec 2017	Longford Woolmers Lane	Woolmers Makers Market	10am - 3pm. Handmade crafts, jewellery, local artists and various stallholders from the Tasmania regions. Wander the grounds, enjoy a picnic, sample food, wine and local produce.	

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Date	Location	Event	About the event	NMC Grant funding/In-kind support
3 Dec 2017 Every Sunday	Evandale Falls Park, Logan Rd	Evandale Market	A popular country market of treasures, fresh products, and more. Indoor and outdoor areas. 8am - 2pm. Over 100 stalls	
10-Dec-17	Poatina	Poatina Mountain Race	The annual Poatina Mountain Race tarmac rally is an exciting tarmac rally. Fun and exciting action for all.	
9 Dec 2017	Longford 658 Woolmers Lane	Longford Fun Run/Walk	Annual Liz Ellis Memorial Longford Trail Fun Run/Walk. Fun event for adults, kids and dogs. 2km Walk. 4km Run. 8km run. Entry Adults \$, kids \$5. After the run, enjoy a picnic with refreshments from the Merino Café. Organised by Health Revival Longford, held at Woolmers Estate.	
9 Dec 2017 2nd & 4th Sat each month	Epping Forest Midland Hwy	Market	Browse stalls for local produce, homemade cakes, books, jewellery, plants, bric-a-brac. Epping Forest Hall. 8am - 2pm.	
10 Dec 2017 Every Sunday	Evandale Falls Park, Logan Rd	Evandale Market	A popular country market of treasures, fresh products, and more. Indoor and outdoor areas. 8am - 2pm. Over 100 stalls	
17 Dec 2017 Every Sunday	Evandale Falls Park, Logan Rd	Evandale Market	A popular country market of treasures, fresh products, and more. Indoor and outdoor areas. 8am - 2pm. Over 100 stalls	
18 Dec 2017 3rd Sunday each month	Ross Church St	Market	A country market in an historic village. Find local handicrafts, produce and other delicious treats. From 9am.	
23 Dec 2017 2nd & 4th Sat each month	Epping Forest Midland Hwy	Market	Browse stalls for local produce, homemade cakes, books, jewellery, plants, bric-a-brac. Epping Forest Hall. 8am - 2pm.	
24 Dec 2017 Every Sunday	Evandale Falls Park, Logan Rd	Evandale Market	A popular country market of treasures, fresh products, and more. Indoor and outdoor areas. 8am - 2pm. Over 100 stalls	
30 Dec 2017 Last Saturday each month	Longford 78 Wellington St	Market	RSL Longford Market. A mix of Farmers Market, produce, gifts, crafts and car book sale for trash & treasure. 9am - 1pm.	
31 Dec 2017 Last Sun each month	Campbell Town Town Hall, High St	Campbell Town Hall Market	Bargain hunters delight, bric-a-brac, cakes, plants, clothes and more	

17 STRATEGIC PROJECTS OUTCOMES AND DELIVERY 2017-2027

Prepared by: Departmental Managers

Progress Report:

Not Started (obstacles)
 On Hold
 On Track
 Completed

Underway	2017 - 2020	2020 - 2027	Ongoing	Status	Comments
GOVERNANCE					
Local Government Reform	✓	Review	Review	✓	Resource Sharing Study launch held 4 August.
Elected Members Development and Annual Plans		✓	Review	✓	Policy and Annual Plan to be prepared.
People and Culture Plan	✓	✓	Update	✓	Framework utilised for recruitment is best practice. Employment relations are professional, fair and consistent, when performance management discussions need to take place. Policy and Procedure development, review and implementation continuing. NMC indoor staff non-compulsory uniform, with logo will go live from 1 Nov 2017.

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	Underway	2017 - 2020	2020 - 2027	Ongoing	Status	Comments
						Currently developing a formalised Induction Program for all new employees and volunteers to participate in when they commence. Staff progressing through the IT and business courses, specific to their role, as per the Skills Funding Approval.
Best Business Practice, Governance and Compliance	✓	Update	Update	✓		Legislative Audit, Delegations Review and Policy Manual update ongoing.
Media and Marketing		Update	Update	✓		Communications officer engaged. Communications Strategy and Framework to be developed. Expanding Council's communications through social media and other publications.
CORPORATE SERVICES						
Asset Management Plan Annual Review	✓	✓	Review	2017 - 2027		Building Asset Management Plan updated for building componentisation, adopted by Council at May 2017 meeting.
Annual Budget and Quarterly Review	✓	✓	Review	2017 - 2027		Draft Long Term Financial Plan updated for Accelerated Stimulus loan funding, and mid-year budget review adopted by Council at May 2017 meeting.
Information Technology Upgrade Program	✓	✓	Review	2017 - 2027		Website redevelopment at final design stage, server upgrades in progress, and investigating hosting ECM in cloud.
Emergency Management	✓	✓	Review	2017 - 2027		Next municipal emergency meeting scheduled in October 2017, updated Emergency Recovery Plan adopted May 2017 by Council.
Workplace Health and Safety Action Plan Annual Review	✓	✓	Review	2017 - 2027		Revised WHS action annual plan under development with officer.
Customer Service Standards	✓	Review	Review	Review		LGAT state-wide community satisfaction survey scheduled December 2017. Attendance at the National Local Government Customer Service Network Conference in October 2017.
COMMUNITY & DEVELOPMENT						
Land Use and Development Strategy		✓	Review	2017 - 2018		JMG Engineers & Planners appointed 18 September 2017.
Tasmanian Planning Scheme Integration	✓	✓	Review	2017 - 2020		Review by State Government's Planning Policy Unit of the Regional Land Use Strategy to ensure alignment with State Planning Provisions discussed with Northern Regional Planning Committee in August 2017. Response sent to PPU, awaiting feedback.
Strategic Projects Team						
Economic Development Master Plan - Prepare, Prioritise, Implement	✓	✓	Review	✓		In progress
Strategic Infrastructure Projects						
Launceston Gateway Precinct Master Planning	✓			2017 - 2020		Listed as a component of the Municipal Wide Land Use Strategy
Northern Midlands Rural Processing Centre	✓	✓	✓	2017 - 2020		Combined with Launceston Gateway Precinct component of the Municipal Wide Land Use Strategy.
Perth Town Structure Plan	✓			2017 - 2018		Council has endorsed the plan and draft amendments to planning scheme to be prepared. Included in NMC Priority Projects 2017 document.
Perth Community & Recreation Centre & Primary School Integrated Master Plan	✓			2017 - 2018		Awaiting report for presentation to Council. Included in NMC Priority Projects 2017 document.
Sense of Place Planning - all villages and towns	✓	✓	✓	✓		Master planning for townships underway.
Longford CBD Urban Design Strategy	✓	✓				Report to October Council meeting to accept report and design guidelines. Included in NMC Priority Projects 2017 document.
Longford Place Activation Plan	✓	✓				Complete.

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	Underway	2017 - 2020	2020 - 2027	Ongoing	Status	Comments
Campbell Town CBD Urban Design and Traffic Management Strategy	✓	✓	✓	✓		Awaiting final report following community consultation session in September. Tenders for design to construction for the CBD Urban Design closed 4 October.
Ross Town Centre Park Development Master Plan	✓			2017 - 2020		Design finalised, development application to be submitted.
Ross Swimming Pool Master Plan	✓			2017 - 2020		Final plan received June 2017. Included in NMC Priority Projects 2017 document. Report to Council meeting.
Cressy Recreation Ground Master Plan		✓		2017 - 2020		Report to Council meeting to receive report.
Cressy Swimming Pool Master Plan		✓		2017 - 2020		Final plan received June 2017. Included in NMC Priority Projects 2017 document. Report to Council meeting.
Evandale Morven Park Master Plan		✓		2017 - 2020		Report to Council meeting to receive report.
Feasibility Study: Investment in Ben Lomond Ski Field Northern Tasmania	✓	✓		✓		Study being driven by external stakeholders, Council support provided when requested. Included in NMC Priority Projects 2017 document.
Economic Development						
Economic Development Master Plan Strategy Delivery		✓	✓	✓		To be implemented once developed
Economic Development (incl. Tourism) Strategy Delivery		✓	✓	✓		To be implemented once developed
Tourism Strategy Implementation		✓	✓	✓		To be implemented once developed
Community Development						
Youth and Ageing Strategy		✓	Review	✓		Not yet commenced.
Discrimination Strategy		✓	Review	✓		Not yet commenced.
Family Violence Strategy		✓	Review	✓		Not yet commenced. Council launched End Men's Violence Against Women campaign
Supporting Health and Education Programs	✓	✓	Review	✓		Participating in the Northern Health Providers Networks meetings. Review in progress of implementation of Further Education Bursary program.
Supporting Employment Programs	✓	✓	Review	✓		Participation in the Northern Midlands Business Partnership Group meeting coordinated by Beacon Foundation. Participate in LGAT special interest groups on a quarterly basis. Support Work for the Dole program. Participate in work experience and University placements.
Supporting Sport and Recreation Programs	✓	✓	Review	✓		Participation in quarterly northern Sport & Recreation meetings. Planning and implementation of upgrade to Council owned sporting facilities underway. Support provided to participants in sporting activities on a state and national level.
Social Recovery Plan	✓			✓		Review complete
Disability Action Plan	✓			✓		Review complete
Cohesive Communities and Communities at Risk		✓	Review	✓		Not yet commenced.
Regulatory						
Legislative Audit	✓			✓		Review of legislation complete.
Delegations Reviews	✓			✓		Ongoing review progressing
Council Policy Manual Review	✓			✓		Policies due for review, relevant managers and officers notified, schedule for review in place
WORKS & INFRASTRUCTURE						
TRANSLink Precinct Renewal - Stormwater	✓	✓		2017 - 2020		Process of land acquisition underway. Seeking grant assistance to fund planned works. Included in NMC Priority Projects 2017 document.
Campbell Town War Memorial Oval	✓			2017 - 2020		Tenders currently being sought (to mid-October). Report to future Council meeting.

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	Underway	2017 - 2020	2020 - 2027	Ongoing	Status	Comments
Longford NM Sport and Fitness Centre		✓	✓	2017 - 2020		Draft design plans awaiting approval. Stimulus funding obtained to complete works.
Evandale Honeysuckle Banks				2017 - 2020		Masterplan complete. Only minor works to be undertaken. Included in NMC Priority Projects 2017 document.
Nile Road Upgrade		✓	✓			Included in Roads 5-year Capital Works program. Included in NMC Priority Projects 2017 document.
Stormwater Management Plans	✓	✓	Review	2017 - 2027		Initial data collection survey complete. Model build for all Towns in progress.
Waste Management 2017 - 2020		✓	Review	2017 - 2027		Member of the Northern Waste Management Committee. WTS disposal and supervision contracts tendered for long term provision of services.
NRM Program Collaboration	✓	✓	Review	✓		
Longford Recreation Ground Master Plan	✓	✓				Masterplan tabled at August Council meeting. Funding components of the Master Plan to be considered in forthcoming Council budgets, Council Officers to seek to secure external grant funding to assist with implementation. Included in NMC Priority Projects 2017 document.
Sheepwash Creek	✓	✓				Works progressing, planting commenced.

DECISION

Cr

That the Information items be received.

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GOV 6 CRESSY SWIMMING POOL MASTER PLAN & ROSS SWIMMING POOL MASTER PLAN

Attachments: Section 1 – Page 35

Responsible Officer: Des Jennings, General Manager

Report prepared by: Des Jennings, General Manager

1 PURPOSE OF REPORT

To present to Council the Master Plans for the Cressy and Ross swimming pools for consideration and endorsement.

2 INTRODUCTION/BACKGROUND

Council is committed to promoting the health and well-being of Northern Midlands residents by ensuring the provision of sport and recreation facilities and programs/activities that enable residents to participate in physical activity. The swimming pools and recreation grounds across the municipality are an integral component of the sport and recreation infrastructure of the Northern Midlands, serving as the towns' main sport and recreation precincts.

Council is progressively contracting the development of master plans for the swimming pools and recreation grounds to enable Council to gain a clear understanding of what the current user groups require for their sporting activities, and to identify solutions for the future that can be integrated and consolidated within the facilities and the existing infrastructure.

Loop Architecture (LOOP) has been engaged by Council to undertake analysis of the existing facilities at the Cressy and Ross swimming pools with specific reference to identification of deficiencies and opportunities for improvement. LOOP has also engaged Lange Design to assist with broad-brush Landscape assessment in addition to Core Construction Management to provide an overall opinion of probable costs for the recommended outcomes identified.

2.1 Cressy Swimming Pool

The Cressy Pool is located upon Main Street, which runs through the town centre and is within close proximity to the Bowls Club and Recreation Ground. The current facilities consist of a 25m pool, toddlers' pool, electric BBQ, shade area, contemporary changerooms (circa 2010) and kiosk.

Current use of the existing facilities is seasonal (Late November through to March) and generally consists of local patronage and school groups in addition to swimming club, lessons, program and private functions.

2.2 Ross Swimming Pool

The existing Ross Pool is located within close proximity to the town centre and is reasonably accessible from Bridge and Church Streets. The current facilities were originally constructed by the residents of the Ross Municipality in conjunction with the Council of that time. It was subsequently opened in 1962.

Current use of the existing facilities is seasonal (December through to March) and generally consists of local patronage with some additional visitors attending from the local caravan park.

3 STRATEGIC PLAN 2017-2027

The Strategic Plan 2017-2027 provides the guidelines within which Council operates.

The Strategic Plan 2017-2027 provides the guidelines within which Council operates.

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- Lead –
 - Leaders with Impact
Core Strategies:
 - ♦ Communicate – Connect with the community
 - Money Matters
Core Strategies:
 - ♦ Improve community assets responsibly and sustainably
 - Strategic Project Delivery – Build Capacity for a Healthy Wealthy Future
Core Strategies:
 - ♦ Strategic, sustainable, infrastructure is progressive
 - Economic Development – Supporting Growth & Changes
 - ♦ Towns are enviable places to visit, live & work
 - ♦ Maximise external funding opportunity
- People –
 - Sense of Place – Sustain, Protect, Progress
Core Strategies:
 - ♦ Planning benchmarks achieve desirable development
 - ♦ Developments enhance existing cultural amenity
 - ♦ Public assets meet future lifestyle challenges
 - Lifestyle – Strong, Vibrant, Safe and Connected Communities
Core Strategies:
 - ♦ Living well – Valued lifestyles in vibrant, eclectic towns
 - ♦ Communicate – Communities speak & leaders listen
 - ♦ Participate – Communities engage in future planning
 - ♦ Connect – Improve sense of community ownership
 - ♦ Caring, Healthy, Safe Communities – Awareness, education & service
- Place –
 - Environment – Cherish & Sustain our Landscapes
Core Strategies:
 - ♦ Cherish & sustain our landscapes
 - ♦ Meet environmental challenges

4 POLICY IMPLICATIONS

N/a.

5 STATUTORY REQUIREMENTS

Work Health and Safety Act and Regulations 2012

- Appropriate chemical storage, labelling & handling
- Training for all workers
- Personal protective equipment as per SDS sheets
- Signage in place
- Emergency plans in place

6 FINANCIAL IMPLICATIONS

6.1 Cressy Swimming Pool

Estimated total redevelopment cost \$822,870 (GST included). A breakdown of estimate of cost is provided in the attached Master Plan report.

6.2 Ross Swimming Pool

Estimated total redevelopment cost \$1,132,125 (GST included). A breakdown of estimate of cost is provided in the attached Master Plan report.

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7 RISK ISSUES

Use of liquefied Chlorine gas is being replaced by a safer, lower risk sanitation method at the Campbell Town and Cressy swimming pools. The only one outstanding is the Ross swimming pool.

Emergency shower/eyewash facilities to be installed at Cressy and Ross swimming pools in close proximity to chemical storage / handling area.

7.1 Cressy Swimming Pool

- Industrial carpet to be laid around the pool prior to opening to improve surface.
- Alternative sanitation system being installed prior to opening.

7.2 Ross Swimming Pool

- Possible asbestos containing material (ACM) from changerooms and store room to be removed when upgrading (additional to costings).
- Security – currently the pool enclosure is accessible for the rear of the complex over the roof - new fencing required.
- Umbrella purchased by committee for shade over paddling pool is difficult for staff to raise and lower (there was an incident where a lifeguard was injured doing so last season), it is also a hazard in windy conditions.
- Amenities are sub-standard.
- Plant room will need upgrading prior to changing sanitation system.

8 CONSULTATION WITH STATE GOVERNMENT

N/A

9 COMMUNITY CONSULTATION

The Master Plans were prepared in consultation with the relevant pool committees and stakeholders.

Council may wish to consider wider consultation with the community and it is recommended that prior to a final decision on the Ross Swimming Pool a survey is undertaken during the 2017/2018 swimming season of user numbers.

10 OPTIONS FOR COUNCIL TO CONSIDER

The options available to Council include:

- Endorse the recommendation; or
- Amend the recommendation;
- Elect not to endorse the Cressy Swimming Pool Master Plan and the survey of the Ross Swimming Pool users.

11 OFFICER'S COMMENTS/CONCLUSION

The consultant has fulfilled the requirements of the Master Plan Project briefs. Following consultation with stakeholders, review of plans, and site investigations, the consultant has developed Master Plans for the redevelopment of the Cressy and Ross Swimming Pools.

In particular the Cressy Swimming Pool Master Plan has identified the possibility of the covering of the pool for year-round use.

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If Council believes this to be worthy of further investigation it is recommended that the integrity of the pool be investigated further, and this may include coring the floor and walls.

The pool is approximately 60 years old and in this regard the extent of the life of the structure should be determined prior to Council further investigating the covering of the pool for year-round use.

12 ATTACHMENTS

- 12.1 Cressy Swimming Pool Master Plan
- 12.2 Ross Swimming Pool Master Plan

RECOMMENDATION 1

That the matter be discussed.

RECOMMENDATION 2

That Council:

- 1) accept the Cressy Swimming Pool Master Plan and that further investigation be carried out into the integrity of the pool structure with a report back to Council.
- 2) 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.
- 3) a survey of the use of the Ross Swimming Pool be undertaken during the 2017/2018 swimming season with a report back to Council.

DECISION

Cr

Cr

AGENDA – ORDINARY MEETING

16 OCTOBER 2017



GOV 7 MORVEN PARK RECREATION GROUND 2025 MASTER PLAN

Attachments: Section 1 – Page 70

Responsible Officer: Des Jennings, General Manager

Report prepared by: Lorraine Green, Project Officer

1 PURPOSE OF REPORT

To:

- i) present to Council the Morven Park Recreation Ground 2025 Master Plan;
- ii) seek Council's acceptance and release of the Master Plan for public comment;
- iii) seek Council's endorsement of the way forward with the Master Plan.

2 INTRODUCTION/BACKGROUND

Council is committed to promoting the health and well-being of Northern Midlands residents by ensuring the provision of sport and recreation facilities and programs/activities that enable residents to participate in physical activity. Morven Park Recreation Ground is an integral component of the sport and recreation infrastructure of the Northern Midlands, serving as the town's main sport and recreation precinct.

Council needs to ensure Northern Midlands sport and recreation facilities are maintained and further developed over time to meet the everchanging needs of the community in terms of demographic changes, changing recreation and leisure demand trends, and emerging new sport and recreation activities.

In November 2016 Council contracted Lange Design to develop a masterplan to drive the further development of Morven Park Recreation Ground to ensure it continues to meet the sport and recreation needs of Northern Midlands residents into the future.

The consultant's work included detailed background research, consultation with Council and user group representatives, a user survey mailed to the Evandale community, and extensive on the ground investigations.

Lange Design submitted the final report in September 2017. The report's implementation strategy outlines the potential staging program for works identified from 2020 through to 2025 that are integral components of the overall redevelopment of Morven Park Recreation Ground to accommodate future community needs.

3 STRATEGIC PLAN 2017-2027

The Strategic Plan 2017-2027 provides the guidelines within which Council operates.

- Lead –
 - Leaders with Impact
Core Strategies:
 - ♦ Communicate – Connect with the community
 - ♦ Lead – Councillors represent honestly with integrity
 - ♦ Manage – Management is efficient and responsive
 - Money Matters
Core Strategies:
 - ♦ Improve community assets responsibly and sustainably
 - Best Business Practice & Compliance
Core Strategies: Excellent standards of customer service
- Progress –
 - Strategic Project Delivery – Build Capacity for a Healthy Wealthy Future
Core Strategies:

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- ♦ Strategic, sustainable, infrastructure is progressive
- Economic Development – Supporting Growth & Changes
 - ♦ Towns are enviable places to visit, live & work
 - ♦ Maximise external funding opportunity
- People –
 - Sense of Place – Sustain, Protect, Progress
Core Strategies:
 - ♦ Planning benchmarks achieve desirable development
 - ♦ Council nurtures and respects historical culture
 - ♦ Developments enhance existing cultural amenity
 - ♦ Public assets meet future lifestyle challenges
 - Lifestyle – Strong, Vibrant, Safe and Connected Communities
Core Strategies:
 - ♦ Living well – Valued lifestyles in vibrant, eclectic towns
 - ♦ Communicate – Communities speak & leaders listen
 - ♦ Participate – Communities engage in future planning
 - ♦ Connect – Improve sense of community ownership
 - ♦ Caring, Healthy, Safe Communities – Awareness, education & service

4 POLICY IMPLICATIONS

N/A

5 STATUTORY REQUIREMENTS

N/A

6 FINANCIAL IMPLICATIONS

The total cost of implementing the Master Plan is estimated at \$3,343,800. It is proposed Council consider funding components of the Master Plan in forthcoming Council budgets, and where possible, Council Officers seek to secure external grants to assist with the implementation of components of the Master Plan.

7 RISK ISSUES

The progressive implementation of the Master Plan will ensure community expectations are met with regard to the enhancement of the function and aesthetic quality of the grounds.

8 CONSULTATION WITH STATE GOVERNMENT

The Master Plan will be included in the Council's Strategic Projects document which serves to inform State and Australian Governments of the funding priorities in the Northern Midlands.

9 COMMUNITY CONSULTATION

Consultation with Morven Park Recreation Ground user groups and the broader Evandale community underpinned the development of the Master Plan.

10 OPTIONS FOR COUNCIL TO CONSIDER

Council can either accept or not accept the Master Plan and the proposed way forward with the plan's implementation.

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11 OFFICER'S COMMENTS/CONCLUSION

The consultant has fulfilled the requirements of the Master Plan project brief. Following stakeholder and community consultation, review of relevant literature and site investigations, the consultant has developed a comprehensive Master Plan for the progressive redevelopment of Morven Park Recreation Ground.

12 ATTACHMENTS

- 12.1 Morven Park Recreation Ground 2025 Master Plan
- 12.2 Morven Park Recreation Ground Preliminary Master Plan

RECOMMENDATION 1

That the matter be discussed.

RECOMMENDATION 2

That Council:

- i) Accept and release the Morven Park Recreation Ground 2025 Master Plan for public comment;
- ii) Consider funding the 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.

DECISION

Cr

Cr

AGENDA – ORDINARY MEETING

16 OCTOBER 2017



GOV 8 CRESSY RECREATION GROUND 2025 MASTER PLAN

Attachments: Section 1 – Page 102

Responsible Officer: Des Jennings, General Manager

Report prepared by: Lorraine Green, Project Officer

1 PURPOSE OF REPORT

To:

- i) present to Council the Cressy Recreation Ground 2025 Master Plan;
- ii) seek Council's acceptance and release of the Master Plan for public comment;
- iii) seek Council's endorsement of the way forward with the Master Plan.

2 INTRODUCTION/BACKGROUND

Council is committed to promoting the health and well-being of Northern Midlands residents by ensuring the provision of sport and recreation facilities and programs/activities that enable residents to participate in physical activity. The Cressy Recreation Ground is an integral component of the sport and recreation infrastructure of the Northern Midlands, serving as the town's main sport and recreation precinct.

Council needs to ensure Northern Midlands sport and recreation facilities are maintained and further developed over time to meet the everchanging needs of the community in terms of demographic changes, changing recreation and leisure demand trends, and emerging new sport and recreation activities.

In February 2017 Council contracted Lange Design and Loop Architecture to collaboratively develop a masterplan to drive the further development of the Cressy Recreation Ground to ensure it continues to meet the sport and recreation needs of Northern Midlands residents into the future.

The consultant's work included detailed background research, assessment of the existing facilities/infrastructure and consultation with key stakeholders including user groups, community members via a simple user survey and Council officers.

Lange Design and Loop Architecture submitted the final report in September 2017. The report's implementation strategy outlines the potential staging program for works identified from 2020 through to 2025 that are integral components of the overall redevelopment of the Cressy Recreation Ground to accommodate future community needs.

3 STRATEGIC PLAN 2017-2027

The Strategic Plan 2017-2027 provides the guidelines within which Council operates.

- Lead –
 - Leaders with Impact
Core Strategies:
 - ♦ Communicate – Connect with the community
 - ♦ Lead – Councillors represent honestly with integrity
 - ♦ Manage – Management is efficient and responsive
 - Money Matters
Core Strategies:
 - ♦ Improve community assets responsibly and sustainably
 - Best Business Practice & Compliance
Core Strategies: Excellent standards of customer service
- Progress –
 - Strategic Project Delivery – Build Capacity for a Healthy Wealthy Future

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Core Strategies:

- ♦ Strategic, sustainable, infrastructure is progressive
 - Economic Development – Supporting Growth & Changes
 - ♦ Towns are enviable places to visit, live & work
 - ♦ Maximise external funding opportunity
 - People –
 - Sense of Place – Sustain, Protect, Progress
- Core Strategies:
- ♦ Planning benchmarks achieve desirable development
 - ♦ Council nurtures and respects historical culture
 - ♦ Developments enhance existing cultural amenity
 - ♦ Public assets meet future lifestyle challenges
- Lifestyle – Strong, Vibrant, Safe and Connected Communities
- Core Strategies:
- ♦ Living well – Valued lifestyles in vibrant, eclectic towns
 - ♦ Communicate – Communities speak & leaders listen
 - ♦ Participate – Communities engage in future planning
 - ♦ Connect – Improve sense of community ownership
 - ♦ Caring, Healthy, Safe Communities – Awareness, education & service

4 POLICY IMPLICATIONS

N/A

5 STATUTORY REQUIREMENTS

N/A

6 FINANCIAL IMPLICATIONS

The total cost of implementing the Master Plan is estimated at \$1,510,320. It is proposed Council consider funding components of the Master Plan in forthcoming Council budgets, and where possible, Council Officers seek to secure external grants to assist with the implementation of components of the Master Plan.

7 RISK ISSUES

The progressive implementation of the Master Plan will ensure community expectations are met with regard to the enhancement of the function and aesthetic quality of the grounds.

8 CONSULTATION WITH STATE GOVERNMENT

The Master Plan will be included in the Council's Strategic Projects document which serves to inform State and Australian Governments of the funding priorities in the Northern Midlands.

9 COMMUNITY CONSULTATION

Consultation with Cressy Recreation Ground user groups and the broader Cressy community underpinned the development of the Master Plan.

10 OPTIONS FOR COUNCIL TO CONSIDER

Council can either accept or not accept the Master Plan and the proposed way forward with the plan's implementation.

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11 OFFICER'S COMMENTS/CONCLUSION

The consultants have fulfilled the requirements of the Master Plan project brief. Following stakeholder and community consultation, review of relevant literature and site investigations, the consultants have developed a comprehensive Master Plan for the redevelopment of the Cressy Recreation Ground.

12 ATTACHMENTS

12.1 Cressy Recreation Ground 2025 Master Plan

12.2 Cressy Recreation Ground Preliminary Master Plan

RECOMMENDATION 1

That the matter be discussed.

RECOMMENDATION 2

That Council:

- i) Accept and release the Cressy Recreation Ground 2025 Master Plan for public comment;
- ii) Consider funding the 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.

DECISION

Cr

Cr

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GOV 9 LONGFORD URBAN DESIGN STRATEGY

Attachments: Section 1 – Page 129

Responsible Officer: Des Jennings, General Manager

Report prepared by: Lorraine Green, Project Officer

1 PURPOSE OF REPORT

To:

- i) present to Council the Longford Urban Design Strategy;
- ii) seek Council's acceptance and release of the Strategy;
- iii) seek Council's endorsement of the way forward with the Strategy.

2 INTRODUCTION/BACKGROUND

In May 2016 Council contracted Lange Design and Loop Architecture to collaboratively develop an Urban Design Strategy for Longford's 'Main Street' which comprises of Tannery Road, Wellington Street to Marlborough Street, and Marlborough Street to High Street, and the adjacent public open spaces.

The consultants utilised a collaborative approach to develop the Strategy. They initially developed the Longford Urban Design Strategy 'Site Investigation' document. This document combined the information obtained from previous main street projects, recent Longford tourism-focussed studies, data received from State Government and local authority plans. This information was combined with on the ground research to produce an invaluable document to underpin the extensive community and stakeholder consultative process.

The consultants submitted the Longford Urban Design Strategy in May 2017. The Urban Design Strategy presents 18 activation projects, each addressing a specific section of the study area.

The Strategy provides a blueprint for the preservation and enhancement of the town's built and natural heritage, and public open spaces, with the aim of stimulating an economically and socially prosperous community into the future. The Strategy addresses an array of issues including creating a town entry statement, interpretation, signage, traffic management and pedestrian crossing nodes, street furniture, landscaping and pavements.

The consultants, in consultation with Council Officers, key stakeholders and community members, developed a comprehensive Implementation Report for the Urban Design Strategy. The consultants submitted the report in September 2017.

The Strategy's Implementation Report provides a suite of options for rolling-out either a specific activation project in its full scope, or programming works that fall across all activation projects such as signage, street furniture or pavements

The Longford Urban Design Strategy is the pinnacle of a long running Council initiative to reinvigorate the main street of Longford. The Strategy provides the way forward to address a streetscape that lacks vibrancy and appeal, and has pedestrian and vehicular traffic conflicts, a town entrance that is very commercial with a strong agricultural service centre feel, and the town's original CBD in dire need of rejuvenating.

3 STRATEGIC PLAN 2017-2027

The Strategic Plan 2017-2027 provides the guidelines within which Council operates.

- Lead –
 - Leaders with Impact

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- Core Strategies:
 - ♦ Communicate – Connect with the community
 - ♦ Lead – Councillors represent honestly with integrity
 - ♦ Manage – Management is efficient and responsive
- Money Matters
 - Core Strategies:
 - ♦ Improve community assets responsibly and sustainably
- Progress –
 - Strategic Project Delivery – Build Capacity for a Healthy Wealthy Future
 - Core Strategies:
 - ♦ Strategic, sustainable, infrastructure is progressive
 - ♦ Proactive engagement drives new enterprise
 - Economic Development – Supporting Growth & Changes
 - ♦ Towns are enviable places to visit, live & work
- People –
 - Sense of Place – Sustain, Protect, Progress
 - Core Strategies:
 - ♦ Planning benchmarks achieve desirable development
 - ♦ Council nurtures and respects historical culture
 - ♦ Developments enhance existing cultural amenity
 - ♦ Public assets meet future lifestyle challenges
 - Lifestyle – Strong, Vibrant, Safe and Connected Communities
 - Core Strategies:
 - ♦ Living well – Valued lifestyles in vibrant, eclectic towns
 - ♦ Communicate – Communities speak & leaders listen
 - ♦ Participate – Communities engage in future planning
 - ♦ Connect – Improve sense of community ownership
 - ♦ Caring, Healthy, Safe Communities – Awareness, education & service
- Place –
 - Environment – Cherish & Sustain our Landscapes
 - Core Strategies:
 - ♦ Cherish & sustain our landscapes
 - ♦ Meet environmental challenges
 - ♦ Eco-tourism strongly showcases our natural beauties
 - History – Preserve & Protect our Built Heritage for Tomorrow
 - Core Strategies:
 - ♦ Our heritage villages and towns are high value assets

4 POLICY IMPLICATIONS

N/A

5 STATUTORY REQUIREMENTS

N/A

6 FINANCIAL IMPLICATIONS

The cost of implementing the 18 activation projects in the Urban Design Strategy has been estimated as \$3,944,910.

7 RISK ISSUES

Failure to implement the Strategy initiatives will prevent Longford becoming a thriving and vibrant town that is an enviable place to live, work and visit. This will also lead to community disenchantment with the Strategy and Council, and questioning of the value of funding the development of a Strategy when no funds had been allocated for implementation.

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8 CONSULTATION WITH STATE GOVERNMENT

State Growth has been a key stakeholder in the develop of the Strategy with regard to traffic management and parklet developments.

9 COMMUNITY CONSULTATION

Extensive community consultation underpinned the development of the Strategy and the associated Implementation Report.

10 OPTIONS FOR COUNCIL TO CONSIDER

Council can either accept or not accept the Strategy.

11 OFFICER'S COMMENTS/CONCLUSION

The consultants have achieved the outcome desired of providing a framework of improvements that will position Longford as an enviable place to live, work and visit.

12 ATTACHMENTS

- 12.1 Longford Urban Design Strategy
- 12.2 Longford Urban Design Guidelines Manual
- 12.2. Longford Urban Design Strategy – Implementation Report

RECOMMENDATION 1

That the matter be discussed.

RECOMMENDATION 2

That Council:

- i) Accept and release the Longford Urban Design Strategy;
- ii) Consider funding the components of the Strategy in forthcoming Council budgets, and request Council Officers to seek to secure external grants to assist with the implementation of the Strategy.

DECISION

Cr

Cr

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GOV 10 COUNCILLOR ATTENDANCE AT 17TH INTERNATIONAL CITIES, TOWN CENTRES AND COMMUNITIES CONFERENCE & 2017 POWER TO THE PEOPLE CONFERENCE

Attachments: Section 1 – Page 285

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

1 PURPOSE OF REPORT

The purpose of the report is to:

- endorse the attendance of Councillor Polley at the 17th International Cities, Town Centres and Communities Conference & 6th National Mainstreet Australia Conference to be held in Melbourne on 26 and 27 October 2017; and
- consider the attendance of Councillors at the 2017 Power to the People Conference to be held in Melbourne on 5 and 6 December 2017.

2 INTRODUCTION/BACKGROUND

2.1 17th International Cities, Town Centres and Communities Conference & 6th National Mainstreet Australia Conference

The 2016 Conference was held in Launceston and was attended by Cr Gordon.

The Conference program is attached for reference and has been endorsed by Lord Mayor of Melbourne, Robert Doyle AC:

... This conference will showcase how innovation, collaboration and strong leadership helps advance and transform places into vibrant centres.

Urban planning continues to move towards a people and place-based approach and away from conventional street designs. For Melbourne the first priority of city streets is people; and after all great streets make great cities...

Mayor of the City of Stonnington, Cr Jami Klisaris has also endorsed the conference, stating:

... This year's conference focuses on people, connections and communities, and making great places to live, work, play and visit, which are also at the heart of our Stonnington community.

Stonnington is a connected community that celebrates diversity and creativity. We continue to plan for a municipality that has vibrant activity centres that provide a range of living, working, shopping and community opportunities at the heart of their respective neighbourhoods...

2.2 MAV - 2017 Power to the People Conference

The 2016 Conference was attended by Council's Community and Development Manager, Amanda Bond.

The brochure for the Conference states:

Australia's only national community engagement conference: highlighting Innovative ways to create vibrant communities led by active caring and engaged citizens.

This Power to the People conference is a unique opportunity to learn and share ideas and the knowledge, skills, tools and mindset necessary for the revolution in community development practice and philosophy.

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3 FINANCIAL AND RESOURCE IMPLICATIONS

The 2017/18 budget allocation for Training, Conferences and Seminars for Councillors is \$17,410.

3.1 17th International Cities, Town Centres and Communities Conference & 6th National Mainstreet Australia Conference

Councillor Polley's attendance at the Conference has been registered. Accommodation and travel arrangements have also been completed at an approximate cost of \$2,200.

3.2 MAV - 2017 Power to the People Conference

Conference, accommodation and travel costs are estimated at approximately \$1,900.

Total expended to date, excluding the above amounts is approximately \$6,840, an amount of approximately \$10,570 of the allocation is therefore still available.

4 POLICY IMPLICATIONS

Provisions is made in Council's adopted Policy "Councillors Allowances, Travelling and Other Expenses" for attendance at conferences and seminars. The policy provisions are as follows:

6. CONFERENCES & SEMINARS

Council will make a budget allocation each year to reimburse delegates registration, travel costs and accommodation expenses ('mini-bar' expenses limited to \$10 per day). Partners will be reimbursed for meals at state conferences and the 'major dinner' at Federal conferences.

The budget will be allocated to the following conferences

LGAT & LGMA conference to be attended by up to 6 councillors

ALGA conference attended by Mayor & Deputy Mayor

Australian Roads conference attended by 1 councillor

'Other' conferences and seminar sessions as approved.

Attendance to all conferences, seminars and training sessions with a cost in excess of \$150 are to be in compliance with a resolution of the Council, except on emergency situations, where approval must be given by a unanimous approval from Council Executive.

Following attendance of a conference by any councillor, a report must be submitted to Council setting out the relevance to local government, and the benefits that can be further investigated by Council. Where two or more councillors attend a conference, a joint report may be submitted.

5 ATTACHMENTS

5.1 Conference Program – 17th International Cities, Town Centres and Communities Conference & 6th National Mainstreet Australia Conference.

5.2 Conference Program – MAV - 2017 Power to the People Conference.

RECOMMENDATION

It is recommended that Council

- i) endorse the attendance of the attendance of Councillor Polley at the 17th International Cities, Town Centres and Communities Conference & 6th National Mainstreet Australia Conference to be held in Melbourne on 26 and 27 October 2017; and
- ii) authorise the attendance of Cr Leisa Gordon at the 2017 Power to the People Conference to be held in Melbourne on 5 and 6 December 2017.

DECISION

Cr

Cr

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C&D 1 MONTHLY REPORT: DEVELOPMENT SERVICES

Responsible Officer: Amanda Bond, Community & Development Manager

1 PURPOSE OF REPORT

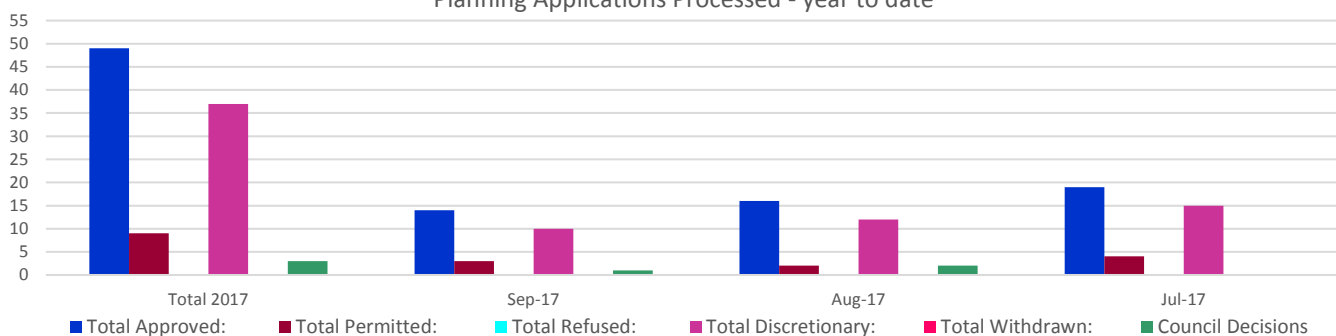
The purpose of this report is to present the Development Services activities as at the month end.

2 DEVELOPMENT SERVICES REPORTING

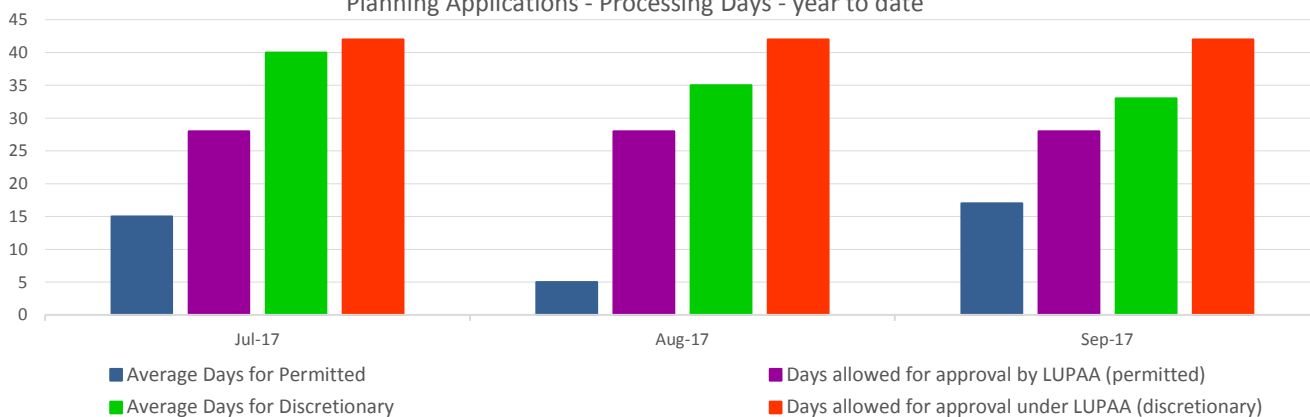
2.1 Planning Decisions

	Total	Sept-17	Aug-17	Jul-17
Total Approved:	49	14	16	19
Total Permitted:	9	3	2	4
Average Days for Permitted		17	5	15
Days allowed for approval by LUPAA		28	28	28
Total Exempt under IPS:	0	0	0	0
Total Refused:	0	0	0	0
Total Discretionary:	37	10	12	15
Average Days for Discretionary:		33	35	40
Days allowed for approval under LUPAA:		42	42	42
Total Withdrawn:	0	0	0	0
Council Decisions:	3	1	2	0

Planning Applications Processed - year to date



Planning Applications - Processing Days - year to date



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Project	Details	Address	Applicant	No of LUPAA days	Perm / Disc / Exempt
DELEGATED DECISIONS					
P17-117	Entrance statement signs x2 (adjacent to water tower & bridge; eastern sign within scenic corridor) and tree plantings - within 50m of category 1 road	Esk Main Road, AVOCA	Northern Midlands Council	38	D
P17-127	Multiple dwellings x4 (including existing dwelling), carport & additional access (vary rear & side setbacks & site area per dwelling)	17 Malcombe Street, LONGFORD	MZSR Developments	42	D
P17-159	Alterations & additions (including demolition & new dining/function areas) to heritage-listed place in heritage precinct	Clarendon Arms Hotel, 11 Russell Street, EVANDALE	David Denman & Associates	42	D
P17-177	Dwelling & garage/carport (garage greater than 10m from dwelling)	28 Brumby Street, LONGFORD	Design to Live	39	D
P17-178	Signage x 3 (other signs) within scenic corridor	873 Illawarra Road, LONGFORD	S & F Stewart	42	D
P17-192	Re-subdivision (boundary adjustment between two lots) - heritage precinct, heritage listed place & scenic management area	2A and 4 Cambock Lane, EVANDALE	Woolcott Surveys	30	D
P17-193	Dwellings x 2 ancillary to resource development (replacement dwelling & managers residence) & new access to Brambletye Rd	1014 Glen Esk Road, CONARA	Tasbuilt Homes	26	D
P17-197	Garage/carport (12m x 6m, apex 2.98m) & demolish existing garage (vary rear [NW] & side [NE] setbacks)	8 Park Street, LONGFORD		28	D
P17-202	Dwelling (vary front setback)	13A Cox Street, NILE	Freeform Designs and Constructions	22	D
P17-210	Garage (vary side & rear setbacks in rural zone; irrigation district)	406 Liffey Road, BRACKNELL	P & B McKinnon	24	D
P17-211	Dwelling additions/alterations (vary side setback in rural zone & irrigation district)	118 Armstrongs Lane, BISHOPSBOURNE	LXN Architecture and Consulting	25	P
P17-224	Machinery Shed	1389 Cressy Road, CRESSY	Rainbow Building Solutions	14	P
P17-229	18m x 6m Shed with 7m x 3.6m awning	31 Norwich Drive, LONGFORD	B Steele	13	P
COUNCIL DECISIONS					
P17-207	Use of property for food services operating from mobile food van & ancillary signage (vary parking, heritage precinct)	29 Church Street, ROSS	J and L Dennis	33	D
COUNCIL DECISIONS - REFUSAL					
RMPAT DECISIONS					
TPC DECISIONS					

2.2 Matters Awaiting Decision by TPC & RMPAT

TPC	TASMANIAN PLANNING COMMISSION
IPS	Northern Midlands Interim Planning Scheme 2013 – effective date 1.6.13. Interim Scheme amended by TPC to correct errors, anomalies, and inconsistencies raised in representations on the Northern Midlands Interim Planning Scheme 2013, effective 4 August 2017.
TPS	Tasmanian Planning Scheme – State Planning Provisions (SPP). The SPPs came into effect on 2 March 2017 as part of the Tasmanian Planning Scheme. They will have no practical effect until Local Provisions Schedule (LPS) is in effect in a municipal area.
01/17	Rezone part of 6-8 Bridge St, Ross to Local Business, and use as Shop. Draft amendment & permit application advertised and one representation was received. Report to Council to consider representation this meeting (Oct 16, 2017), prior to advising TPC.
03/16	Site-specific Planning Scheme Amendment & use/development of 24-hour card operated retail fuel depot. Draft amendment & permit application advertised. No representations received and TPC advised.

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RMPAT RESOURCE MANAGEMENT AND PLANNING APPEAL TRIBUNAL

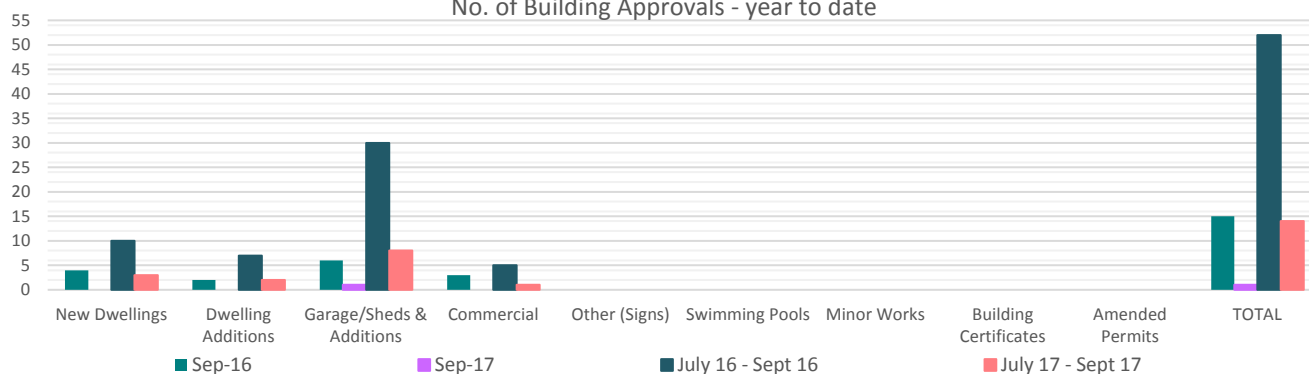
P17-166 Perth Link Road – Appeal against condition. Preliminary conference held 12/9/17. Hearing set for 1 and 2 November 2017 should the matter fail to be mediated.

2.3 Building Approvals

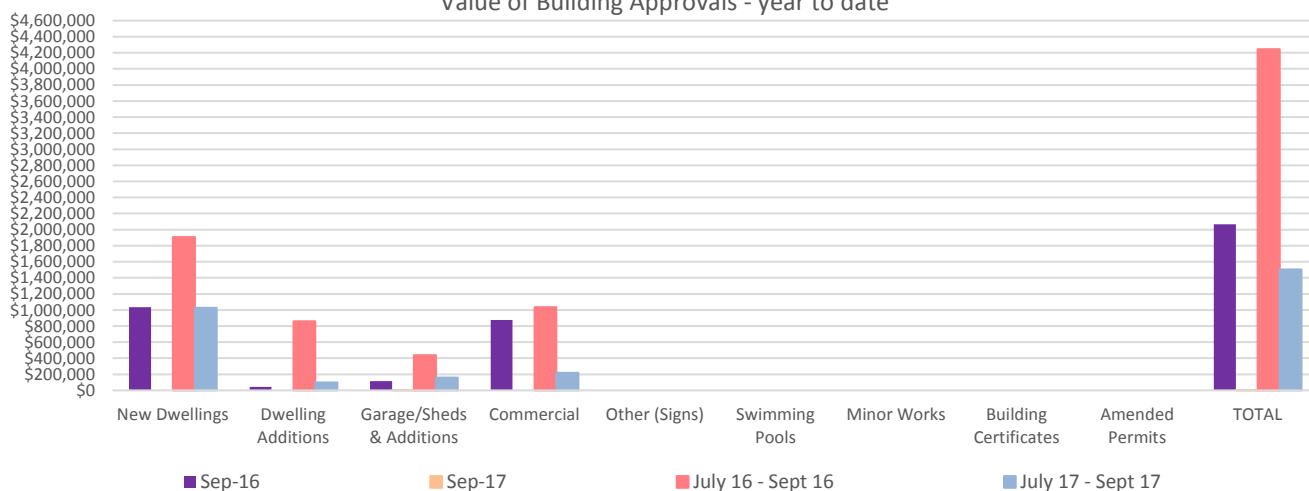
The following table provides a comparison of the number and total value of building works for 2016/17 and 2017/18.

	YEAR - 2016 - 2017				YEAR - 2017 - 2018			
	Sept-16		July 16 - Sept 16		Sept-17		July 17 - Sept 17	
	No.	Total Value	No.	Total Value	No.	Total Value	No.	Total Value
		\$		\$		\$		\$
New Dwellings	4	1,033,366	10	1,908,508			3	1,025,805
Dwelling Additions	2	43,000	7	858,032			2	101,000
Garage/Sheds & Additions	6	114,500	30	439,309	1	2,500	8	158,100
Commercial	3	876,978	5	1,036,978			1	220,000
Other (Signs)								
Swimming Pools								
Minor Works								
Building Certificates								
Amended Permits								
TOTAL	15	2,067,844	52	4,242,827	1	2,500	14	1,504,905
Inspections								
Building	22		72		3		8	
Plumbing	17		65		18		49	

No. of Building Approvals - year to date



Value of Building Approvals - year to date



2.4 Planning and Building Compliance – Permit Review

This month we have continued to focus on occupancy of illegal dwellings with good progress made. Applicants are responsive and working with officers by engaging building surveyors or vacating properties.

AGENDA – ORDINARY MEETING

16 OCTOBER 2017



Ongoing monitoring continues in the planning area, ensuring current permits are compliant.

A program of review has been established and the following areas are scheduled to be actioned in the coming month:

- Tooms Lake shack sites
- Shipping containers

Below is a table of inspections and action taken since the commencement of the Building & Compliance Officer on 23 August 2017.

Planning permit reviews

	This Month	2017/2018
Number of Inspections	5	6
Property owner not home or only recently started		
Complying with all conditions / signed off	1	1
Not complying with all conditions		
Re-inspection required	4	4
Enforcement Notices issued		
Enforcement Orders issued		
No Further Action Required		1

Building permit reviews

	This Month	2017/2018
Number of Inspections	1	7
Property owner not home or only recently started		
Complying with all conditions / signed off		
Not complying with all conditions		
Re-inspection required		1
Building Notices issued		
Building Orders issued		
No Further Action Required	1	6

Illegal works - Building

	This Month	2017/2018
Number of Inspections	4	19
Commitment provided to submit required documentation	1	4
Re-inspection required		8
Building Notices issued		
Building Orders issued		
No Further Action Required	3	7

Illegal works - Planning

	This Month	2017/2018
Number of Inspections	3	16
Commitment provided to submit required documentation		3
Re-inspection required	3	11
Enforcement Notices issued		
Enforcement Orders Issued		
No Further Action Required		2

3 STRATEGIC PLAN 2007/2017

The Strategic Plan 2017-2027 provides the guidelines within which Council operates.

- Progress – Economic Health and Wealth – Grow and Prosper
 - Strategic Project Delivery – Build Capacity for a Healthy Wealthy Future
Core Strategies:
 - ♦ Strategic, sustainable, infrastructure is progressive
A Land Use and Development Strategy to direct growth
 - Economic Development – Supporting Growth and Change
Core Strategies:
 - ♦ Towns are enviable places to visit, live and work

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- People – Culture and Society – A Vibrant Future that Respects the Past
 - Sense of Place – Sustain, Protect, ProgressCore Strategies:
 - ♦ Planning benchmarks achieve desirable development
 - ♦ Council nurtures and respects historical culture
 - ♦ Developments enhance existing cultural amenity
- Place – Nurture our Heritage Environment
 - Environment – Cherish and Sustain our LandscapesCore Strategies:
 - ♦ Meet environmental challenges
 - History – Preserve and Protect our Built Heritage for Tomorrow
 - ♦ Our heritage villages and towns are high value assets
- Core Departmental Responsibilities
 - Planning and Development

4 STATUTORY REQUIREMENTS

4.1 *Land Use Planning & Approvals Act 1993*

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

4.2 *Building Act 2016*

The *Building Act 2016* requires Council to enforce compliance with the Act.

5 RISK ISSUES

Overall Council currently has a good reputation throughout the development community and people are aware of the need for building approvals. Inconsistent decision making would place this reputation at risk.

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

6 COMMUNITY CONSULTATION

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

7 OFFICER'S COMMENTS/CONCLUSION

Planning approval timelines for processing of discretionary applications is 33 days (35 days last month) (42 days allowed by LUPAA).

There were 14 building approvals valued at \$1,504,905 (year to date) for 2017/2018, compared to 52 building approvals valued at \$4,242,827 (year to date) for 2016/2017.

RECOMMENDATION

That the report be noted.

DECISION

Cr

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C&D 2 FOOTPATH TRADING POLICY REVIEW

Attachments: Section 1 – Page 316

File: 44/001
Responsible Officer: Amanda Bond, Community & Development Manager
Report prepared by: Paul Godier, Senior Planner

1 PURPOSE OF REPORT

The purpose of this report is to review Council's policy on Footpath Trading.

2 INTRODUCTION/BACKGROUND

The policy was last reviewed in 2013. A revised policy was discussed at a Council workshop earlier in 2017.

3 STRATEGIC PLAN 2017-2027

The Strategic Plan 2017-2027 provides the guidelines within which Council operates.

- Progress –
 - Economic Development – Supporting Growth & Changes
 - ♦ New & expanded small business is valued
 - ♦ Support new businesses to grow capacity & service
 - ♦ Towns are enviable places to visit, live & work
- Place –
 - Environment – Cherish & Sustain our Landscapes
Core Strategies:
 - ♦ Cherish & sustain our landscapes
 - History – Preserve & Protect our Built Heritage for Tomorrow
Core Strategies:
 - ♦ Our heritage villages and towns are high value assets

4 POLICY IMPLICATIONS

No policy implications are identified.

5 STATUTORY REQUIREMENTS

5.1 Section 145 Local Government Act 1993

A council may make by-laws in respect of any act, matter or thing for which a council has a function or power under this or any other Act.

6 FINANCIAL IMPLICATIONS

Annual fees are:

- | | |
|--------------------|------|
| • One sign | \$11 |
| • Second sign | \$52 |
| • On street dining | \$28 |
| • Display of Goods | \$28 |

7 RISK ISSUES

There are risk issues around use of Council land without appropriate insurance.

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8 CONSULTATION WITH STATE GOVERNMENT

Not required for this matter.

9 COMMUNITY CONSULTATION

Not required for this matter.

10 OPTIONS FOR COUNCIL TO CONSIDER

Council can:

- Adopt the policy as recommended; or
- Move alterations to the policy.

11 OFFICER'S COMMENTS/CONCLUSION

The policy is a method of allowing for footpath trading, while retaining pedestrian access and protecting visual amenity. Footpath trading licences are to be renewed each year to ensure that they have current insurance.

Fees are specified in the schedule of fees and charges rather than the policy to allow them to be updated each year.

It is recommended that the revised policy be adopted.

12 ATTACHMENTS

12.1 Current Policy

RECOMMENDATION 1

That the matter be discussed.

RECOMMENDATION 2

That Council adopt the revised Footpath Trading Policy, as follows:

Policy Name:	Footpath Trading
Originated Date:	Adopted 18 June 2007 – Min. No. 200/07 (as Policy 52)
Amended Date/s:	Amended 20 September 2010 – Min. No. 251/10 Amended 27 May 2013 – Min. No. 132/13 (Incorporating Policy No 26 - rescinded) Amended 16 October 2017 – Min. No. ...
Applicable Legislation:	Part 11 of the Local Government Act 1993
Dataworks Reference:	44/001/001
Objective	To provide guidelines for footpath trading.

1 INTRODUCTION

Footpath trading is the use of footpaths by a business for the display of signs and goods, and for outdoor eating.

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The Footpath Trading Policy has been developed to ensure that commercial activity on footpaths does not impact on safety and amenity.

2 DEFINITIONS

“authorised officer”	means an employee authorised by the General Manager for the purposes of the Freestanding Signs By-law, On Street Dining By-law, and Display of Goods and Services By-law.
“footpath”	means that part of the road reservation between the formed road and the property boundary and includes areas of naturestrip.
“footpath trading”	means use of the footpath for freestanding signs, on street dining or the display of goods.
“main road”	means Marlborough & Wellington Streets, Longford; Russell & High Streets, Evandale; Main Road, Perth; Main Street, Cressy; Falmouth Street, Avoca; High Street, Campbell Town; and Church & Bridge Streets, Ross.
“freestanding sign”	means a sign not permanently attached to the ground or to a building or other structure includes portable signs, A-frame signs, sandwich boards and flag/banner signs.

3 NUMBER OF FREESTANDING SIGNS

The number of free standing signs must be no more than two per premises. For premises not located on a main road, one of the signs may be located at the intersection of the main road.

4 SIZE OF FREESTANDING SIGNS

Freestanding signs must be no higher than 1m and no wider than 60cm, except that flag/banner signs may be 2.5m high x 90cm wide.

5 NEWSPAPER AND MAGAZINE ADVERTISING RACKS

Registered newsagencies and sub-newsagencies do not require a licence for newspaper or magazine advertising racks located against the shop front, securely fastened, and not causing a hazard by protruding into the footpath.

6 BLACKBOARD SIGNS

A licence is not required for up to two blackboard signs no larger than 60cm wide x 90cm high located against the front of the building, securely fastened, and not causing a hazard by protruding into the footpath.

7 APPLICATION FOR A LICENCE

A person must apply to the Council for a licence under the *Freestanding Signs By-Law No. 3 of 2009*, the *On Street Dining By-Law No. 2 of 2009*, or the *Display of Goods and Services By-Law No. 1 of 2009* for the use of the footpath for freestanding signs, on street dining or the display of goods.

Licences must be renewed annually.

The application must be on Council’s application form and include:

- a plan to scale showing the location of the activity;
- a copy of insurance to cover the activity;
- the applicable fee.

8 ISSUE OF A LICENCE

Licences are subject to the following conditions:

- ☐ The licence holder must hold public and products liability insurance cover that extends to cover the licensed activity and provides a clear statement that acknowledges that the insurer is aware of the extension to the business to cover the freestanding sign(s) / on street dining / display of goods. The

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cover must provide a 'principals indemnity extension' to the Northern Midlands Council with a minimum cover of twenty million dollars.

This licence expires:

- ☐ twelve months from the date of issue; **or**
- ☐ if there is no longer a current public and products liability insurance covering the activity.

Structures

All structures and objects used in the licensed activity must:

- ☐ be located and setback far enough from the kerb to allow people to readily enter and exit cars;
- ☐ be located to retain an unobstructed 1.5m wide pedestrian pathway along the footpath;
- ☐ be adequately weighted so as to be secure;
- ☐ be brought in if weather renders them unstable;
- ☐ not encroach beyond the side boundaries of the property;
- ☐ be of a design that prevents damage to footpath paving;
- ☐ be removed from the road reserve when the business is closed, and any footpath sockets plugged;
- ☐ be strongly designed and constructed for a public environment.

Freestanding Signs

- ☐ Must not be moving, rotating, animated, or illuminated.

Umbrellas

- ☐ The edge of umbrellas must be set back far enough from the kerb that they don't cause a hazard to people entering and exiting cars.
- ☐ There must be a minimum clearance of 2.1m between the underside of umbrellas and the footpath.
- ☐ Umbrellas must not extend into the pedestrian pathway so as to cause a hazard to people moving past the site.

Amenity

The licence holder must:

- ☐ maintain the area for on street dining in a clean and sanitary manner including, but not limited to, emptying waste bins and washing pavements, promptly cleaning and washing away any liquid, food, debris, broken glass, or waste from the area;
- ☐ not use the existing street rubbish bins for disposal of table waste;
- ☐ not sweep rubbish into the street gutter or adjacent footpath areas;
- ☐ be responsible for the conduct of patrons at tables and chairs;
- ☐ ensure patrons do not obstruct the footpath by rearranging the tables and chairs;
- ☐ not place or use sound amplification equipment, juke boxes, or loudspeakers in the outdoor dining area for the purpose of announcements, broadcasts, playing of music, or similar purposes;
- ☐ not allow live entertainment in the outdoor dining area;
- ☐ ensure that freestanding heaters comply with Australian Standard AS1596 (Storage and Handling) and must be certified by the Australian Gas Association.

9 COUNCIL NOT OBLIGED TO ISSUE LICENCE

- ☐ Council is not obliged to issue a licence for footpath trading, regardless of whether it complies with this policy.
- ☐ If an application is refused, grounds for refusal will be provided. The applicant may appeal to the General Manager for a review of the decision.

10 COUNCIL MAY CANCEL LICENCE

- ☐ Council may cancel a licence at any time, giving reasons for the cancellation.

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DECISION

Cr

Cr

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C&D 3 TRUCK PARKING – COUNCIL LAND

File: 17/014

Responsible Officer: Amanda Bond, Community & Development Manager

Report prepared by: Paul Godier, Senior Planner

1 PURPOSE OF REPORT

This report provides Council with information regarding Council owned land that may be appropriate for off-street parking of heavy vehicles.

2 INTRODUCTION/BACKGROUND

Council has requested that land be identified which is currently owned by Council that may be appropriate for designated areas of off-street parking of heavy vehicles (Min. Ref. 231/16). The matter was discussed at the March 2017 meeting.

3 STRATEGIC PLAN 2017-2027

The Strategic Plan 2017-2027 provides the guidelines within which Council operates.

- Lead –
 - Leaders with Impact
 - Core Strategies:
 - ♦ Communicate – Connect with the community
- People –
 - Sense of Place – Sustain, Protect, Progress
 - Core Strategies:
 - ♦ Developments enhance existing cultural amenity
 - Lifestyle – Strong, Vibrant, Safe and Connected Communities
 - Core Strategies:
 - ♦ Living well – Valued lifestyles in vibrant, eclectic towns
- Place –
 - Environment – Cherish & Sustain our Landscapes
 - Core Strategies:
 - ♦ Cherish & sustain our landscapes
 - History – Preserve & Protect our Built Heritage for Tomorrow
 - Core Strategies:
 - ♦ Our heritage villages and towns are high value assets

4 POLICY IMPLICATIONS

No policy implications are identified.

5 STATUTORY REQUIREMENTS

5.1 Northern Midlands Interim Planning Scheme 2013

Vehicle Parking – use of land for the parking of motor vehicles.

6 FINANCIAL IMPLICATIONS

There will be a cost to Council to develop an off-street parking area for heavy vehicles. The cost of running the facility will have to be investigated.

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7 RISK ISSUES

There are risk issues of private vehicles being left in a council owned facility.

8 CONSULTATION WITH STATE GOVERNMENT

Not required for this matter.

9 COMMUNITY CONSULTATION

If Council decides on a site for truck parking, community consultation should be undertaken either before or during the planning application process.

10 OPTIONS FOR COUNCIL TO CONSIDER

Council can:

- Decide that the land is suitable for truck parking and commence an amendment of the scheme;
- Decide that the land is not suitable for truck parking.

11 OFFICER'S COMMENTS/CONCLUSION

Council owned land was reviewed for suitability for truck parking in terms of useable area and suitable location. Potentially suitable sites are identified:

- To the north of the Longford waste transfer station (approx. 1.8ha). The site is zoned Utilities. Trucks would have to travel through the town.
- At the eastern end of Union Street (approx. 3000m²). The site is zoned open space and subject to flooding. Potential impact on the Longford Urban Design Strategy.

6.15 RIVERSIDE PARK (Carins Park to Mill Dam Reserve)

OBJECTIVES: Enhance the visual amenity and usability of the existing parkland and dog off-leash exercise area and strengthen the 'Discover Longford' pathway loop.

BENEFITS: Strengthens the 'Discover Longford' pathway loop between Mill Dam Reserve and the Town Centre and provides a pleasant and exciting open space for dog exercise area, set within a relaxing parkland environment, with adjoining street access, for the community and visitors to enjoy whilst overlooking the South Esk and Macquarie Rivers.

ACTION STEPS:

1. *Prepare a master plan and construction drawings to provide a parkland that meets the objectives and provides a strong link with the adjoining open spaces.*

DESIGN INGREDIENTS:

- *Refer Longford Urban Design Guidelines.*
- *Consider impact of annual flooding events.*
- *Replica cast iron railway bridge columns as park art.*
- *Continue the 'Discover Longford' 2.6m wide concrete pathway loop from Carins Park through to Mill Dam Reserve, and include 'Discover Longford' pathway providing direction to the Town Centre and Mill Dam Reserve.*
- *Utilising the existing maintenance vehicle access to the railway line, continue the 'Discover Longford' loop over the railway line and provide a safe pedestrian crossing.*
- *Demolish the existing pathway under the railway bridge.*
- *Add more fill to the dog off-leash area, plant native trees and native grass areas, provide flood proof*

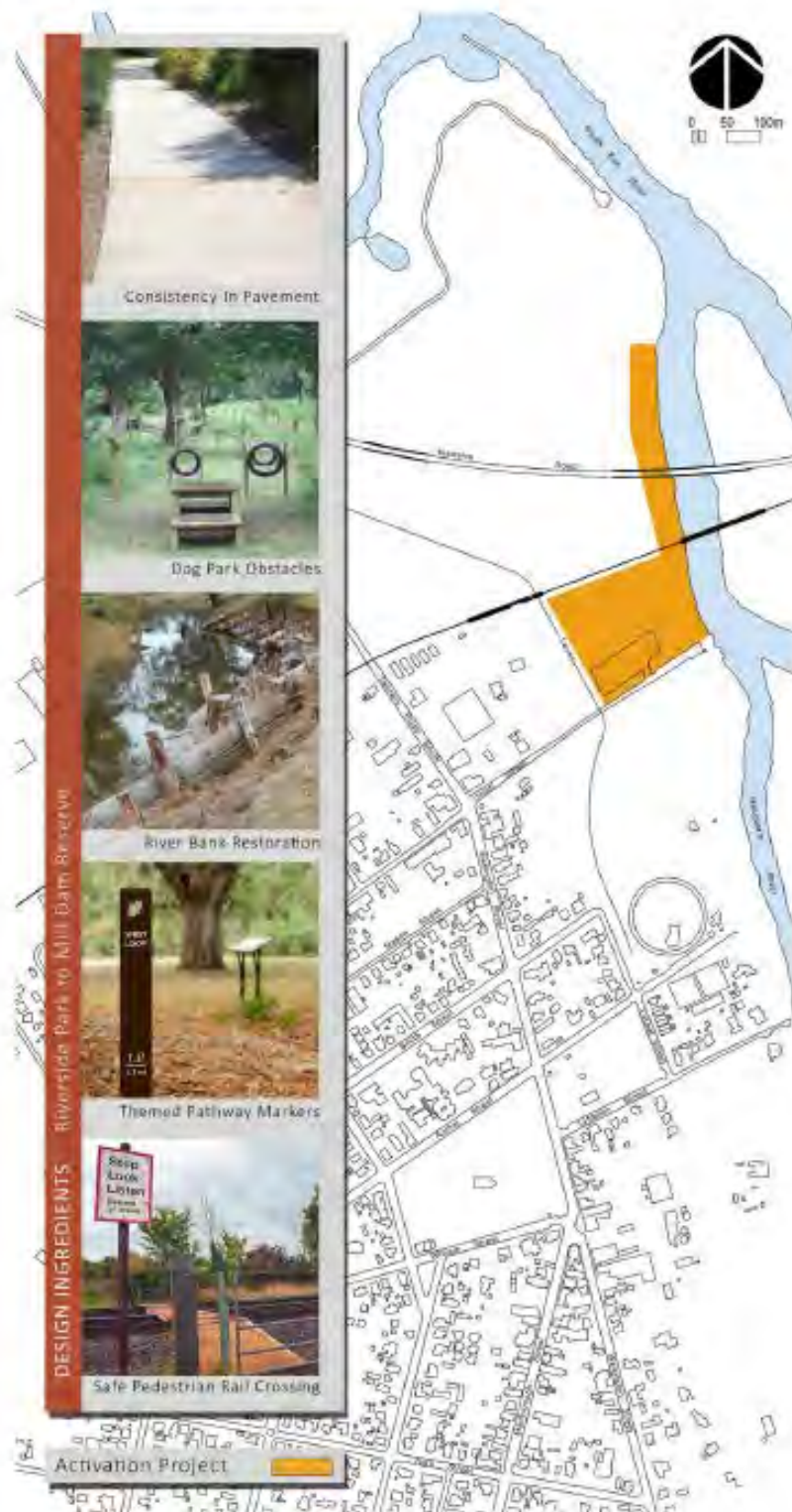
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shelter and seating for dog owners and flood proof, durable obstacles for dogs.

- *Consistency in street furniture.*
- *Stabilise and rehabilitate the South Esk and Macquarie riverbanks utilising flood debris as log revetment.*

Figure 17 – Riverside Park to Mill Dam Reserve Activation Project



Truck parking is defined in the planning scheme as Vehicle Parking – use of land for the parking of motor vehicles, which is prohibited in the Utilities zone and Open Space zone.

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If Council were to pursue truck parking at either of these sites it would need to apply to amend the planning scheme to allow truck parking.

12 ATTACHMENTS

N/A

RECOMMENDATION 1

That the matter be discussed.

RECOMMENDATION 2

That Council decide not to pursue truck parking on either of these sites.

DECISION

Cr

Cr

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C&D 4 ANIMAL MANAGEMENT BY-LAW

Attachments: Section 1 – Page 324

Responsible Officer: Amanda Bond, Community & Development Manager

Report prepared by: Amanda Bond, Community & Development Manager

1 PURPOSE OF REPORT

The purpose of this report is to Council to reconsider the need for making a by-law to regulate and provide guidance for the keeping of animals on residential blocks.

2 INTRODUCTION/BACKGROUND

Council receives numerous complaints relating to animals causing a nuisance either in the manner in which they are controlled or in the manner in which they are housed. Many complaints received from the community relate to certain types of animals which are generally not suited to an urban environment due to the close proximity of residences and denser population. Examples of the animals to which complaints arise are roosters, horses and pigs.

Council requested officers investigate the introduction of a by-law to provide some guidance and regulation with regard to where such animals can be kept, what measures might be taken to minimise the impact on neighbours, the introduction of a licence/permit for keeping certain animals in urban areas, and penalties for offences and non-compliance.

The making of a by-law is not a simple process and is regulated by the Local Government Act 1993.

Below is a summary of the steps Council has taken to date, with regard to implementing an Animal Management By-Law.

- 1) Consider the need for regulation, in the context of existing regulation, and with regard to the alternatives to making a by-law.

Council requested officers investigate the making of a by-law in 2016.

- 2) Prepare a draft by-law.

Officers prepared a draft by-law in 2016 based on existing by-laws used by other Councils. The draft by-law was presented to Council at its meeting of 15 August 2016. The decision of Council on that date, minute reference 230/16 was:

Cr Polley/Cr Knowles

That Council undertake initial consultation on the Draft Animal Management By-Law with key stakeholders and that a report be brought to a future meeting of Council.

Carried unanimously

- 3) Undertake initial consultation on the by-law with key stakeholders. This may include inviting comments or submissions and holding meetings or workshops

Subsequent to the August 2016 Council meeting, Council officers circulated the draft by-law to the following stakeholders:

- Council's Local District Committees
- RSPCA
- Tasmanian Racing Commission
- Agricultural Show Council
- Farmers and Graziers Association
- Australian Veterinary Association (Tasmanian Division)

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- Australian National Pigeon Association
- Tasmanian Beekeepers Association
- Poultry Club of Tasmania Inc
- Equestrians Tasmania
- Pony Club Association of Tasmania
- Department of Primary Industry, Parks, Water and Environment

The feedback received from the stakeholders has been collated and is shown in the attached table.

- 4) Adjust the by-law to reflect comments received during the initial consultation process.

The draft by-law was amended to reflect the comments and feedback received during the consultation process.

- 5) Council passes a formal resolution (by an absolute majority) of its intention to make a by-law. This can occur at any stage in the process up to this point. However, at this point the by-law consultation draft should be finalized and the council may wish to see it.

A report was presented to Council at its 20 March 2017 Council meeting. Councillors raised concern about how onerous the by-law was. The following decision was made (Minute Reference: 86/17):

Cr Lambert/Cr Goninon

That Council refer this matter to a workshop for further discussion and that council send through suggested changes to the responsible Council Officer.

Carried unanimously Councillors discussed the proposed by-law again at the 2 October workshop. Councillors requested officers present them with a report identifying alternative options to regulate nuisance caused by animals, outside of a by-law.

3 STRATEGIC PLAN 2017-2027

The Strategic Plan 2017-2027 provides the guidelines within which Council operates.

- Lead –
 - Leaders with Impact
Core Strategies:
 - ♦ Communicate – Connect with the community
 - ♦ Lead – Councillors represent honestly with integrity
 - ♦ Manage – Management is efficient and responsive
 - Best Business Practice & Compliance
Core Strategies:
 - ♦ Council complies with all Government legislation
- People –
 - Lifestyle – Strong, Vibrant, Safe and Connected Communities
Core Strategies:
 - ♦ Living well – Valued lifestyles in vibrant, eclectic towns
 - ♦ Communicate – Communities speak & leaders listen
 - ♦ Participate – Communities engage in future planning
 - ♦ Connect – Improve sense of community ownership
 - ♦ Caring, Healthy, Safe Communities – Awareness, education & service

4 POLICY IMPLICATIONS

Council does not currently have a formal policy dealing with the keeping of animals in urban areas, nor is this considered to be a matter that can be resolved by policy rather than regulation.

5 STATUTORY REQUIREMENTS

The introduction of a by-law is regulated by the *Local Government Act 1993*.

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Nuisance caused by animals can be dealt with through a number of different items of legislation, rather than a by law, including:

Division 6 – *Local Government Act 1993* – Nuisance

nuisance includes anything that –

- (a) causes, or is likely to cause, danger or harm to the health, safety or welfare of the public; or
- (b) causes, or is likely to cause, a risk to public health; or
- (c) gives rise to unreasonable or excessive levels of noise or pollution; or
- (d) is, or is likely to be, a fire risk; or
- (e) constitutes an unsightly article or rubbish

A nuisance such as a persistent loud bird could be dealt with under this Division of the *Local Government Act 1993*.

Section 53 – *Environmental Management & Pollution Control Act 1994*

This section deals with environmental nuisance which is defined as:

environmental nuisance means –

- (a) the emission, discharge, depositing or disturbance of a pollutant that unreasonably interferes with, or is likely to unreasonably interfere with, a person's enjoyment of the environment; and
- (b) any emission, discharge, depositing or disturbance specified in an environment protection policy to be an environmental nuisance.

pollutant includes –

- (a) a gas, liquid or solid; or
 - (b) an odour; or
 - (c) an organism (whether alive or dead), including a virus; or
 - (d) energy, including noise, radioactivity and electromagnetic radiation; or
 - (e) a combination of pollutants –
- that may cause environmental harm;

A nuisance such as a persistent loud bird, or odorous pigs in a residential yard could be dealt with under this section of the *Environmental Management & Pollution Control Act 1994*.

6 FINANCIAL IMPLICATIONS

A by-law to regulate Animal Management will require an increased input of staff hours.

The cost to council is estimated to be an additional \$15,000 - \$25,000 per year.

Regulation of complaints through the avenues identified above in the *Local Government Act 1993* or *Environmental Management & Pollution Control Act 1994* would occur through already budgeted resources.

7 RISK ISSUES

Council has received complaints regarding animal housing in urban areas. There is a risk if Council does not take action it will result in community backlash.

The Northern Midlands is a rural municipality. There is a risk that by enforcing a stringent by-law, it will be considered as too onerous on residents of a rural area, where the keeping of animals such as chickens and sheep is common practice in all Northern Midlands towns.

Many residents use animals such as sheep to keep long grass down on urban vacant blocks. There is a risk of an increase in fire hazards if this practice becomes prohibited through the implementation of the Animal Management By-Law.

There is a risk Council is creating a regulation for issues which can be controlled through other means and

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legislation, for example: environmental health for noise and odour.

8 CONSULTATION WITH STATE GOVERNMENT

Not applicable at this time.

Referral to the Director of Local Government and tabling in Parliament are stipulated in the Local Government Act. This will occur if Council passes a formal resolution of its intention to make a by-law.

9 COMMUNITY CONSULTATION

The Local Government Act recommends early consultation with stakeholder groups and requires formal consultation once certified by the Director of Local Government.

Stakeholder consultation has taken place and the feedback attached to this report.

10 OPTIONS FOR COUNCIL TO CONSIDER

Council may:

- Elect not to pursue the by-law; or
- Opt to make a less restricting by-law.

11 OFFICER'S COMMENTS/CONCLUSION

In considering the need for a by-law, Council should have regard to the number of complaints received regarding animals in urban areas and the impact the keeping of animals has on neighbours.

Recent complaints received by Council include; keeping of pigs in back yards, keeping of chickens next to boundary fences, sheep getting through fences and onto neighbouring property, horses being kept in small back yards, beehives being kept near boundary fences, keeping of stallions and fencing requirements.

Of the above complaints, the keeping of beehives, keeping of stallions and retention of sheep in a paddock cannot be dealt with by Council through the current legislative avenues identified above. Council would need a by-law in place to give it power to enforce against these practices.

However, upon receipt of a complaint Council officers attempt to work with property owners where the complaint arises from to reach a solution suitable to all parties. On most occasions a workable solution can be achieved where both parties are satisfied.

12 ATTACHMENTS

12.1 Table of comments made by Key stakeholders

RECOMMENDATION 1

That Council discuss the matter.

RECOMMENDATION 2

Council does not pursue the making of an Animal Management By-Law and promotes best practice behaviour of keeping animals within residential areas in the municipality.

DECISION

Cr

Cr

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C&D 5 CITIES POWER PARTNERSHIP PLEDGE

Attachments: Section 1 – Page 325

Responsible Officer: Amanda Bond, Community & Development Manager

Report prepared by: Amanda Bond, Community & Development Manager

1 PURPOSE OF REPORT

The purpose of this report is for Council to endorse commitment to the Australian Climate Council's Cities Power Partnership Pledge.

2 INTRODUCTION/BACKGROUND

Attached to this report is a paper prepared by the Climate Council, titled: Cities Power Partnership – Information for Councils. The paper introduces the Cities Power Partnership (CPP) program. The CPP is a three-stage project:

1. Become a power partner

Round 2 of the CPP is presently open. To be considered Council's must register their interest to become a Power Partner. The commitment at this stage is to provide an expression of interest to participate in the program. The attached letter was sent to the Climate Council on 25 September 2017 registering the interest of the Northern Midlands Council to participate.

The Climate Council will accept 35 Councils to participate in the current round. Email notification was received on 29 September 2017 accepting the Northern Midlands Council to participate in the program.

2. Power Up

If accepted, Stage 2 of the project gives Council six months to nominate five projects that fit within the Partnership Action Pledge (pages 53-55 of the attached paper). Council officers have already identified several potential projects which fit within the criteria, for example:

- Installation of solar panels on Council owned property;
- Public awareness campaign regarding energy efficiency;
- Planning Scheme requirements to encourage energy efficient development;
- Purchase of energy efficient plant & equipment.

3. Power On

The final stage of the CPP is to report against key actions in a six monthly survey. It is noted, Council is not required to have the projects completed in six months, however progress must be reported after six months.

The Northern Midlands Council is already taking steps to implement measures to improve energy efficiency in the municipality. For example, participation in the Northern Lights project, replacing all Council's street lights with LED lights, resulting in a significant reduction in carbon emissions and energy cost to Council.

The CPP is an opportunity for Council to continue these efforts, sharing the information with other Council's around the country, and allow the community to identify and recognise the changes being made.

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3 STRATEGIC PLAN 2017-2027

The Strategic Plan 2017-2027 provides the guidelines within which Council operates.

- Lead –
 - Leaders with Impact
 - Core Strategies:
 - ♦ Communicate – Connect with the community
 - ♦ Lead – Councillors represent honestly with integrity
 - ♦ Manage – Management is efficient and responsive
- Progress –
 - Strategic Project Delivery – Build Capacity for a Healthy Wealthy Future
 - Core Strategies:
 - ♦ Strategic, sustainable, infrastructure is progressive
 - ♦ Attract healthy, wealth-producing business & industry
 - Economic Development – Supporting Growth & Changes
 - ♦ Towns are enviable places to visit, live & work
 - ♦ Minimise industrial environment impact on amenity
 - ♦ Developers address climate change challenges
- People –
 - Sense of Place – Sustain, Protect, Progress
 - Core Strategies:
 - ♦ Public assets meet future lifestyle challenges
 - Lifestyle – Strong, Vibrant, Safe and Connected Communities
 - Core Strategies:
 - ♦ Caring, Healthy, Safe Communities – Awareness, education & service
- Place –
 - Environment – Cherish & Sustain our Landscapes
 - Core Strategies:
 - ♦ Cherish & sustain our landscapes
 - ♦ Meet environmental challenges

4 POLICY IMPLICATIONS

No policy implications have been identified. However, commitment to some projects may require the preparation of relevant policies by Council.

5 STATUTORY REQUIREMENTS

No statutory requirements have been identified.

6 FINANCIAL IMPLICATIONS

There is no financial cost to Council to make the Cities Power Partnership Pledge.

7 RISK ISSUES

There is a risk that Council may identify projects which cannot be implemented. It has not been identified that there will be a penalty for not implementing an identified project.

8 CONSULTATION WITH STATE GOVERNMENT

Not applicable.

9 COMMUNITY CONSULTATION

Community consultation has not occurred. However, if accepted, Council will make the community aware of

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its commitment to the program.

10 OPTIONS FOR COUNCIL TO CONSIDER

To endorse the Northern Midlands Council commitment to the Australian Climate Council's Cities Power Partnership Pledge.

11 OFFICER'S COMMENTS/CONCLUSION

This is an opportunity for Council to publicly celebrate the action it is taking with regard to improving its energy efficiency.

12 ATTACHMENTS

12.1 Cities Power Partnership – Information for Councils

12.2 Mayor letter to Climate Council

RECOMMENDATION 1

That Council endorse the Northern Midlands Council commitment to the Australian Climate Council's Cities Power Partnership Pledge.

DECISION

Cr

Cr

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C&D 6 WHITE RIBBON WORKPLACE ACCREDITATION PROGRAM

Attachments: Section 1 – Page 349

Responsible Officer: Amanda Bond, Community and Development Manager

Report prepared by: Lorraine Green, Project Officer

1 PURPOSE OF REPORT

To provide Council with information on the White Ribbon Workplace Accreditation Program and to seek Council's position on the preferred way forward with the Northern Midlands Ending Men's Violence against Women campaign.

2 INTRODUCTION/BACKGROUND

ABS Personal Safety 2012 Report states one in three women experience physical and/or sexual violence perpetrated by someone they know, and one in five women experience harassment in the workplace.

White Ribbon Australia is a community owned and driven social movement that understands social change is necessary to prevent men's violence against women. White Ribbon values and depends on the participation of the community in getting the word out and helping drive much needed changes.

At the request of Councillor Knowles, Council considered developing a Northern Midlands Ending Men's Violence against Women campaign.

At the 15 May 2017 Council Meeting, Council unanimously approved the Northern Midlands Ending Men's Violence against Women campaign. One component of the campaign was to investigate the option of Council becoming a White Ribbon Accredited Workplace.

The White Ribbon Workplace Accreditation Program recognises workplaces that are taking positive steps to stop violence against women. The program supports workplaces to adapt organisational culture, policies and procedures, equipping staff with the knowledge and skills to address the issue of violence against women, both within the workplace and the broader community. Accredited workplaces demonstrate effective leadership, resource allocation, communication, HR policy development and training.

Further investigation found the accreditation process requires an intensive eighteen month development program to be undertaken. The Standards and Criteria for the Workplace Accreditation Program are held as an Attachment.

White Ribbon charges an up front fee for service that covers the cost of White Ribbon supporting the 18 months' development program and three year accredited status. The fee excludes the cost of Domestic Violence response training that is mandatory for managers and supervisors.

White Ribbon advised that in Tasmania, SHE Inc. had previously provided Domestic Violence response training to workplaces.

SHE (Support, Help, Empowerment) Inc. is a not for profit statewide organisation that supports people affected by family violence. Services available include advocacy and awareness raising, counselling, support, and community education.

A discussion with the manager of SHE confirmed the organisation could provide response training for managers and supervisors in accordance with the requirements of the White Ribbon Workplace Accreditation Program. Alternatively, SHE Inc. could provide awareness raising and response training tailored to the needs of council staff, independent of the White Ribbon Accreditation Program.

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3 STRATEGIC PLAN 2017-2027

The Strategic Plan 2017-2027 provides the guidelines within which Council operates.

- Lead –
 - Leaders with Impact
Core Strategies:
 - ♦ Communicate – Connect with the community
 - ♦ Lead – Councillors represent honestly with integrity
 - ♦ Manage – Management is efficient and responsive
 - Money Matters
Core Strategies:
 - ♦ Budgets are responsible yet innovative
 - Best Business Practice & Compliance
Core Strategies:
 - ♦ Council complies with all Government legislation
 - ♦ Continuous improvement is embedded in staff culture
 - ♦ Effective and efficient marketing, communications & IT
 - ♦ Excellent standards of customer service
 - Workforce Standards
Core Strategies:
 - ♦ People & Culture Framework generates professionalism
 - ♦ Workplace Health & Safety is fully compliant
- Progress –
 - Strategic Project Delivery – Build Capacity for a Healthy Wealthy Future
Core Strategies:
 - ♦ Proactive engagement drives new enterprise
 - Economic Development – Supporting Growth & Changes
 - ♦ Towns are enviable places to visit, live & work
- People –
 - Lifestyle – Strong, Vibrant, Safe and Connected Communities
Core Strategies:
 - ♦ Living well – Valued lifestyles in vibrant, eclectic towns
 - ♦ Communicate – Communities speak & leaders listen
 - ♦ Participate – Communities engage in future planning
 - ♦ Connect – Improve sense of community ownership
 - ♦ Caring, Healthy, Safe Communities – Awareness, education & service

4 POLICY IMPLICATIONS

Council is progressively adopting the Local Government Association of Tasmania (LGAT) suite of policies. Council's People and Culture Business Partner, Mrs Sam Dhillon, advises Council's policies are contemporary, comprehensive and there is provision in the Enterprise Bargaining Agreement for employees to access personal leave to cover situations including domestic abuse, physical assault and traumatic times. She advises the LGAT policy suite includes a Domestic Violence Policy that Council has yet to adopt.

If Council undertakes the White Ribbon workplace accreditation program, Council's policies will be rigorously reviewed to ensure compliance with White Ribbon expectations.

5 STATUTORY REQUIREMENTS

N/A

6 FINANCIAL IMPLICATIONS

The White Ribbon fee for service for the development program is \$10,000. The fee is paid up front and covers the cost of the 18 months' development program and the three year accredited status. The fee excludes the

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cost of Domestic Violence response training that is mandatory for managers and supervisors. White Ribbon advises that the cost for re-accreditation each three years is 66% of the initial fee; namely \$6,600.

Funding for the White Ribbon Accreditation Program would require a special allocation from the Governance budget.

SHE Inc. advised the fee for service for any training provided would be dependent on the extent of the training program and the number of staff undertaking the training.

7 RISK ISSUES

The White Ribbon Workplace Accreditation Program is a rigorous process that requires the commitment of significant funding, resources and staff time. The benefits to be gained from accreditation need to be balanced against these costs, and the costs in terms of the lost benefits from other staff development deferred during the accreditation process.

8 CONSULTATION WITH STATE GOVERNMENT

The proposal to develop a Northern Midlands Ending Men's Violence Against Women campaign was discussed with Ms Jane Fleming, manager of the State's Domestic Violence Unit in April 2017. Ms Fleming encouraged Council to develop and implement the campaign.

9 COMMUNITY CONSULTATION

There has been no community consultation to date.

10 OPTIONS FOR COUNCIL TO CONSIDER

Options for Council to consider

- i) Commit to undertaking the White Ribbon Accreditation Program, or;
- ii) Investigate the adoption of the LGAT Domestic Violence Policy and commit to working with SHE Inc. to develop a Council specific program to enhance managers and staff understanding of, and response to, violence against women in the community and the workplace.
- iii) Continue to promote public awareness of the Northern Midlands Ending Men's Violence against Women campaign.

11 OFFICER'S COMMENTS/CONCLUSION

Council has the opportunity to continue the campaign to promote public awareness of the Ending Men's Violence against Women campaign.

12 ATTACHMENTS

12.1 White Ribbon Australia Workplace Accreditation Program: Standards and Criteria

RECOMMENDATION 1

That the matter be discussed.

RECOMMENDATION 2

That Council continue to promote public awareness of the Northern Midlands Ending Men's Violence against Women campaign.

DECISION

Cr

Cr

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C&D 7 REDEVELOPMENT OF LONGFORD VILLAGE GREEN'S PLAYGROUND PROGRESS REPORT

Responsible Officer: Amanda Bond, Community and Development Manager

Report prepared by: Lorraine Green, Project Officer

1 PURPOSE OF REPORT

To provide Council with an update report on Stage Three of the Longford Village Green playground.

2 INTRODUCTION/BACKGROUND

At Council's 17th August 2015 Council Meeting, Council considered the proposal to develop a state-of-the-art, electronic, destination play space and a contemporary playground for toddlers and young children on the Longford Village Green. Council endorsed the proposal and in December 2016 launched Stage One of the new play space and playground, comprising three electronic play units (Rocky, Nova and Space) and younger children's play units (Motorcycle seesaw, Double swing, Dune buggy, Crazy scrambler and Double car).

At Council's 20th February 2017 Council Meeting, Council approved the development of Stage Two of the play space and playground, comprising another electronic play unit (Swirl) and two younger children's play units (Multi-spinner carousel and Double tower ultimate). The installation of Stage Two is due to commence in mid-late October 2017 and be completed by late November 2017.

At Council's 21st September 2015 Council Meeting, in closed council, Council considered a request by Longford resident Mrs Karen Bell for the inclusion of a Liberty Swing and carousel as Stage three of the playgrounds redevelopment. Mr Peter Davey, Ultimate Play, quoted the cost of stage three of the redevelopment as \$72,928.50 GST inclusive.

A Liberty Swing enables a person who uses a wheelchair to truly swing. The wheelchair is wheeled up on a platform, secured, and then the platform is released and it swings. The Liberty Swing weighs close to 360kgs and has many moving pieces and therefore must be fenced to ensure its security and that no-one is able to collide with the operating swing. All Liberty Swings in Australia operate with the same key and many people reliant on a wheelchair for mobility purchase the key and attach it permanently to their wheelchair.

Council resolved:

DECISION

Cr Polley/Cr Lambert

- 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.*

Carried unanimously

Mrs Bell contacted Council in late March 2017 to advise she had engaged the assistance of eight organisations to raise funds for the swing and had to date raised close to \$9,000 (this includes the \$5,000 committed by Council). Mrs Bell asked if Council would fund the ground preparation, softfall purchase and installation, fencing, swing installation and necessary landscaping if she was able to raise the funds to purchase the liberty swing and carousel).

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Mr Peter Davey, Ultimate Play, the playground installer was asked to review the original quote for Stage Three, \$72,928.90 GST inclusive, to identify cost savings. Mr Davey advised the cost of stage three had been reduced by installation of the carousel as part of the stage two redevelopment. He also advised on cost savings associated with the use of rubber softfall and bark mulching under and around the liberty swing. The use of bark mulch was not the preferred choice of Council.

The removal of the carousel reduced the cost of stage three to \$51,964, with the cost of the liberty swing itself being \$21,301.50. It was recommended that Council staff work with Mrs Bell to prepare a funding application to the Tasmanian Community Fund once she had raised the swing component cost.

In April 2017 alternative models of wheelchair swings, manufactured by GL Jones in the United Kingdom, were brought to the attention of Council staff.

The first model (Model A) is a fenced wheelchair swing that the user operates by arm handles. This swing meets the UK standards for unsupervised public places, with an accessible key required to enter the swing enclosure. Ultimate Play was asked to determine if the swing met Australian Standards.

The second model (Model B) is a modular setting that can accommodate swings for able-bodied and children using wheelchairs for mobility. One swing accommodates the child seated in the wheelchair; the other is in the form of a car booster seat that the child can be strapped into. UK Standards do not require the swing set to be fenced, however, it is recommended only for supervised areas eg. special school playgrounds. Mr Davey asked GL Jones if the swing set could be installed in a public playground if fenced. The response received was:

"Retro-fitting a fence around the disability swing would void the TUV certificate, unless it is installed in a supervised area such as a special needs school, it cannot be sold."

Mrs Bell reviewed the alternative swing models and preferred Model B described above over the Liberty swing.

Council considered this matter at the 15 May 2017 Council Meeting and resolved:

DECISION

Cr Knowles/Cr Calvert

That the matter be discussed.

Carried unanimously

Cr Knowles/Cr Calvert

That Council, with regards to Stage Three of the Longford Village Green playground:

- i) Approves the replacement of the liberty swing with one of the alternative swing sets (with Model B being the preferred option if Australian Standards can be met); and*
- ii) Approves an application being made to the Tasmanian Community Fund for cash assistance with the implementation of Stage Three of the playground development.*
- iii) Assist Mrs Bell to seek additional funding, possibly through the disability sector, toward the cost of the disability swing.*

Carried unanimously

Ultimate Play continued to investigate the possibility of installing the Model B Alternative swing set and advised that the earlier advice from GL Jones had been verified, stating *"if the wheelchair swings were to be installed into a park (even if you fence it and have a key) it voids the Standards Certification for the swing (as they have been certified by supervised use only) and it would therefore not be compliant"*. They further advised the Model A swing also did not meet Australian Standards.

The Liberty Swing is therefore the only model that meets Australian Standards for installation in a public playground.

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A funding source for the swing thorough the disability sector has yet to be identified and Mrs Bell has advised that due to health issues, she has been unable to undertake further fundraising activities.

It is proposed that Council staff proceed with an application to the Tasmanian Community Fund for the balance of funds required (i.e. over and above the funds raised by Mrs Bell and the \$5,000 approved by Council) to purchase and install the liberty swing.

3 STRATEGIC PLAN 2017-2027

The Strategic Plan 2017-2027 provides the guidelines within which Council operates.

- Money Matters
Core Strategies:
 - ♦ Budgets are responsible yet innovative
 - ♦ Improve community assets responsibly and sustainably
- Economic Development – Supporting Growth & Changes
 - ♦ Maximise external funding opportunity
- Sense of Place – Sustain, Protect, Progress
Core Strategies:
 - ♦ Public assets meet future lifestyle challenges
- Lifestyle – Strong, Vibrant, Safe and Connected Communities
Core Strategies:
 - ♦ Living well – Valued lifestyles in vibrant, eclectic towns
 - ♦ Communicate – Communities speak & leaders listen
 - ♦ Participate – Communities engage in future planning
 - ♦ Connect – Improve sense of community ownership
 - ♦ Caring, Healthy, Safe Communities – Awareness, education & service

4 POLICY IMPLICATIONS

N/A

5 STATUTORY REQUIREMENTS

N/A

6 FINANCIAL IMPLICATIONS

The cost of purchase and installation of the liberty swing was quoted in April 2017 as \$51,964. Mrs Bell advises she has raised \$3,110. Council has approved \$5,000 towards the project. The balance of the funding would be requested from the Tasmanian Community Fund in the next funding round (opening date yet to be advised).

7 RISK ISSUES

Nil

8 CONSULTATION WITH STATE GOVERNMENT

N/A

9 COMMUNITY CONSULTATION

Extensive community consultation underpinned the planning of the playground redevelopment.

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10 OPTIONS FOR COUNCIL TO CONSIDER

Council can either accept or not accept the progress report on stage three of the redevelopment of the Longford Village Green playground.

11 OFFICER'S COMMENTS/CONCLUSION

The installation of the liberty swing would complete the planned redevelopment of the Village Green playground.

12 ATTACHMENTS

N/A

RECOMMENDATION 1

That the matter be discussed.

RECOMMENDATION 2

That Council note the progress report on stage three of the redevelopment of the Longford Village Green playground.

DECISION

Cr

Cr

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W&I 1 REPLACEMENT OF TOOMS LAKE TOILET AT THE CAMPGROUND

Responsible Officer: Leigh McCullagh Works Manager

Report prepared by: Leigh McCullagh Works Manager

1 PURPOSE OF REPORT

The purpose of this report is to advise Council on the proposed replacement of the toilet at Tooms Lake campground.

2 INTRODUCTION/BACKGROUND

An assessment of costs to install a self-contained metal chamber, similar set up to a 'Portaloo', at the Tooms Lake campground has determined an approximate cost of \$16,750.

A chemical, such as Portatrane, can be used to break down the bi-product enabling regular use of the facility.

External personnel will be required to maintain the unit, remove the contents and clean the chamber.

The usage of the facility will determine the frequency of cleaning and maintenance. The estimated cost for each visit is estimated at approximately \$600 (estimated annual cost of \$6,000).

3 STRATEGIC PLAN 2017-2027

The Strategic Plan 2017-2027 provides the guidelines within which Council operates.

- Lead –
 - Leaders with Impact
Core Strategies:
 - ♦ Communicate – Connect with the community
 - ♦ Lead – Councillors represent honestly with integrity
 - ♦ Manage – Management is efficient and responsive
 - Money Matters
Core Strategies:
 - ♦ Budgets are responsible yet innovative
 - ♦ Improve community assets responsibly and sustainably
 - Workforce Standards
Core Strategies:
 - ♦ Workplace Health & Safety is fully compliant

4 POLICY IMPLICATIONS

Council provides public toilets in several locations across the municipal area; however, most have access to running water and electricity. These services are not available at Tooms Lake.

5 STATUTORY REQUIREMENTS

N/a

6 FINANCIAL IMPLICATIONS

The toilet was insured at replacement value of \$18,603 (less excess of \$5,000).

The usage of the facility will determine the frequency of cleaning and maintenance. The estimated cost for each visit is estimated at approximately \$600 (estimated annual cost of \$6,000).

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7 RISK ISSUES

It is still a concern that vandalism may occur at this location.

8 CONSULTATION WITH STATE GOVERNMENT

N/a

9 COMMUNITY CONSULTATION

Several shack owners have contacted Council reporting vandalism and lack of supervision of the Tooms Lake reserve and infrastructure.

The fishing community called for replacement of the toilet facility prior to opening weekend of the fishing season. At the time of the opening of the season, a portaloo was placed in the vicinity of the vandalised toilet for a fixed period. This toilet has now been removed.

10 OPTIONS FOR COUNCIL TO CONSIDER

Council has the option to replace or not replace the toilet facility at Tooms Lake campground.

11 OFFICER'S COMMENTS/CONCLUSION

Council have investigated the installation of a steel chamber instead of a plastic inground tank to reduce the risk of vandalism. In addition, metal materials can be used to construct the shed above the chamber to reduce fire risk.

RECOMMENDATION 1

That the matter be discussed

RECOMMENDATION 2

That Council replace / not replace the toilet facility at Tooms Lake

DECISION

Cr

Cr

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W&I 2 GREENWASTE RECYCLING TRIAL

File: 17/06 & 17/07
Responsible Officer: Leigh McCullagh, Works Manager
Report prepared by: Jonathan Galbraith, Engineering Officer

1 PURPOSE OF REPORT

The purpose of this report is for Council to consider the request from the Ross Local District Committee that a Green waste recycling trial be carried out in the town.

2 INTRODUCTION/BACKGROUND

At a recent meeting of the Ross Local District Committee it was noted that the Launceston City Council is now offering a Food-Garden-Organics (FOGO) service to residents and the Committee requested that Council investigate the possibility of using Ross as trial site for the Northern Midlands Municipal area.

3 STRATEGIC PLAN 2017-2027

The Strategic Plan 2017-2027 provides the guidelines within which Council operates.

- Place –
 - Environment – Cherish & Sustain our Landscapes
- Core Strategies:
- ♦ Cherish & sustain our landscapes
 - ♦ Meet environmental challenges
 - ♦ Eco-tourism strongly showcases our natural beauties

4 GENERAL COMMENTS ON WASTE COLLECTION SERVICES

Council currently provides a fortnightly kerbside waste collection service and fortnightly recyclables collection service. Some of the other rural Councils in the state provide fortnightly collection services but most of the larger population centres now have weekly refuse collection and fortnightly recycling collection.

Launceston City Council are the first Council in the north of the state to offer a FOGO collection service. Their service is a fortnightly “opt in” service for those residents who wish to be involved.

The provision of a FOGO collection service has been discussed at recent meetings of the Northern Regional Waste Management Group and other Councils are considering different options such as a compulsory fortnightly FOGO collection or cutting back their refuse collection to a fortnightly service with a FOGO collection on the other week. Some of the rural Councils including Northern Midlands Council have not yet made a decision regarding a FOGO collection.

Council currently has contracts with Veolia and Aussie Waste Management for the collection of kerbside waste and recyclables which expire in June 2019 and the most appropriate time to make a decision on a FOGO collection would be at the expiry of these contracts.

Over recent years feedback has been received from many Council residents regarding the frequency of waste collections. Some residents have requested a weekly waste collection while others have expressed concerns about the additional costs involved.

5 FINANCIAL IMPLICATIONS

Due to the travel distances involved in transporting waste to the new facility the costs involved in FOGO

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recycling would be significant. The following costs would be involved in carrying out a trial:

- i) The disposal costs at the processing facility – The current gate fee is \$70 per tonne. It is estimated that for an opt in collection around 2t of material would be collected at a cost of \$140 per fortnight.
- ii) The collection and transport costs of the material – Veolia Environmental services have indicated that they would be prepared to provide the service at a cost of \$450 - \$500 regardless of the location and number of bins. Veolia have indicated that this will probably be below cost price, but they have made this offer because they wish to promote FOGO recycling opportunities.
- iii) Purchase of a 240L “wheelie bin” at a cost of \$71.40 per bin and depreciation on the bins over a 10 year period.
- iv) Council administration costs

Due to the small number of properties in Ross the costs of running a trial just for the town would be significant.

The table below summarises the estimated costs per bin to run a trial in Ross and also for the whole municipality.

Area	Collection type	Cost per bin per year
Ross	Opt in	\$391
Ross	All properties	\$152
Whole municipality	Opt in	\$148
Whole municipality	All properties	\$114

6 RISK ISSUES

There are no significant risk issues for Council.

7 OFFICER'S COMMENTS/CONCLUSION

There are three possible options:

Option 1 – A compulsory fortnightly FOGO collection, commencing with a trial in Ross

It is likely that a significant number of ratepayers will not be prepared to pay the additional cost for a FOGO collection. Those who have larger blocks may already be composting or feeding much of their FOGO material to animals and will have no need for the collection.

Option 2 – An opt-in FOGO collection, commencing with a trial in Ross

If Council chooses to proceed with a FOGO collection this would be the best option however take-up amongst rate payers needs to be high enough to make the collection viable. It is understood that the take-up in Launceston Council to date has been slightly over 10%. A take-up rate of closer to 50% would be required to make the collections viable in Northern Midlands Council and it is unlikely that this could be achieved given the additional collection cost involved in offering this service in a rural area.

Option 3 – Do not offer a FOGO collection at this time and continue to monitor opportunities

This is the recommended option due to the significant additional costs that would be incurred by rate payers to offer this service.

Council will continue to monitor the costs of offering a FOGO service and any future kerbside waste contracts could be written to allow for changes to be made mid-contract if required.

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This is the approach being taken by most other Councils of similar size to the Northern Midlands Council at present time.

RECOMMENDATION

That Council accept Option 3 – Do not offer a FOGO collection at this time and continue to monitor opportunities.

DECISION

Cr

Cr

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CORP 1 MONTHLY FINANCIAL STATEMENT

Attachments: Section 1 – Page 375

File: Subject 24/023
 Responsible Officer: Maree Bricknell, Corporate Services Manager
 Report 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 30 September 2017.

2 INTRODUCTION/BACKGROUND

The Corporate Services Manager circulated a copy of the Monthly Financial Summary for the period ended 30 September 2017.

3 ALTERATIONS TO 2017-18 BUDGET

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

SUMMARY FINANCIAL REPORT

For Month Ending: 30-Sep-17

A. Operating Income and Expenditure

	Budget	Year to Date Budget	Actual	(\$,000)	Target 100%	Comments
Rate Revenue	-\$10,197,520	-\$10,197,520	-\$10,084,993	-\$113	98.9%	
Recurrent Grant Revenue	-\$4,143,153	-\$1,035,788	-\$1,238,711	\$203	119.6%	
Fees and Charges Revenue	-\$1,630,430	-\$407,608	-\$465,872	\$58	114.3%	
Interest Revenue	-\$449,430	-\$112,358	\$12,152	-\$125	-10.8%	Accrued revenue adjustment included
Reimbursements Revenue	-\$81,834	-\$20,459	-\$8,971	-\$11	43.8%	
Other Revenue	\$8,848	\$2,212	\$193,867	-\$192	8764.3%	
	-\$16,493,519	-\$11,771,520	-\$11,592,528	-\$179	98.5%	
Employee costs	\$3,458,620	\$864,655	\$782,022	\$83	90.4%	
Material & Services Expenditure	\$4,689,919	\$1,172,480	\$1,058,569	\$114	90.3%	
Depreciation Expenditure	\$5,327,756	\$1,331,939	\$1,331,576	\$0	100.0%	
Government Levies & Charges	\$687,512	\$171,878	\$12,937	\$159	7.5%	
Councillors Expenditure	\$192,960	\$48,240	\$46,520	\$2	96.4%	
Interest on Borrowings	\$0	\$0	\$30,780	-\$31		
Other Expenditure	\$1,192,699	\$614,720	\$611,422	\$3	99.5%	
Plant Expenditure Paid	\$493,570	\$123,393	\$152,030	-\$29	123.2%	
	\$16,043,036	\$4,327,304	\$4,025,856	\$301	93.0%	
	-\$450,483	-\$7,444,216	-\$7,566,672			
Gain on sale of Fixed Assets	\$0	\$0	\$0	\$0	0.0%	
Loss on Sale of Fixed Assets	\$300,000	\$75,000	\$0	\$75	0.0%	
Underlying (Surplus) / Deficit	-\$150,483	-\$7,369,216	-\$7,566,672			
	\$0		\$0			
Capital Grant Revenue	-\$2,740,765	-\$685,191	\$0	-\$685	0.0%	
Subdivider Contributions	-\$433,000	-\$108,250	0	-\$108	0.0%	
Capital Revenue	-\$3,173,765	-\$793,441	\$0			
	\$0		\$0			

Budget Alteration Requests

- For Council authorisation by absolute majority

Operating
Budget

Capital

Lfd Rec Ground Development - Additional
 Funding after Stimulus Loan Approval
 total allocation now \$1.1m

\$550,000

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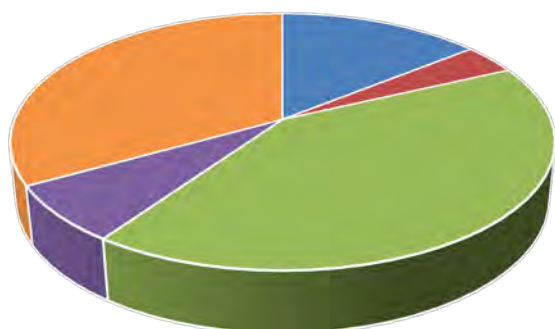
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B. Balance Sheet Items

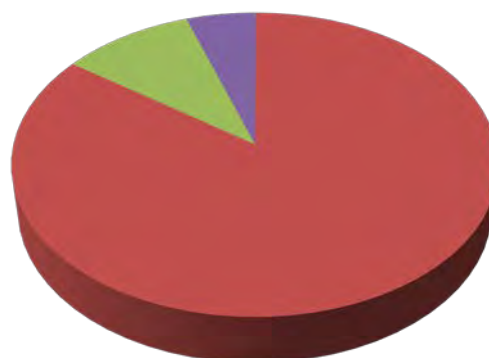
	Year to Date Actual		Monthly Change		Same time last year	Comments
Cash & Cash Equivalents Balance						
- Opening Cash balance	\$12,381,944		\$21,037,983			
- Cash Inflow	\$12,957,204		\$1,136,524			
- Cash Payments	-\$4,431,442		-\$1,266,800			
- Closing Cash balance	\$20,907,706		\$20,907,706			
	-		-			
Account Breakdown						
- Trading Accounts	\$788,004					
- Investments	\$20,119,702					
	\$20,907,706					
	-					
Summary of Investments	Investment Date	Maturity Date	Interest Rate%	Purchase Price	Maturity Value	
CBA Call Account	31/08/2017	30/09/2017	1.40	\$1,033,868	\$1,035,058	
Tasmanian Public Finance Corporation Call Account	1/09/2017	30/09/2017	1.50	\$5,208	\$5,214	
CBA	13/06/2017	11/10/2017	2.35	\$1,000,000	\$1,007,726	
CBA	13/06/2017	11/10/2017	2.35	\$500,000	\$503,863	
ANZ	14/05/2017	14/11/2017	2.40	\$1,348,828	\$1,365,147	
CBA	22/08/2017	20/11/2017	2.14	\$1,000,000	\$1,005,277	
ANZ	8/06/2017	8/12/2017	2.40	\$1,012,964	\$1,025,153	
My State Financial	25/12/2016	25/12/2017	2.85	\$1,189,250	\$1,223,144	
CBA	31/07/2017	29/01/2018	2.30	\$1,000,000	\$1,011,468	
CBA	2/08/2017	29/01/2018	2.30	\$1,400,000	\$1,415,879	
CBA	11/08/2017	7/02/2018	2.30	\$1,500,000	\$1,517,014	
CBA	11/09/2017	13/03/2018	2.37	\$1,000,000	\$1,011,882	
CBA	6/09/2017	4/04/2018	2.41	\$1,000,000	\$1,013,866	
CBA	6/09/2017	4/05/2018	2.44	\$1,000,000	\$1,016,044	
Bass & Equitable	24/05/2017	24/05/2018	2.65	\$629,584	\$646,268	
Westpac	4/07/2017	4/07/2022	3.37	\$5,500,000	\$6,427,258	
Total Investments				\$20,119,702	\$21,230,261	

Investments by Institution



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

Total Investments by Rating
(Standard & Poor's)

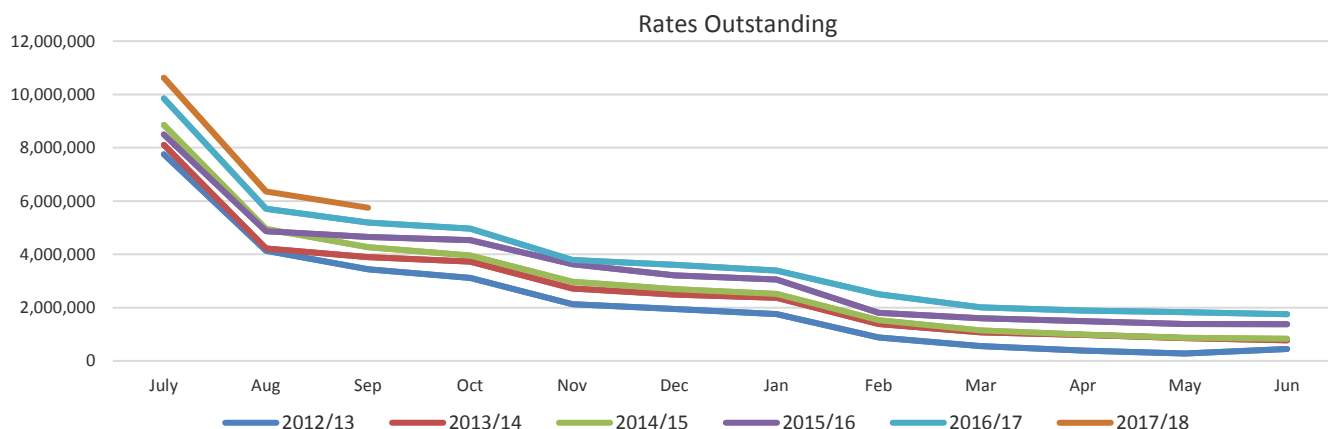


■ AA+ ■ AA- ■ BBB ■ Unrated

Rate Debtors	2017/18	% to Raised	Same Time Last Year	% to Raised	
Balance b/fwd	\$1,742,445		\$1,365,785		
Rates Raised	\$10,090,549		\$9,636,874		
	\$11,832,994		\$11,002,660		
Rates collected	\$5,711,916	56.6%	\$5,450,412	56.6%	
Pension Rebates	\$441,934	4.4%	\$420,196	4.4%	
Discount & Remissions	\$41,300	0.4%	\$30,577	0.4%	
	\$6,195,150		\$5,901,185		
Rates Outstanding	\$5,748,678	57.0%	\$5,187,882	53.8%	
Advance Payments received	-\$110,833	1.1%	-\$86,407	0.9%	

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Trade Debtors				
Current balance	\$518,867			
- 30 Days		\$427,915		
- 60 Days		\$20,685		
- 90 Days		\$536		
- More than 90 days		\$69,731		
Summary of Accounts more than 90 days:				
- Norfolk Plains Book sales		711		Paid by outlet as sold
- Hire/lease of facilities		212		
- Removal of fire hazards		7,258		
- Dog Registrations & Fines		30,963		Sent to Fines Enforcement
- Sales		500		Arrangement to pay
- Private Works		2,588		
- NRM Grants		27,500		

C. Capital Program

	Budget	Actual (\$,000)	Target #REF!	Comments
Renewal	\$9,242,762	\$1,146,054	12%	
New assets	\$7,674,808	\$935,228	12%	
Total	\$16,917,570	\$2,081,282	12%	
Major projects:				
- Woolmers Bridge Replacement	\$2,830,000	\$136,893	5%	Documentation stage
- Campbell Town Recreation Ground Complex	\$2,020,000	\$181,401	9%	Tender stage
- Rossarden Road Bridge Replacement	\$220,770	\$180,838	82%	Under construction
- Royal George Bridge Replacement	\$240,790	\$219,141	91%	Under construction
- Barton Road Reconstruction	\$1,130,000	\$0	0%	Scheduled early 2018
- Longford Rec Ground Redevelopment	\$1,100,000	\$18,785	2%	Concept design stage
- Public Toilet Replacements	\$600,000	\$169,495	28%	Under construction
- Ross Village Green Development	\$300,000	\$30,324	10%	Design stage
- Longford Sports Centre Extension	\$1,000,000	\$47,496	5%	Documentation stage
- Recreation Lighting	\$1,040,000	\$82,685	8%	Design stage

* Full year to date capital expenditure for 2017/18 provided as an attachment.

Full Capital Report with End of Financial Year Report

D. Financial Health Indicators

	Target	Actual	Variance	Trend	
Financial Ratios					
- Rate Revenue / Total Revenue	61.8%	87.0%	-25.2%	↑	
- Own Source Revenue / Total Revenue	75%	89%	-14.4%	↓	
Sustainability Ratio					
- Operating Surplus / Operating Revenue	0.9%	65.3%	-64.4%	↓	
- Debt / Own Source Revenue	60.1%	71.7%	-11.6%	↔	
Efficiency Ratios					
- Receivables / Own Source Revenue	50.7%	50.1%	0.6%	↓	
- Employee costs / Revenue	21.0%	6.7%	14.2%	↗	
- Renewal / Depreciation	173.5%	86.1%	87.4%	↗	
Unit Costs					
- Waste Collection per bin	\$9.97	\$10.69		↔	
- Employee costs per hour	\$28.82	\$33.88		↗	
- Rate Revenue per property	\$1,460.75	\$1,444.63		↔	
- IT per employee hour	\$3.17	\$4.78		↓	

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E. Employee & WHS scorecard

	YTD	This Month	
Number of Employees	54.7	89	
New Employees	2	0	
Resignations	1	0	
Total hours worked	32,278.5	9,195	
Lost Time Injuries	0	0	
Lost Time Days	0	0	
Safety Incidents Reported	3	1	
Hazards Reported	3	0	
Risk Incidents Reported	0	0	
Insurance claims - Public Liability	0	0	
Insurance claims - Industrial	0	0	
Insurance claims - Motor Vehicle	0	0	
IT - Unplanned lost time	0	0	
Open W/Comp claims	1	0	

4 OFFICERS COMMENTS

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

5 ATTACHMENTS

- 5.1 Income & Expenditure Summary for period ending September 2017.
- 5.2 Capital Works Report to end September 2017.

RECOMMENDATION

That Council

- i) receive and note the Monthly Financial Report for the period ending 30 September 2017.
- ii) authorise budget alterations as detailed in section 3A above.

DECISION

Cr

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CORP 2 NOMENCLATURE – NAMING OF NEW STREET/ROAD: MUIRTON ROAD, PERTH (LINKING SECCOMBE & MULGRAVE STREETS)

Attachments: Section 1 – Page 381

File: 34/007 / P16-055
Responsible Officer: Maree Bricknell, Corporate Services Manager
Report prepared by: Natalie Horne, Records Management Officer

1 PURPOSE OF REPORT

This report considers the naming of a new road created by a subdivision linking Seccombe Street and Mulgrave Street at Perth.

2 INTRODUCTION/BACKGROUND

At a recent meeting Council will recall that officers were asked to investigate if a policy needed to be developed for the naming of roads within the municipal area. However, the Department of Primary Industries, Parks, Water and Environment has recently prepared and issued the Tasmanian Place Naming Guidelines (including naming of roads and streets). Officers will now work with the new guidelines but also prepare a list of suggested names for each town for Council to workshop and amend as necessary to present to developers for consideration.

The current street naming application applies to a 17-lot subdivision with the new road being developed off 80 Seccombe Street at Perth, and 16 of the lots have access from the new street.

Three names were submitted by the subdivider/previous owner:

a) Stellar View Road

Stellar View Road - a combination of the owner's names (Stanley & Helen).

b) Muirton Road

Muirton Road – the land owners Grandfather was Norman Muir and his ancestry is Scottish. In the town of Perth in Scotland there is a street named Muirton, and the owners believe that it would be a fitting and appropriate name that would reflect some of the owner's heritage as well as a tribute that the town of Perth Tasmania would carry another road name from its namesake town of Perth in Scotland.

c) Hillington Road

The same applies to Hillington in that it is a slight variation on another road in Perth Scotland (Hillingdon) and that the road is on a Hill overlooking the town of Perth.

Meander Valley Council, West Tamar Council, Launceston City Council and the Nomenclature Board were asked if the names submitted conflicted with names within their areas.

An objection was received from West Tamar Council:

"We have a Stella Court in Legana. There may be potential for confusion between the two, especially as the two areas are relatively close to each other."

Tasmanian Place Naming Guidelines, item 7.5 Duplication of road and street names states:

The name (specific) element of a road or street name, regardless of any difference in road type, must not be duplicated or similar in spelling or sound to an existing road name within the locality, an adjoining locality or in the same government area. For example, 'Smith Lane' extending off 'Smith Street' is not permitted. Likewise, the existing Riverbank Road, Riverside Drive, Riverview Drive all

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located in Riverside are confusing and duplications and similarities like this should be avoided. An unbroken section of road crossing an administrative boundary must keep the same name.

Road and street names ideally should not be duplicated within the State or at a minimum not duplicated within the same region (North, North West or South). Road types must not be used to differentiate road of the same or similar sounding generic e.g. Reed Street, Reid Avenue, Read Road.

Second preference Muirton Road. The generic Road is not deemed appropriate as under the Tasmanian Place Naming Guidelines, item 7.16 Road Types (Generic) road is described as 'Open way or public passage primarily for vehicles'. Having viewed the list of road types the generic Way is deemed more appropriate. Way is described as 'Roadway affording passage from one place to another. Usually not as straight as an avenue or street.' The new road has a bend in it and not straight.

3 STRATEGIC PLAN 2017-2027

The Strategic Plan 2017-2027 provides the guidelines within which Council operates.

- Lead –
 - Leaders with Impact
Core Strategies:
 - ♦ Manage – Management is efficient and responsive
 - Best Business Practice & Compliance
Core Strategies:
 - ♦ Council complies with all Government legislation
 - ♦ Excellent standards of customer service

4 POLICY IMPLICATIONS

The Tasmanian Place Naming Guidelines from the DPIPW is used to suggest new road names to Council, with the preference to local heritage and ancestry.

5 STATUTORY REQUIREMENTS

Under the *Survey Coordination Act 1944*, urban roads which are wholly contained within a proclaimed town boundary, Council has authority to assign the names. If Council agrees to assign the name '**Muirton Way**' to the road then the Council is to advise the Nomenclature Board Secretary within forty days of assigning the name.

6 FINANCIAL IMPLICATIONS

It is accepted that the developer is responsible for installing street name signage associated with new roads.

7 RISK ISSUES

The DPIPW guiding principles for the assignment of place names state:

Existing road names should not be duplicated within adjoining municipalities and ideally within the state. More critically they should not be duplicated within adjoining localities or suburbs (as recently gazetted for addressing purposes). Even the re-arrangement of the generic or type from say "Court" to "Place" may still result in potential misinformation and confusion to the user.

8 CONSULTATION WITH STATE GOVERNMENT

If Council agrees to assign the name '**Muirton Way**' to the road then the Council is to advise the Nomenclature Board Secretary within forty days of assigning the name.

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9 COMMUNITY CONSULTATION

Under the Tasmanian Place Naming Guidelines, a proposal to assign a new subdivision road name should be undertaken with the developer of the land.

10 OPTIONS FOR COUNCIL TO CONSIDER

Council can agree / not agree to assign the name as requested.

11 OFFICER'S COMMENTS/CONCLUSION

Feedback suggests that assigning the name '**Muirton Way**' to the new road would be supported.

12 ATTACHMENTS

12.1 Location Plan.

RECOMMENDATION 1

That the matter be discussed.

RECOMMENDATION 2

That Council assign the developer's second preferred name '**Muirton Way**' to the new road constructed off Seccombe Street which will connect to Mulgrave Street, and that the Nomenclature Board be advised of the new name within 40 days.

DECISION

Cr

Cr

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CORP 3 NATURAL DISASTER RELIEF TO LOCAL GOVERNMENT POLICY

Attachments: Section 1 – Page 382

Responsible Officer: Maree Bricknell, Corporate Services Manager

Report prepared by: Maree Bricknell, Corporate Services Manager & Ben Morrison, IT Systems Officer

1 PURPOSE OF REPORT

The purpose of this report is to seek Council's feedback for the State Government review of the Natural Disaster Relief to Local Government Policy.

2 INTRODUCTION/BACKGROUND

The State Government is currently reviewing its Local Government Relief and Recovery Policy. The Policy outlines the financial assistance that the Tasmanian Government may make available to local government after a natural disaster.

The Policy was first developed in 2009 and is being reviewed to capture learnings from the June 2016 floods and to align with the Natural Disaster Relief and Recovery reform occurring at the federal level.

To inform the review the Department of Premier and Cabinet has developed a discussion paper for comment. The discussion paper poses a number of questions which relate to the proposed changes to the policy as well as potential ways the state government can assist local government through the provision of templates, guidance documents, case studies and training.

The key changes to the policy are likely to focus on:

- 1) Notification process – change to improve data collection and reporting;
- 2) Claims process – change to financial year, rather than link with the event;
- 3) Eligible expenses – provide more guidance in the Policy or develop additional guidance material; and
- 4) Threshold calculations- a change to the data used to calculate thresholds; and
- 5) There may also be a requirement for council to provide information that will assist the state comply with the proposed NDRRA reforms. This is explored in Section 6 of the Discussion Paper. Any new requirements will likely be included in a new notification process (noting that notification timeframes will be extended accordingly).

The reform at the federal level is likely to come into effect in 2018. ALGA has been representing local government at the federal level on this issue and has been liaising with the state associations. LGAT has been also liaising with the State Government on this matter who are represented at the federal level.

The key concern with the change is the requirement around proving pre-existing condition of assets. This is explored in the discussion paper (section 6) and feedback is required from councils on this matter.

Local government testing of the federal reform is currently occurring in Qld, Vic and NSW and the results of that will come out in November and will be shared with other jurisdictions.

Once the State has received feedback they will draft the new policy and then consult again with councils, through forums. This will give councils an opportunity to raise any issues before the policy is finalised. It is assumed that the State will give councils an update on the federal reforms at these forums.

Once the policy is finalised and the guidance material and tools are developed staff will need to attend workshops to be fully informed on this matter.

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Due to the importance of this policy to the sector the Local Government Association of Tasmania will develop a sectoral response to the discussion paper. The sectoral response is due by 23 October 2017.

3 STRATEGIC PLAN 2017-2027

The Strategic Plan 2017-2027 provides the guidelines within which Council operates.

- Lead –
 - Leaders with Impact
 - Core Strategies:
 - ♦ Communicate – Connect with the community
 - ♦ Lead – Councillors represent honestly with integrity
- People –
 - Lifestyle – Strong, Vibrant, Safe and Connected Communities
 - Core Strategies:
 - ♦ Communicate – Communities speak & leaders listen
 - ♦ Participate – Communities engage in future planning
 - ♦ Connect – Improve sense of community ownership

4 POLICY IMPLICATIONS

The Natural Disaster Relief to Local Government Policy outlines the financial assistance that the Tasmanian Government may make available to local government following a natural disaster.

5 STATUTORY REQUIREMENTS

The policy is to ensure consistency and compliance with the Australian Government's Natural Disaster Relief and Recovery Arrangements (NDRRA).

6 FINANCIAL IMPLICATIONS

Financial assistance for reconstruction of essential public assets following natural disaster is very important to Council and this review seeks to deliver improved recovery outcomes within a fiscally responsible framework.

7 RISK ISSUES

Feedback is being sought from all stakeholders for this policy review.

Workshops will be provided by the State Government to ensure that local government is informed with and procedure changes for application of future support under the NDRRA reforms.

8 CONSULTATION WITH STATE GOVERNMENT

The Local Government Association of Tasmania is providing a sector response to the policy review due to the importance of this support to local government.

9 COMMUNITY CONSULTATION

The level of community consultation regarding the policy review is not clear at this stage, however a discussion paper has been released for review by local government.

10 OPTIONS FOR COUNCIL TO CONSIDER

Council has the option to provide feedback to the Natural Disaster Relief to Local Government Policy to LGAT, make a separate submission, or make no comment.

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11 OFFICER'S COMMENTS/CONCLUSION

A draft feedback submission to LGAT on the 19 policy discussion points has been prepared for consideration.

12 ATTACHMENTS

12.1 Natural Disaster Relief to Local Government Policy

12.2 Draft feedback summary.

RECOMMENDATION 1

Council discuss this matter.

RECOMMENDATION 2

That Council submit feedback on the 19 discussion points for the Natural Disaster Relief to Local Government Policy review.

DECISION

Cr

Cr

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PUBLIC QUESTIONS & STATEMENTS

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

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

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

1 PUBLIC QUESTIONS

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COUNCIL ACTING AS A PLANNING AUTHORITY

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

DECISION

Cr

That the Council intends to act as a Planning Authority under the *Land Use Planning and Approvals Act 1993* for Agenda item PLAN 1 - 5.

2 STATEMENTS

- PLAN 1 P17-119 - 283 Valleyfield Road, CAMPBELL TOWN
- PLAN 2 P17-164 - 805 Hobart Road, BREADALBANE
- PLAN 3 Draft Amendment 01/17 & P17-121 - 6-8 Bridge Street, ROSS
- PLAN 4 P17-204 - 15 Laycock Street, LONGFORD
- PLAN 5 P17-225 - Barton Road, EPPING FOREST

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PLAN 1 PLANNING APPLICATION P17-119 283 VALLEYFIELD ROAD, CAMPBELL TOWN

Attachments: Section 1 – Page 410

File Number: 304900.02
Responsible Officer: Amanda Bond, Community & Development Manager
Report prepared by: Paul Godier, Senior Planner, recommendation revised by Erin Boer, Planning Officer

1 INTRODUCTION

This report assesses an application for 283 Valleyfield Road, Campbell Town to increase production from 20,000 cubic metres to up to 100,000 cubic metres per annum at the existing quarry, which is a level 2 activity under the *Environmental Management and Pollution Control Act 1994*.

2 BACKGROUND

Applicant:

Van Diemen Quarries Pty Ltd

Owner:

Robert, Allen and George Rigney

Zone:

Rural Resource

Codes:

Road & Railway Assets; Car Parking & Sustainable Transport & Biodiversity Codes

Classification under the Scheme:

Extractive industry

Existing Use:

Quarry

Deemed Approval Date:

2-Oct-2017

Recommendation:

Approve with conditions

Discretionary Aspects of the Application

- Discretionary use (level 2 activity)

Planning Instrument: *Northern Midlands Interim Planning Scheme 2013*

Site from western side of existing quarry, looking at area of expansion



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3 STATUTORY REQUIREMENTS

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

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

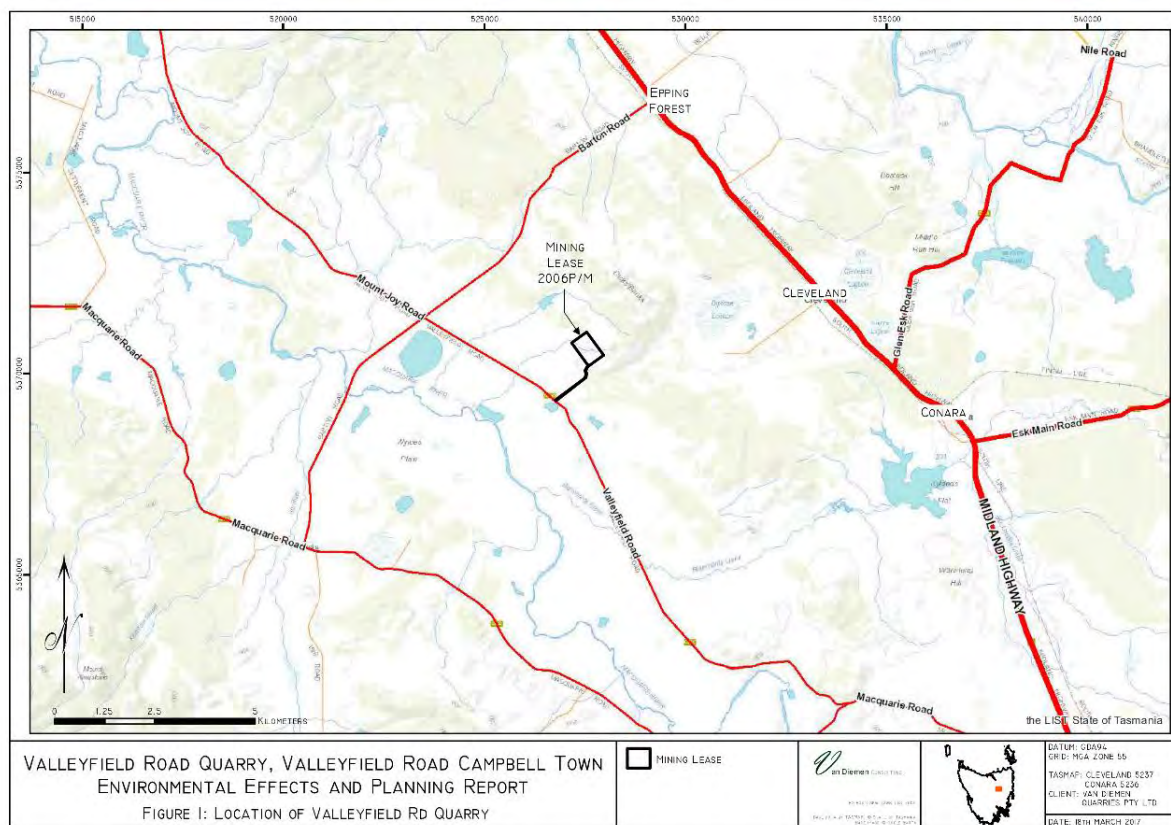
4 ASSESSMENT

4.1 Proposal

It is proposed to:

- Increase production from 20,000 cubic metres to up to 100,000 cubic metres at quarry (level 2 activity under EMPCA).

Location Plan

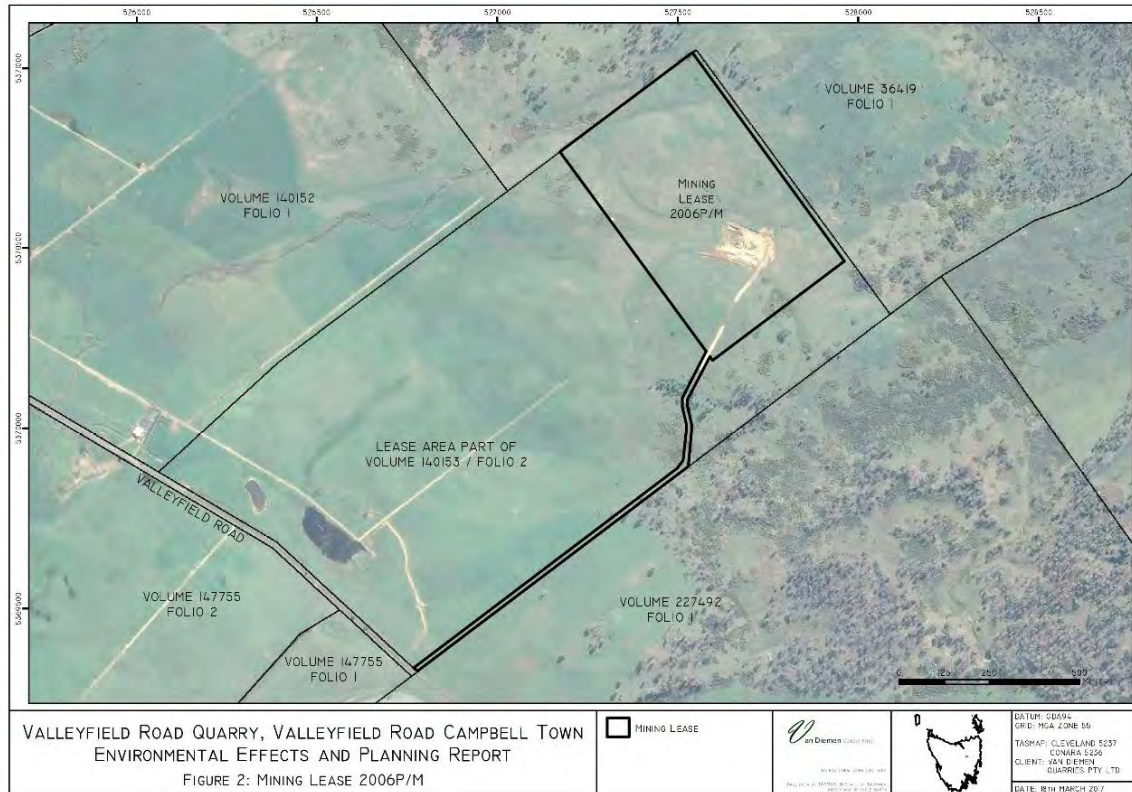


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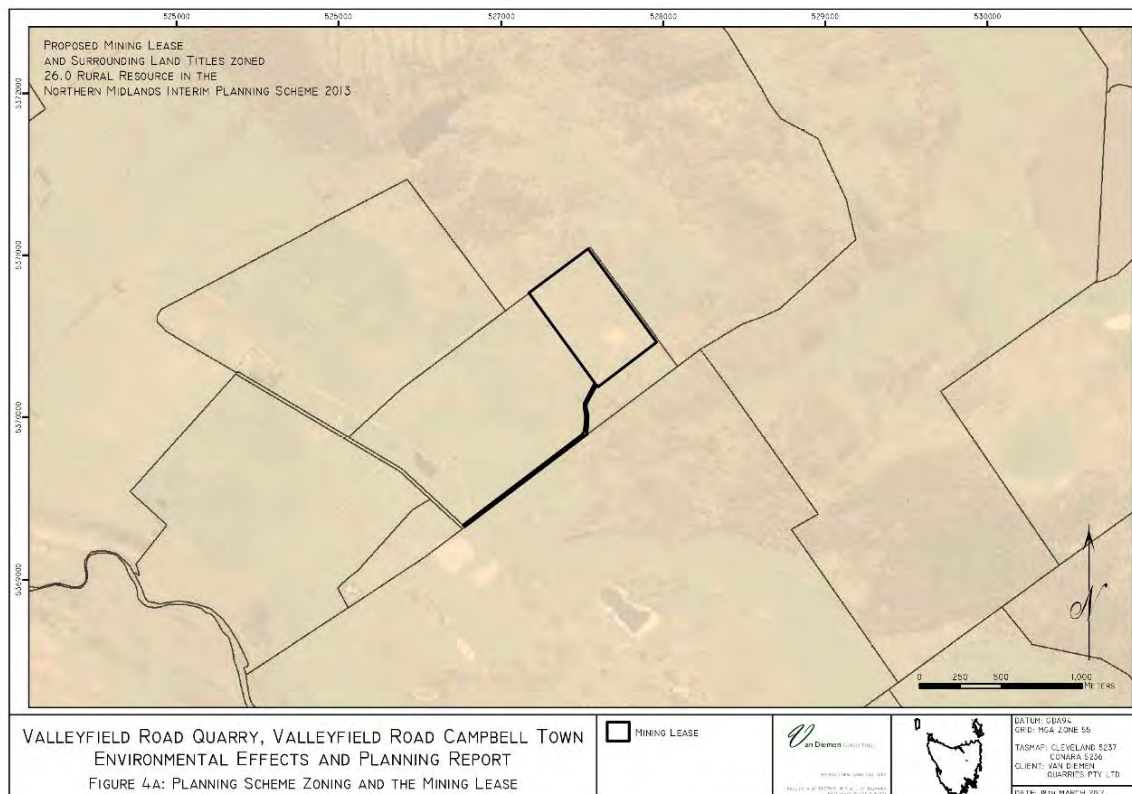


Site Plan



4.2 Zone and land use

Zone Map –Rural Resource

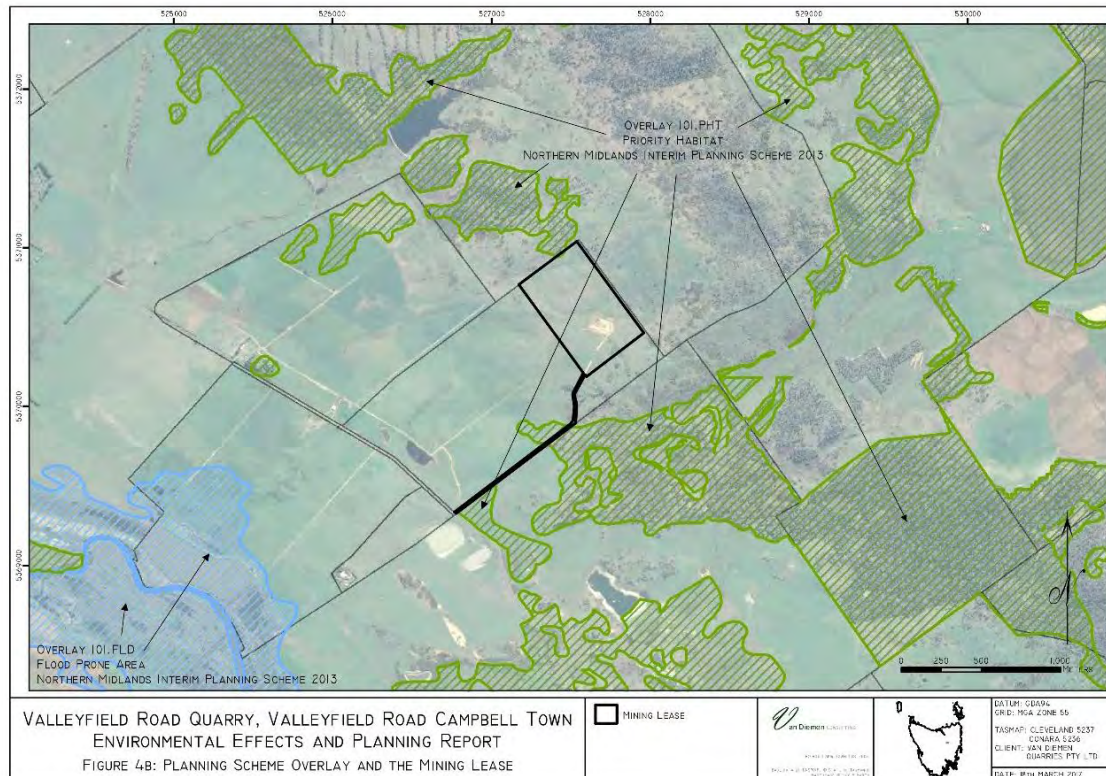


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Planning Scheme - overlays



The land is zoned Rural Resource, is partially within a priority habitat area and is subject to the Biodiversity Code.

The relevant Planning Scheme definition is:

Extractive industry	<i>use of land for extracting or removing material from the ground, other than resource development, and includes the treatment or processing of those materials by crushing, grinding, milling or screening on, or adjoining the land from which it is extracted. Examples include mining, quarrying, and sand mining.</i>
----------------------------	---

Extractive industry is discretionary in the zone, due to the application being for a Level 2 Activity.

4.3 Subject site and locality

Council's Planner, Erin Boer, carried out a site visit on the 25th May 2017, alongside EPA and Van Diemen Consulting representatives. The subject site is located within Mining Lease 2006P/M, on a 158.1ha parcel of rural land, accessed from Valleyfield Road, west of Cleveland. The site is setback some 1,200m from the road, on an elevated section of land.

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Aerial photograph of area



Photographs of subject site



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4.4 Permit/site history

Relevant permit history includes:

- Level 2 Extractive Industry for up to 20,000 cubic metres per annum.

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 no representations were received.

4.6 Referrals

Council's Works Department

Precis: The vehicles that will be carting from the quarry are 38t so are within the legal weight limit for the road, however are concerned about the increase of heavy vehicles on the road. The road was constructed many years ago and was not designed to take large numbers of heavy vehicles. The increased heavy vehicle usage associated with this application will almost certainly cause significant damage to the road pavement, which will require ongoing repairs, whilst heavy vehicles are using the road. Can we ask the operator to contribute an amount per year to the maintenance of the road?

Environment Protection Agency (level 2 under EMPCA)

Precis: The EPA provided an assessment and conditions to be included in Council's permit.

4.7 Planning Scheme Assessment

26.1 Zone Purpose

26.1.1 Zone Purpose Statements

- 26.1.1.1 To provide for the sustainable use or development of resources for agriculture, aquaculture, forestry, mining and other primary industries, including opportunities for resource processing.
- 26.1.1.2 To provide for other use or development that does not constrain or conflict with resource development uses.
- 26.1.1.3 To provide for economic development that is compatible with primary industry, environmental and landscape values.
- 26.1.1.4 To provide for tourism-related use and development where the sustainable development of rural resources will not be compromised.

Comment: The proposal is consistent with the relevant zone purpose statements.

26.1.2 Local Area Objectives

- a) Primary Industries:
Resources for primary industries make a significant contribution to the rural economy and primary industry uses are to be protected for long-term sustainability.
The prime and non-prime agricultural land resource provides for variable and diverse agricultural and primary industry production which will be protected through individual consideration of the local context.

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	Processing and services can augment the productivity of primary industries in a locality and are supported where they are related to primary industry uses and the long-term sustainability of the resource is not unduly compromised.
b)	Tourism Tourism is an important contributor to the rural economy and can make a significant contribution to the value adding of primary industries through visitor facilities and the downstream processing of produce. The continued enhancement of tourism facilities with a relationship to primary production is supported where the long-term sustainability of the resource is not unduly compromised. The rural zone provides for important regional and local tourist routes and destinations such as through the promotion of environmental features and values, cultural heritage and landscape. The continued enhancement of tourism facilities that capitalise on these attributes is supported where the long-term sustainability of primary industry resources is not unduly compromised.
c)	Rural Communities Services to the rural locality through provision for home-based business can enhance the sustainability of rural communities. Professional and other business services that meet the needs of rural populations are supported where they accompany a residential or other established use and are located appropriately in relation to settlement activity centres and surrounding primary industries such that the integrity of the activity centre is not undermined and primary industries are not unreasonably confined or restrained.
Comment: The proposal is consistent with the relevant local area objectives.	

26.1.3 Desired Future Character Statements

The visual impacts of use and development within the rural landscape are to be minimised such that the effect is not obtrusive.

Comment: The proposal is consistent with the relevant local area objectives.

26.2 Use Table

Discretionary	
Use Class	Qualification
Extractive industries	If located on prime agricultural land, or If for a Level 2 Activity

26.3 Use Standards

26.3.1 Discretionary Uses if not a single dwelling

Objective	
a)	To provide for an appropriate mix of uses that support the Local Area Objectives and the location of discretionary uses in the rural resources zone does not unnecessarily compromise the consolidation of commercial and industrial uses to identified nodes of settlement or purpose built precincts.
b)	To protect the long term productive capacity of prime agricultural land by minimising conversion of the land to non-agricultural uses or uses not dependent on the soil as a growth medium, unless an overriding benefit to the region can be demonstrated.
c)	To minimise the conversion of non-prime land to a non-primary industry use except where that land cannot be practically utilised for primary industry purposes.
d)	Uses are located such that they do not unreasonably confine or restrain the operation of primary industry uses.
e)	Uses are suitable within the context of the locality and do not create an unreasonable adverse impact on existing sensitive uses or local infrastructure.
f)	The visual impacts of use are appropriately managed to integrate with the surrounding rural landscape.
Acceptable Solutions	Performance Criteria
A1 If for permitted or no permit required uses.	P1.1 It must be demonstrated that the use is consistent with local area objectives for the provision of non-primary industry uses in the zone, if applicable; and P1.2 Business and professional services and general retail and hire must not exceed a combined gross floor area of 250m² over the site.
NA	The proposal complies.
A2 If for permitted or no permit	P2.1 Utilities, extractive industries and controlled environment

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required uses.	agriculture located on prime agricultural land must demonstrate that the: i) amount of land alienated/converted is minimised; and ii) location is reasonably required for operational efficiency; and P2.2 Uses other than utilities, extractive industries or controlled environment agriculture located on prime agricultural land, must demonstrate that the conversion of prime agricultural land to that use will result in a significant benefit to the region having regard to the economic, social and environmental costs and benefits.
NA	Not on prime agricultural land.
A3 If for permitted or no permit required uses.	P3 The conversion of non-prime agricultural to non-agricultural use must demonstrate that: a) the amount of land converted is minimised having regard to: i) existing use and development on the land; and ii) surrounding use and development; and iii) topographical constraints; or b) the site is practically incapable of supporting an agricultural use or being included with other land for agricultural or other primary industry use, due to factors such as: i) limitations created by any existing use and/or development surrounding the site; and ii) topographical features; and iii) poor capability of the land for primary industry; or c) the location of the use on the site is reasonably required for operational efficiency.
NA	The proposal complies.
A4 If for permitted or no permit required uses.	P4 It must demonstrated that: a) emissions are not likely to cause an environmental nuisance; and b) primary industry uses will not be unreasonably confined or restrained from conducting normal operations; and c) the capacity of the local road network can accommodate the traffic generated by the use.
NA	Concern over the impact of increased heavy vehicle usage of Valleyfield and Barton Roads and the impact on the capacity of these roads and confining or restraining primary industry uses if the roads are damaged. Condition requiring a road maintenance levy is recommended.
A5 The use must: a) be permitted or no permit required; or b) be located in an existing building.	P5 It must be demonstrated that the visual appearance of the use is consistent with the local area having regard to: a) the impacts on skylines and ridgelines; and b) visibility from public roads; and c) the visual impacts of storage of materials or equipment; and d) the visual impacts of vegetation clearance or retention; and e) the desired future character statements.
NA	The proposal complies.

CODES	
E1.0 BUSHFIRE PRONE AREAS CODE	N/a
E2.0 POTENTIALLY CONTAMINATED LAND	N/a
E3.0 LANDSLIP CODE	N/a
E4.0 ROAD AND RAILWAY ASSETS CODE	Complies with site distances.
E5.0 FLOOD PRONE AREAS CODE	N/a
E6.0 CAR PARKING AND SUSTAINABLE TRANSPORT CODE	Complies with the parking requirement.
E7.0 SCENIC MANAGEMENT CODE	N/a
E8.0 BIODIVERSITY CODE	Complies with the code.
E9.0 WATER QUALITY CODE	N/a
E10.0 RECREATION AND OPEN SPACE CODE	N/a
E11.0 ENVIRONMENTAL IMPACTS & ATTENUATION CODE	N/a

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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

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

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

STATE POLICIES
The proposal is consistent with all State Policies.

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

STRATEGIC PLAN/ANNUAL PLAN/COUNCIL POLICIES
<i>Strategic Plan 2017-2027</i> <i>Statutory Planning</i>

5 FINANCIAL IMPLICATIONS TO COUNCIL

Not applicable to this application.

6 OPTIONS

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

7 DISCUSSION

Approval exists for up to 20,000 cubic metres per year. This permit will allow up to an additional 80,000 cubic metres per year. There is the likelihood that this will result in damage to council roads due to an increase in truck movements. As such, it is proposed that the permit be conditioned to require a bond to be taken to cover the cost of repair. Council will be undertaking an audit of the road by the end of October to establish the condition of the road, prior to the increase in production occurring. Ongoing maintenance of the road will be required, subject to regular monitoring.

8 ATTACHMENTS

- Application & plans
- Responses from referral agencies

RECOMMENDATION

That land at 283 Valleyfield Road, Campbell Town be approved to be developed and used for an increase in production up to 100,000 cubic metres at quarry (extractive industry) (level 2 activity under EMPCA) in accordance with application P17-119, and subject to the following conditions:

1 Layout not altered

The use and development must be in accordance with the endorsed document **(D1)** (*Environmental Effects and Planning Report – Valleyfield Road Quarry, Valleyfield Road, Campbell Town, prepared by Van Dieman*

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Consulting, dated: 20.06.2017, revision 3).

2 Environmental Management & Pollution Control Act 1994

The person responsible for the activity must comply with the conditions contained in Schedule 2 of Permit Part B, which the Board of Environmental Protection Authority (EPA) has required the planning authority to include in this permit, pursuant to section 25(5) of the *Environmental Management & Pollution Control Act 1994 (D2)*.

3 Haulage Route

Loaded trucks leaving the site must turn right into Valleyfield Road and travel directly to the Midland Highway via Barton Road, unless an alternative route is approved by Council's General Manager in writing.

A request for an alternative route must:

- Be submitted to Council no less than 14 days before the material is needed.
- Include a Truck Management Plan describing the mitigation measures to be applied to reduce the risk to the road pavement and the following -
 - o Name of project(s);
 - o Volume to be supplied and the timeframe within which the supply is required;
 - o Truck operating hours to be adopted for the production and supply of material (e.g. carting times, crushing times);
 - o Number of trucks per day and overall traffic movements associated with the supply for the project;
 - o Truck cart routes;
 - o Locations for the erection of suitable/appropriate signage on haulage routes to warn other road users of trucks.

Supply must not commence until the TMP has been approved by the General Manager.

4 Road Repair Bond

4.1 Bond amount, timeframe for payment & road repair

Prior to the commencement of the increase in production approved by this permit or within three (3) months of the date of this permit (whichever occurs first), or a date otherwise specified in writing and approved by the General Manager, a Road Repair Bond of \$220,000 shall be paid to Council, to cover the cost of any damage to Valleyfield and Barton Roads resulting from truck movements to and from the quarry.

4.2 Bond return

- i) The bond shall be returned in full upon completion of cartage, provided any road damage sustained during cartage has been repaired, at the responsibility of the proponent, to the satisfaction of the General Manager.

4.3 Road Damage Audit & inspections

An audit, utilising a Deflectograph Truck to establish the baseline road condition, shall be conducted by Council prior to the commencement of works approved by this permit.

- i) Upon completion of cartage, a follow-up audit (also utilising a Deflectograph Truck) shall be conducted to identify any damage caused to Valleyfield and Barton Roads, at the proponents cost, unless a visual assessment of the road determines that it is not warranted and an alternative agreement in writing, is approved by the General Manager.
- ii) Notwithstanding condition 4.3 (i), the proponent shall liaise with Council to undertake annual inspections of the road condition to determine the scope of required maintenance works. Inspections may be undertaken on a more frequent basis if road damage becomes prevalent.
- iii) Road repair maintenance shall be undertaken on an ongoing basis, as per works identified by the inspections required by condition 4.3 (ii).
- iv) Road repair works are at the proponents cost.

5 Access

- a) Prior to the commencement of works approved by this permit or within three (3) months of the date of this permit (whichever occurs first), a hotmix sealed apron must be constructed from the edge of Valleyfield Road and maintained for the duration of the use, in accordance with the condition 3.2 of

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Planning Permit P15-257.

- b) Access works must not commence until an application for vehicular crossing has been approved by Council.
- c) The ongoing use of the access road shall be in accordance with the recommendations of the Traffic Impact Assessment (prepared by Van Dieman Consulting, dated: 9/4/17) endorsed by this permit.

DECISION

Cr

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PLAN 2 PLANNING APPLICATION P17-164 805 HOBART ROAD, BREADALBANE

Attachments: Section 1 – Page 559

File Number: 203300.078; CT131512/9
Responsible Officer: Amanda Bond, Regulatory and Community Services Manager
Report prepared by: Erin Boer, Planning Officer

1 INTRODUCTION

This report assesses an application for 805 Hobart Road, Breadalbane to construct cattery, kennel & pet crematorium extensions, dwelling & new sign (within ANEF contours & attenuation distance).

2 BACKGROUND

Applicant:
Wilkin Design & Drafting

Owner:
A McFarlane

Zone:
Rural Resource

Codes:
Car parking and Sustainable Transport Code
Airports Impact Management Code
Environmental Impacts & Attenuation Code

Classification under the Scheme:
Domestic animal breeding, boarding or training

Existing Use:
Pet boarding facility

Deemed Approval Date:
24-Aug-2017
EOT till 20-Oct-2017

Recommendation:
Approve

Discretionary Aspects of the Application

- Discretionary use – dwelling;
- Reliance on performance criteria of the Rural Resource Zone (setbacks);
- Reliance on performance criteria of the Road and Railway Assets Code (intensification of access);
- Reliance on performance criteria of the Car Parking and Sustainable Transport Code (no separate pedestrian walkways);
- Reliance on performance criteria of the Environmental Impacts and Attenuation Code (within attenuation distance of quarries);
- Reliance on performance criteria of the Airports Impact Management Code (within airport ANEF contours); and
- Reliance on performance criteria of the Signs Code (other sign).

Planning Instrument: *Northern Midlands Interim Planning Scheme 2013*

3 STATUTORY REQUIREMENTS

The proposal is an application pursuant to section 57 of the *Land Use Planning & Approvals Act 1993* (ie 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.

**NORTHERN
MIDLANDS
COUNCIL**

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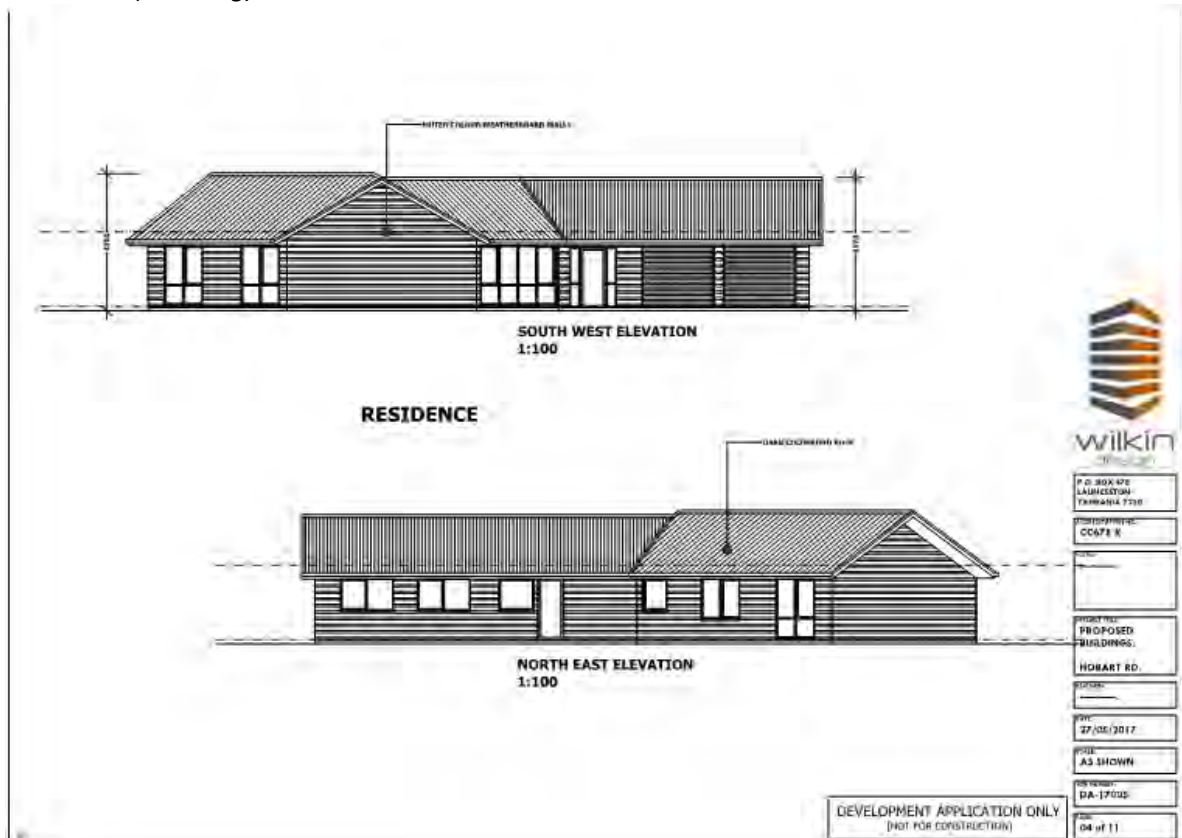
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Elevations (Kennel 1 as example)



Elevations (Dwelling)



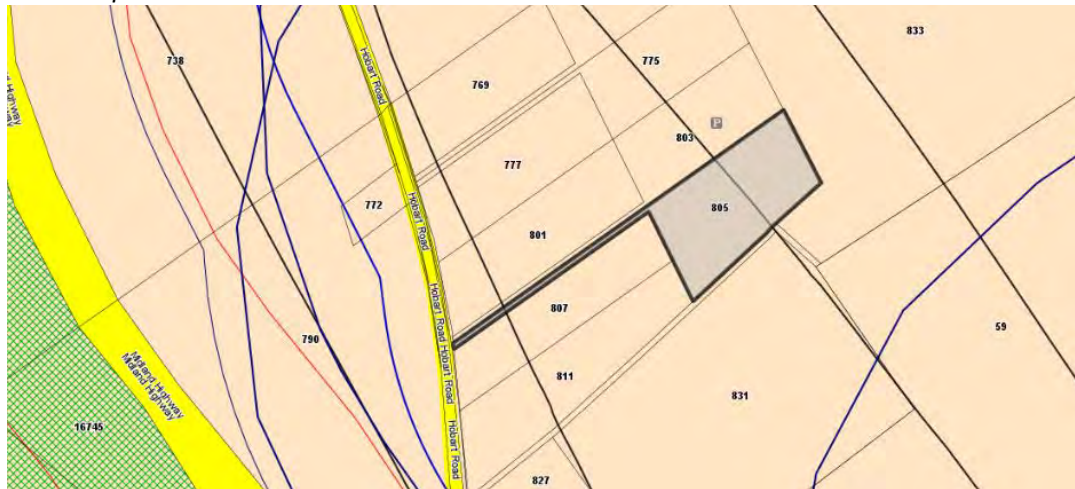
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4.2 Zone and land use

Zone Map –Rural Resource



The land is zoned *Rural Resource*, and is subject to the *Environmental Impacts & Attenuation Code*, the *Car Parking and Sustainable Transport Code*, the *Airport Impacts Management Code*.

The relevant Planning Scheme definition is:

single dwelling	means a dwelling on a lot on which no other dwelling is situated; or a dwelling and an ancillary dwelling on a lot on which no other dwelling is situated.
Domestic animal breeding, boarding or training	use of land for breeding, boarding or training domestic animals. Examples include an animal pound, cattery and kennel.

Domestic animal breeding, boarding or training is Permitted (Permit Required) in the zone. *Residential (dwelling)* is discretionary in the zone.

4.3 Subject site and locality

The author of this report carried out a site visit on the 28th August 2017, with the applicant and owner of the site. The site is a 5ha internal lot, and currently contains an existing pet crematorium and pet boarding facilities (indoor/outdoor).

Aerial photograph of area



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Photographs of subject site



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4.4 Permit/site history

Relevant planning permit history includes:

- P10-225 – Anna McFarlane – Kennel & Pet Crematorium
- P11-296 Anna McFarlane – Cattery

WITHDRAWN: P16-209 - Cattery, kennel extensions, extensions to pet crematorium & dwelling, new sign.

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 (attached) were received from:

List of representors and addresses:	Address of adjoining lot (if owner &/or occupier)
Karen and Michael Dalco	807 Hobart Road Breadalbane
Michael Heath	811 Hobart Road Breadalbane
Richard Barnes obo Mt Oriel (Representation in support)	833 Hobart Road, Breadalbane

Map showing location of representors properties in relation to subject site (subject site shaded red, representor's property highlighted).



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

Issue 1

- Request to condition timeframe for the construction of the earth bund.

Planner's comment:

A condition may be applied to the permit to require the earth bund to be completed, prior to the use of the dwelling commencing.

Issue 2

- Barking Dogs (noise)

Planner's comment:

The use *Domestic animal breeding, boarding or training* is Permitted use in the zone, and there are no provisions within the zone 'use' or 'development' standards relating to noise. Barking complaints are a separate process to the planning application and are better considered as part of the application for a kennel licence, which also requires neighbours to be notified. Barking complaints require that a barking 'diary' be kept, providing a record of the nuisance.

The area is subject to a range of noise generating activities, including traffic noise from Hobart Road and trucks accessing the quarries, quarries and aeroplane noise (within flight path).

Issue 3

- Proposed signage

Planner's comment:

The signage has been designed to comply with the requirements of a 'pole sign' under the Signs Code of the Planning Scheme, to assist vehicles travelling along Hobart Road to identify the site. The applicant has noted that the signage is proposed primarily for safety reasons and is prepared to reduce the height of the sign to address the representor's concerns. It is suggested that the sign be reduced in height to be consistent with other signs in the area. A condition on the permit will be required.

Issue 4

- Proposed dwelling (shouldn't be constructed due to noise from quarries, airport and kennels).

Planner's comment:

The applicant has worked collaboratively with the adjoining quarry to address potential conflicts in use (addressed in reports prepared by Tarkarri Engineering Pty Ltd). The application has also been referred to the Launceston Airport, who do not object to the proposal, noting that it is the responsibility of the proponent to be aware that the site is affected by regular aircraft noise and install noise mitigation measures as part of the construction process. The kennel extensions and dwelling are included on the same application; therefore, noise generated by this activity is unlikely to be of concern.

Issue 5

- Why hasn't property been re-zoned commercial?

Planner's comment:

Council's Planners are not aware of any existing or proposed re-zoning applications for the subject site. The existing zone allows for the proposed uses (*Domestic animal breeding, boarding or training & Residential*) to be considered.

4.6 Referrals

The only referrals required were as follows:

Council's Works Department

Precis: Council's Works Department (Jonathan Galbraith) reported as follows:

Inspected on site 25/7/17 – No W&I comments required. As noted in the TIA provided with the application, the existing access is considered acceptable.

Jonathan Galbraith (Works Officer)

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Date: 25/7/17

Launceston Airport

Precis: The application was referred to the Launceston Airport on the 24th July 2017 and a response was received on the 22nd September 2017, with the comments:

We have received feedback from Flysafe and CASA. There doesn't seem to be an issue.

Are you please able to inform that the proponent needs to contact the airport if there are cranes or the like (with extending booms) used in the construction of the project?

A copy of the full referral is included at Appendix B.

Environmental Health Officer

Precis: Council's Environmental Health Officer (Chris Wicks) advised on the 25th July 2017 that a design report for an on-site wastewater management system for the proposed development is to be provided at the building design stage. There are no other environmental health requirements.

4.7 Planning Scheme Assessment

RURAL RESOURCE ZONE	
ZONE PURPOSE	
26.1.1	<i>Zone Purpose Statements</i>
26.1.1.1	<i>To provide for the sustainable use or development of resources for agriculture, aquaculture, forestry, mining and other primary industries, including opportunities for resource processing.</i>
26.1.1.2	<i>To provide for other use or development that does not constrain or conflict with resource development uses.</i>
26.1.1.3	<i>To provide for economic development that is compatible with primary industry, environmental and landscape values.</i>
26.1.1.4	<i>To provide for tourism-related use and development where the sustainable development of rural resources will not be compromised.</i>
Assessment: The proposal meets the zone purpose.	

LOCAL AREA OBJECTIVES	
a)	Primary Industries: <i>Resources for primary industries make a significant contribution to the rural economy and primary industry uses are to be protected for long-term sustainability.</i> <i>The prime and non-prime agricultural land resource provides for variable and diverse agricultural and primary industry production which will be protected through individual consideration of the local context.</i> <i>Processing and services can augment the productivity of primary industries in a locality and are supported where they are related to primary industry uses and the long-term sustainability of the resource is not unduly compromised.</i>
b)	Tourism <i>Tourism is an important contributor to the rural economy and can make a significant contribution to the value adding of primary industries through visitor facilities and the downstream processing of produce. The continued enhancement of tourism facilities with a relationship to primary production is supported where the long-term sustainability of the resource is not unduly compromised.</i> <i>The rural zone provides for important regional and local tourist routes and destinations such as through the promotion of environmental features and values, cultural heritage and landscape. The continued enhancement of tourism facilities that capitalise on these attributes is supported where the long-term sustainability of primary industry resources is not unduly compromised.</i>
c)	Rural Communities <i>Services to the rural locality through provision for home-based business can enhance the sustainability of rural communities. Professional and other business services that meet the needs of rural populations are supported where they accompany a residential or other established use and are located appropriately in relation to settlement activity centres and surrounding primary industries such that the integrity of the activity centre is not undermined and primary industries are not unreasonably confined or restrained.</i>
Assessment: The proposal does not conflict with the local area objectives.	

26.1.3 DESIRED FUTURE CHARACTER STATEMENTS
<i>The visual impacts of use and development within the rural landscape are to be minimised such that the effect is not obtrusive.</i>
Assessment: The proposal meets the local area objectives. The proposed buildings are set back approximately 500m from the road and are consistent with the existing landscape in the area.

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USE AND DEVELOPMENT STANDARDS

26.3 Use Standards

26.3.1 Discretionary Uses if not a single dwelling

Objective	
a)	To provide for an appropriate mix of uses that support the Local Area Objectives and the location of discretionary uses in the rural resources zone does not unnecessarily compromise the consolidation of commercial and industrial uses to identified nodes of settlement or purpose-built precincts.
b)	To protect the long term productive capacity of prime agricultural land by minimising conversion of the land to non-agricultural uses or uses not dependent on the soil as a growth medium, unless an overriding benefit to the region can be demonstrated.
c)	To minimise the conversion of non-prime land to a non-primary industry use except where that land cannot be practically utilised for primary industry purposes.
d)	Uses are located such that they do not unreasonably confine or restrain the operation of primary industry uses.
e)	Uses are suitable within the context of the locality and do not create an unreasonable adverse impact on existing sensitive uses or local infrastructure.
f)	The visual impacts of use are appropriately managed to integrate with the surrounding rural landscape.
Acceptable Solutions	Performance Criteria
A1 If for permitted or no permit required uses.	P1.1 It must be demonstrated that the use is consistent with local area objectives for the provision of non-primary industry uses in the zone, if applicable; and P1.2 Business and professional services and general retail and hire must not exceed a combined gross floor area of 250m² over the site.
Complies. <i>Domestic animal breeding, boarding or training</i> is Permitted in the zone	N/a
A2 If for permitted or no permit required uses.	P2.1 Utilities, extractive industries and controlled environment agriculture located on prime agricultural land must demonstrate that the: i) amount of land alienated/converted is minimised; and ii) location is reasonably required for operational efficiency; and P2.2 Uses other than utilities, extractive industries or controlled environment agriculture located on prime agricultural land, must demonstrate that the conversion of prime agricultural land to that use will result in a significant benefit to the region having regard to the economic, social and environmental costs and benefits.
Complies. <i>Domestic animal breeding, boarding or training</i> is Permitted in the zone	N/a
A3 If for permitted or no permit required uses.	P3 The conversion of non-prime agricultural to non-agricultural use must demonstrate that: a) the amount of land converted is minimised having regard to: i) existing use and development on the land; and ii) surrounding use and development; and iii) topographical constraints; or b) the site is practically incapable of supporting an agricultural use or being included with other land for agricultural or other primary industry use, due to factors such as: i) limitations created by any existing use and/or development surrounding the site; and ii) topographical features; and iii) poor capability of the land for primary industry; or c) the location of the use on the site is reasonably required for operational efficiency.
Complies. <i>Domestic animal breeding, boarding or training</i> is Permitted in the zone	N/a
A4 If for permitted or no permit required uses.	P4 It must be demonstrated that: a) emissions are not likely to cause an environmental nuisance; and

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	b) primary industry uses will not be unreasonably confined or restrained from conducting normal operations; and c) the capacity of the local road network can accommodate the traffic generated by the use.
Complies. <i>Domestic animal breeding, boarding or training</i> is Permitted in the zone	N/a
A5 The use must: a) be permitted or no permit required; or b) be located in an existing building.	P5 It must be demonstrated that the visual appearance of the use is consistent with the local area having regard to: a) the impacts on skylines and ridgelines; and b) visibility from public roads; and c) the visual impacts of storage of materials or equipment; and d) the visual impacts of vegetation clearance or retention; and e) the desired future character statements.
Complies. <i>Domestic animal breeding, boarding or training</i> is Permitted in the zone	N/a

26.3.2 Dwellings

Objective To ensure that dwellings are: a) incidental to resource development; or b) located on land with limited rural potential where they do not constrain surrounding agricultural operations.	
Acceptable Solutions	Performance Criteria
A1.1 Development must be for the alteration, extension or replacement of existing dwellings; or A1.2 Ancillary dwellings must be located within the curtilage of the existing dwelling on the property; or A1.3 New dwellings must be within the resource development use class and on land that has a minimum current capital value of \$1 million as demonstrated by a valuation report or sale price less than two years old.	P1.1 A dwelling may be constructed where it is demonstrated that: a) it is integral and subservient to resource development, as demonstrated in a report prepared by a suitably qualified person, having regard to: i) scale; and ii) complexity of operation; and iii) requirement for personal attendance by the occupier; and iv) proximity to the activity; and v) any other matters as relevant to the particular activity; or b) the site is practically incapable of supporting an agricultural use or being included with other land for agricultural or other primary industry use, having regard to: i) limitations created by any existing use and/or development surrounding the site; and ii) topographical features; and iii) poor capability of the land for primary industry operations (including a lack of capability or other impediments); and P1.2 A dwelling may be constructed where it is demonstrated that wastewater treatment for the proposed dwelling can be achieved within the lot boundaries, having regard to the rural operation of the property and provision of reasonable curtilage to the proposed dwelling; and P1.3 A dwelling may be constructed where it is demonstrated that the lot has frontage to a road or a Right of Carriageway registered over all relevant titles.
Relies on Performance criteria for compliance.	The proposed dwelling complies with P1 (b). The site has a total area of 5.002ha, contains an existing non-agricultural use (pet boarding) and is surrounded by residential uses on similar size lots to the north and west, the quarry access road, Seedhouse facility and landscape supplies to the south, and quarries to the east. The land contains approximately half class 4 and half class five land. The size of the lot and land capability severely limits the agricultural potential of the lot and the site is not practically capable of being included with other agricultural land. P1.2 The site can accommodate an on-site waste water system, as per advice from Council's Environmental Health Officer. P1.3 Complies - The site has frontage to Hobart Road.

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26.3.3 Irrigation Districts

Objective To ensure that land within irrigation districts proclaimed under Part 9 of the <i>Water Management Act 1999</i> is not converted to uses that will compromise the utilisation of water resources.	
Acceptable Solutions	Performance Criteria
A1 Non-agricultural uses are not located within an irrigation district proclaimed under Part 9 of the <i>Water Management Act 1999</i> .	P1 Non-agricultural uses within an irrigation district proclaimed under Part 9 of the <i>Water Management Act 1999</i> must demonstrate that the current and future irrigation potential of the land is not unreasonably reduced having regard to: a) the location and amount of land to be used; and b) the operational practicalities of irrigation systems as they relate to the land; and c) any management or conservation plans for the land.
Complies – the site is not located within an irrigation district.	N/a

26.4 Development Standards

26.4.1 Building Location and Appearance

Objective To ensure that the: a) ability to conduct extractive industries and resource development will not be constrained by conflict with sensitive uses; and b) development of buildings is unobtrusive and complements the character of the landscape.	
Acceptable Solutions	Performance Criteria
A1 Building height must not exceed: a) 8m for dwellings; or b) 12m for other purposes.	P1 Building height must: a) be unobtrusive and complement the character of the surrounding landscape; and b) protect the amenity of adjoining uses from adverse impacts as a result of the proposal.
Complies. The dwelling does not exceed 8m and the remaining buildings do not exceed 12m.	N/a
A2 Buildings must be set back a minimum of: a) 50m where a non-sensitive use or extension to existing sensitive use buildings is proposed; or b) 200m where a sensitive use is proposed; or c) the same as existing for replacement of an existing dwelling.	P2 Buildings must be setback so that the use is not likely to constrain adjoining primary industry operations having regard to: a) the topography of the land; and b) buffers created by natural or other features; and c) the location of development on adjoining lots; and d) the nature of existing and potential adjoining uses; and e) the ability to accommodate a lesser setback to the road having regard to: i) the design of the development and landscaping; and ii) the potential for future upgrading of the road; and iii) potential traffic safety hazards; and iv) appropriate noise attenuation.
Relies on performance criteria P2 for compliance.	Complies with P2 as follows: The variation to the setbacks of the dwelling and other buildings are unlikely to cause any further constraint of adjoining primary industry operations. The only adjoining agricultural use is to the south, which is separated from the subject site by McGrath's Road (quarry access) and established vegetation. A number of other residential uses are already located within similar proximity to this agricultural use. The land to the north east is used for extractive industries and the owner has worked constructively with these landholders to implement mitigation measures (such as a 3m high earth bund providing separation between the uses), to allow both uses to operate adjacent to each other. The proposed dwelling and other buildings do not required a reduced setback to the road.

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26.4.2 Subdivision – N/a

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

Assessment against E4 Road and Railway Assets Code

E4.6 Use Standards

E4.6.1 Use and road or rail infrastructure

Objective To ensure that the safety and efficiency of road and rail infrastructure is not reduced by the creation of new accesses and junctions or increased use of existing accesses and junctions.	
Acceptable Solutions	Performance Criteria
A1 Sensitive use on or within 50m of a category 1 or 2 road, in an area subject to a speed limit of more than 60km/h, a railway or future road or railway must not result in an increase to the annual average daily traffic (AADT) movements to or from the site by more than 10%.	P1 Sensitive use on or within 50m of a category 1 or 2 road, in an area subject to a speed limit of more than 60km/h, a railway or future road or railway must demonstrate that the safe and efficient operation of the infrastructure will not be detrimentally affected.
N/a	N/a
A2 For roads with a speed limit of 60km/h or less the use must not generate more than a total of 40 vehicle entry and exit movements per day	P2 For roads with a speed limit of 60km/h or less, the level of use, number, location, layout and design of accesses and junctions must maintain an acceptable level of safety for all road users, including pedestrians and cyclists.
N/a	N/a
A3 For roads with a speed limit of more than 60km/h the use must not increase the annual average daily traffic (AADT) movements at the existing access or junction by more than 10%.	P3 For limited access roads and roads with a speed limit of more than 60km/h: a) access to a category 1 road or limited access road must only be via an existing access or junction or the use or development must provide a significant social and economic benefit to the State or region; and b) any increase in use of an existing access or junction or development of a new access or junction to a limited access road or a category 1, 2 or 3 road must be for a use that is dependent on the site for its unique resources, characteristics or locational attributes and an alternate site or access to a category 4 or 5 road is not practicable; and c) an access or junction which is increased in use or is a new access or junction must be designed and located to maintain an adequate level of safety and efficiency for all road users.

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Relies on performance criteria A3.	Complies with P3 (c). A Traffic Impact Assessment was supplied as part of the proposal, noting that the existing access is sufficient to accommodate the increase in demand. Site distances are also sufficient.
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E4.7 Development Standards

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

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

E4.7.2 Management of Road Accesses and Junctions

Objective To ensure that the safety and efficiency of roads is not reduced by the creation of new accesses and junctions or increased use of existing accesses and junctions.	
Acceptable Solutions	Performance Criteria
A1 For roads with a speed limit of 60km/h or less the development must include only one access providing both entry and exit, or two accesses providing separate entry and exit.	P1 For roads with a speed limit of 60km/h or less, the number, location, layout and design of accesses and junctions must maintain an acceptable level of safety for all road users, including pedestrians and cyclists.
N/a	N/a
A2 For roads with a speed limit of more than 60km/h the development must not include a new access or junction.	P2 For limited access roads and roads with a speed limit of more than 60km/h:
	a) access to a category 1 road or limited access road must only be via an existing access or junction or the development must provide a significant social and economic benefit to the State or region; and b) any increase in use of an existing access or junction or development of a new access or junction to a limited access road or a category 1, 2 or 3 road must be dependent on the site for its unique resources, characteristics or locational attributes and an alternate site or access to a category 4 or 5 road is not practicable; and c) an access or junction which is increased in use or is a new access or junction must be designed and located to maintain an adequate level of safety and efficiency for all road users.
Complies. No new access is proposed.	N/a

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E4.7.3 Management of Rail Level Crossings

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

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

Objective To ensure that use and development involving or adjacent to accesses, junctions and level crossings allows sufficient sight distance between vehicles and between vehicles and trains to enable safe movement of traffic.	
Acceptable Solutions	Performance Criteria
A1 Sight distances at a) an access or junction must comply with the Safe Intersection Sight Distance shown in Table E4.7.4; and b) rail level crossings must comply with <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.
Complies with A1 – The Traffic Impact Assessment identifies that the site is capable of achieving safe site distances for vehicles travelling 100km/h, which is in excess of the 80km/h speed limit that applies to the road at the point of access.	N/a

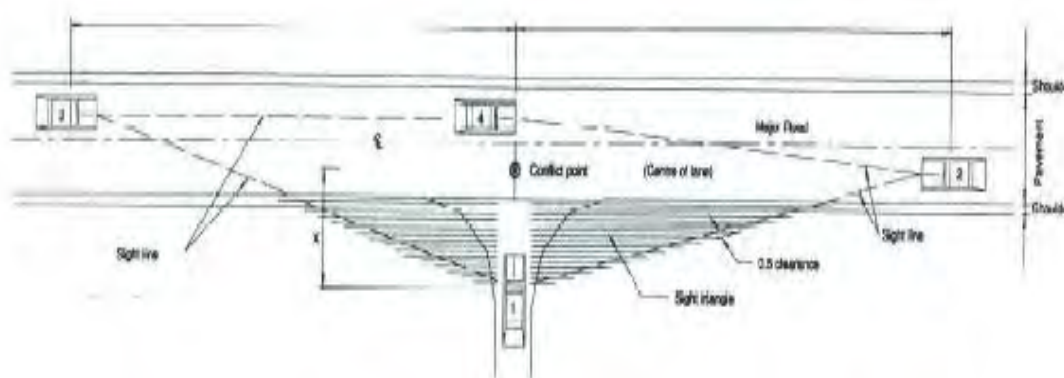


Figure E4.7.4 Sight Lines for Accesses and Junctions

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

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

Table E4.7.4 Safe Intersection Sight Distance (SISD)

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

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80	165	175
90		210
100		250
110		290

Notes:

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

ASSESSMENT AGAINST E6.0 CAR PARKING & SUSTAINABLE TRANSPORT CODE

E6.6 Use Standards

E6.6.1 Car Parking Numbers

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

Acceptable Solutions		Performance Criteria	
A1	The number of car parking spaces must not be less than the requirements of:	P1	The number of car parking spaces provided must have regard to:
a)	Table E6.1; or	a)	the provisions of any relevant location specific car parking plan; and
b)	a parking precinct plan contained in Table E6.6: Precinct Parking Plans (except for dwellings in the General Residential Zone).	b)	the availability of public car parking spaces within reasonable walking distance; and
		c)	any reduction in demand due to sharing of spaces by multiple uses either because of variations in peak demand or by efficiencies gained by consolidation; and
		d)	the availability and frequency of public transport within reasonable walking distance of the site; and
		e)	site constraints such as existing buildings, slope, drainage, vegetation and landscaping; and
		f)	the availability, accessibility and safety of on-road parking, having regard to the nature of the roads, traffic management and other uses in the vicinity; and
		g)	an empirical assessment of the car parking demand; and
		h)	the effect on streetscape, amenity and vehicle, pedestrian and cycle safety and convenience; and
		i)	the recommendations of a traffic impact assessment prepared for the proposal; and
		j)	any heritage values of the site; and
		k)	for residential buildings and multiple dwellings, whether parking is adequate to meet the needs of the residents having regard to:
		i)	the size of the dwelling and the number of bedrooms; and
		ii)	the pattern of parking in the locality; and
		iii)	any existing structure on the land.

Comment:

Complies with A1 (a) as follows:

Dwelling = 2 spaces required, complies.

Crematorium = 2 spaces required, complies.

Animal boarding = 8-10 FTE staff, max 12 spaces required, complies.

It is proposed to provide 17 parking spaces at the main car park.

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Table E6.1: Parking Space Requirements

Use	Parking Requirement	
	Vehicle	Bicycle
<i>If a 2 or more bedroom dwelling in the General Residential Zone (including all rooms capable of being used as a bedroom)</i>	<i>2 spaces per dwelling</i>	<i>1 space per unit or 1 spaces per 5 bedrooms in other forms of accommodation.</i>
<i>Crematoria and cemetery</i>	<i>1 space per employee + 1 visitor space + 1 space per 4 chapel seats</i>	<i>1 space per 50 chapel seats</i>
<i>Domestic animal breeding, boarding or training</i>	<i>1 space per staff member + 2 visitor spaces</i>	<i>No requirement set</i>

E6.6.2 Bicycle Parking Numbers

Objective: To encourage cycling as a mode of transport within areas subject to urban speed zones by ensuring safe, secure and convenient parking for bicycles.

Acceptable Solutions	Performance Criteria
A1.1 Permanently accessible bicycle parking or storage spaces must be provided either on the site or within 50m of the site in accordance with the requirements of Table E6.1; or	P1 Permanently accessible bicycle parking or storage spaces must be provided having regard to the: a) likely number and type of users of the site and their opportunities and likely preference for bicycle travel; and b) location of the site and the distance a cyclist would need to travel to reach the site; and c) availability and accessibility of existing and planned parking facilities for bicycles in the vicinity.
A1.2 The number of spaces must be in accordance with a parking precinct plan contained in Table E6.6: Precinct Parking Plans.	

Comment:

Complies with A1.1 – bike parking spaces provided within the garage of dwelling. None required for crematorium (no chapel seats) or animal boarding.

E6.6.3 Taxi Drop-off and Pickup

Objective: To ensure that taxis can adequately access developments.

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

Comment:

Complies with A1 (a). An area at the front of the building is available as a taxi drop off point.

E6.6.4 Motorbike Parking Provisions

Objective: To ensure that motorbikes are adequately provided for in parking considerations.

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

Comment:

Complies with A1. Sufficient space is available for 1 motorbike park.

E6.7 Development Standards

E6.7.1 Construction of Car Parking Spaces and Access Strips

Objective: To ensure that car parking spaces and access strips are constructed to an appropriate standard.

Acceptable Solutions	Performance Criteria
A1 All car parking, access strips manoeuvring and circulation spaces must be: a) formed to an adequate level and drained; and b) except for a single dwelling, provided with an impervious all weather seal; and c) except for a single dwelling, line marked or provided with other clear physical means to delineate car spaces.	P1 All car parking, access strips manoeuvring and circulation spaces must be readily identifiable and constructed to ensure that they are useable in all weather conditions.

Comment:

Complies with A1 (a-c) (refer to plans).

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E6.7.2 Design and Layout of Car Parking

Objective: To ensure that car parking and manoeuvring space are designed and laid out to an appropriate standard.	
Acceptable Solutions	Performance Criteria
A1.1 Where providing for 4 or more spaces, parking areas (other than for parking located in garages and carports for dwellings in the General Residential Zone) must be located behind the building line; and A1.2 Within the General residential zone, provision for turning must not be located within the front setback for residential buildings or multiple dwellings.	P1 The location of car parking and manoeuvring spaces must not be detrimental to the streetscape or the amenity of the surrounding areas, having regard to: a) the layout of the site and the location of existing buildings; and b) views into the site from the road and adjoining public spaces; and c) the ability to access the site and the rear of buildings; and d) the layout of car parking in the vicinity; and e) the level of landscaping proposed for the car parking.
Comment: Complies with A1.1. Parking is located centrally to all buildings, behind the front building line. A1.2 – N/a.	
A2.1 Car parking and manoeuvring space must: a) have a gradient of 10% or less; and b) where providing for more than 4 cars, provide for vehicles to enter and exit the site in a forward direction; and c) have a width of vehicular access no less than prescribed in Table E6.2 and Table E6.3, and A2.2 The layout of car spaces and access ways must be designed in accordance with <i>Australian Standards AS 2890.1 - 2004 Parking Facilities, Part 1: Off Road Car Parking</i>.	P2 Car parking and manoeuvring space must: a) be convenient, safe and efficient to use having regard to matters such as slope, dimensions, layout and the expected number and type of vehicles; and b) provide adequate space to turn within the site unless reversing from the site would not adversely affect the safety and convenience of users and passing traffic.
Comment: Complies with A2.1 & A2.2 (refer to plans).	

Table E6.2: Access Widths for Vehicles

Number of parking spaces served	Access width (see note 1)	Passing bay (2.0m wide by 5.0m long plus entry and exit tapers) (see note 2)
1 to 5	3.0m	Every 30m

E6.7.3 Car Parking Access, Safety and Security

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

E6.7.4 Parking for Persons with a Disability

Objective: To ensure adequate parking for persons with a disability.	
Acceptable Solutions	Performance Criteria
A1 All spaces designated for use by persons with a disability must be located closest to the main entry point to the building.	P1 The location and design of parking spaces considers the needs of disabled persons, having regard to: a) the topography of the site; b) the location and type of relevant facilities on the site or in the vicinity;

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	c) the suitability of access pathways from parking spaces, and d) applicable Australian Standards.
A2 One of every 20 parking spaces or part thereof must be constructed and designated for use by persons with disabilities in accordance with <i>Australian Standards AS/NZ 2890.6 2009</i> .	P2 The number of parking spaces provided is appropriate for the needs of disabled persons, having regard to: a) characteristics of the populations to be served; b) their means of transport to and from the site; and c) applicable Australian Standards.
Comment: Complies with A1 & A2 – disabled parking to be provided adjacent to the front entrance of the reception area.	

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

Objective: To ensure adequate access for people and goods delivery and collection and to prevent loss of amenity and adverse impacts on traffic flows.

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

E6.8 Provisions for Sustainable Transport

E6.8.1 Bicycle End of Trip Facilities

Not used in this planning scheme

E6.8.2 Bicycle Parking Access, Safety and Security

Objective: To ensure that parking and storage facilities for bicycles are safe, secure and convenient.	
Acceptable Solutions	Performance Criteria
A1.1 Bicycle parking spaces for customers and visitors must: a) be accessible from a road, footpath or cycle track; and b) include a rail or hoop to lock a bicycle to that meets <i>Australian Standard AS 2890.3 1993</i> ; 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 <i>Australian Standard AS/NZS 1158 2005 Lighting Category C2</i> during the times they will be used; and A1.2 Parking space for residents' and employees' bicycles must be under cover and capable of being secured by lock or bicycle lock.	P1 Bicycle parking spaces must be safe, secure, convenient and located where they will encourage use.
A2 Bicycle parking spaces must have: a) minimum dimensions of: i) 1.7m in length; and ii) 1.2m in height; and iii) 0.7m in width at the handlebars; and b) unobstructed access with a width of at least 2m and a gradient of no more 5% from a public area where cycling is allowed.	P2 Bicycle parking spaces and access must be of dimensions that provide for their convenient, safe and efficient use.
Comment: Complies with A1.2 & A2 – bike parking available within the garage of the dwelling. Not required for the other uses proposed.	

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E6.8.5 Pedestrian Walkways

Objective: To ensure pedestrian safety is considered in development	
Acceptable Solution	Performance Criteria
A1 Pedestrian access must be provided for in accordance with Table E6.5.	P1 Safe pedestrian access must be provided within car park and between the entrances to buildings and the road.
Comment: Relies on performance criteria P1. The parking area is a low speed environment, with the majority of the vehicles parked for the duration of employee's shift, resulting in infrequent vehicle movements and reduced risk to pedestrian safety.	

Table E6.5: Pedestrian Access

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

Notes

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

ASSESSMENT AGAINST E11 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.
N/a	Complies with P1. Assessments addressing the requirements of a site specific study was provided with the application to address the sensitive use of the dwelling within the attenuation distance of the existing quarries (McGrath's Quarry and Raeburn Quarry – Stornoway) and the proposed Cocked Hat Hill Quarry. The assessments conclude that there will not be an environmental nuisance or environmental harm to the proposed dwelling, provided mitigation measures, such as the construction of an earth mound be established. A condition may be applied with the permit to ensure that this occurs prior to the commencement of the residential 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	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

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Business, General Business, Commercial zones, the minimum attenuation distance listed in Tables E11.1 and E11.2 for that activity.	b) the nature of the emitting operation being protected by the attenuation area; and c) the degree of hazard or pollution that may emanate from the emitting operation; and d) use of land irrigated by effluent must comply with <i>National Health and Medical Research Council Guidelines</i> .
N/a	N/a

E11.7 Development Standards

Not used in this Scheme.

ASSESSMENT AGAINST E12 Airports Impact Management Code

E12.5 Use Standards

E12.5.1 Noise Impacts

Objective To ensure that noise impacts on use within the ANEF contours from aircraft and airports are appropriately managed.	
Acceptable Solutions	Performance Criteria
A1 No acceptable solution.	P1 All new buildings must comply with the <i>Australian Standard 2021-2000 Acoustics - Aircraft Noise Intrusion - Building Siting and Construction</i> .
Relies on Performance Criteria.	A condition may be applied to the permit to ensure compliance.
A2 Sensitive use (whether ancillary to other use or development or not) must not occur within the 25 ANEF contour.	P2 No performance criteria.
Complies. The dwelling is not located within the 25 ANEF Contour.	N/a

E12.6 Development Standards

E12.6.1 Obstacles to Aircraft

Objective To ensure that development does not impact on the safety of prescribed airspace.	
Acceptable Solutions	Performance Criteria
A1 Development must be approved pursuant to the <i>Airports Act 1996</i> and the <i>Airport (Protection of Airspace) Regulations 1996</i> and the Manual of Standards.	P1 No performance criteria.
Complies. The application was referred to the Launceston Airport, who also referred to the application to CASA and Flysafe. The airport has no objection to the proposal, but require a condition to be applied to the permit to require the developer to notify the airport of any crane usage.	N/a

ASSESSMENT AGAINST E15 Signs Code

E15.3 Definition of Terms Used in this Code

E15.3.1 In this Code, unless the contrary intention appears:

Other sign	Any sign not listed.
Although the main sign proposed meets the definition of a Pole Sign, the overall height of the sign was raised as an issue within a representation, due to the height being out of character with the surrounding area. It is proposed that the permit be conditioned to reduce the height of the sign by 1m, to be more consistent with the height of the nearby nursery sign (3700mm high). In doing so, the sign is better defined as an 'Other Sign'. The front fence is also proposed to be rendered and labelled with the business name. This label also meets the definition of an 'other sign'.	

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E15.5 Standards for Use or Development

E15.5.1 Third Party Signage

Objective: To ensure that signs relate to the site on which they are located.	
Acceptable Solutions	Performance Criteria
A1 Must only advertise goods and services available from the site.	P1 Shall be a Billboard Sign and consistent with the desired future character statements, if any.
Complies with A1 – the sign is advertising services available from the subject site.	N/a

E15.5.2 Heritage Precincts

Objective To ensure that the design and siting of signs complement or enhance the streetscape of Heritage Precincts.	
Above Awning Sign	
Acceptable Solutions	Performance Criteria
A1 No acceptable solution	P1 If within the Heritage Precincts Specific Area Plan, shall be consistent with the Character Statements.
N/a	N/a

E15.5.3 Design and siting of signage

Objective To ensure that the design and siting of signs complement or enhance the characteristics of the natural and built environment in which they are located.	
Other Sign	
Acceptable Solutions	Performance Criteria
A34 No acceptable solution	P34 Other signs can be located in any zone except the General Residential Zone 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. (re-numbered due to typographical error in scheme)
Relies on Performance Criteria P34.	Complies with P34 as follows: a) The applicant has existing signage on the gateway entrance, but has found clients still have difficulty locating the site when travelling along Hobart Road. The main purpose of the signage is to give drivers greater warning as to the location of the site. b) A condition will be applied to the permit, if issued, to require the main sign to be reduced by 1m, to achieve greater consistency with signage on the adjacent property and address the concerns of the representor, regarding the height of the sign. This also will assist the proportions of the sign. The shape and colour of the sign are otherwise sufficient.

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	c)	The proposed signage does not conflict with the zone purpose. It will not cause any impact on adjoining agricultural uses.
	d)	N/a
	e)	The revised size of the sign is consistent with other signage within the immediate streetscape.
	f)	The signage will be screened from neighbouring properties by existing vegetation and there are no dwellings within the immediate vicinity of the sign.
	g)	The signage will be limited to a single sign and labelling of the wall.
	h)	The signage is not considered to contribute to or exacerbate visual clutter. A condition may be applied to the permit to require the removal of existing signage, once the proposed signage is installed.
	i)	The signage is located at the end of a 500m driveway and is not near any other buildings on the site. There are no safety hazard concerns.
	j)	The signage is proposed to assist motorists to identify the site, but is setback from the road edge and is unlikely to cause distraction.

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

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

STATE POLICIES
The proposal is consistent with all State Policies.

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

STRATEGIC PLAN/ANNUAL PLAN/COUNCIL POLICIES
Strategic Plan 2017-2027
Statutory Planning

5 FINANCIAL IMPLICATIONS TO COUNCIL

Not applicable to this application.

6 OPTIONS

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

7 DISCUSSION

Discretion to refuse the application is limited to:

- Discretionary use – dwelling;
- Reliance on performance criteria of the Rural Resource Zone (setbacks);
- Reliance on performance criteria of the Road and Railway Assets Code (intensification of access);
- Reliance on performance criteria of the Car Parking and Sustainable Transport Code (no separate pedestrian walkways);

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- Reliance on performance criteria of the Environmental Impacts and Attenuation Code (within attenuation distance of quarries);
- Reliance on performance criteria of the Airports Impact Management Code (within airport ANEF contours); and
- Reliance on performance criteria of the Signs Code (other sign).

All relevant provisions of the planning scheme have been assessed, and are deemed to comply. Relevant referral bodies have also been consulted, and have no objections to the proposal.

Three representations were received to the application (one in support, confirming quarry requirements). The main issue raised by the representors relate to noise (barking dogs), which is unable to be adequately considered by the planning scheme and is better dealt with as part of an application for a kennel licence, or barking complaint. The proponent will need to apply for a new kennel licence to align with the number of dogs proposed by this application, if approved. A barking complaint package can be obtained from Council's Animal Control Officer at any time. No complaints have been previously received for the site.

Concern was also raised regarding height of the proposed sign. A condition may be applied to the permit to require a 1m reduction in the height of the sign, so that it is consistent with the signage height of the nearby nursery but still achieves the purpose of alerting motorist to the location of the entrance.

8 ATTACHMENTS

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

RECOMMENDATION

That land at 805 Hobart Road, Breadalbane be approved to be developed and used for a cattery, kennel & pet crematorium extensions, dwelling & new sign (within ANEF contours & attenuation distance) in accordance with application P17-164, and subject to the following conditions:

1 Layout not altered

The use and development shall be in accordance with the endorsed plans numbered **P1 – P12** (*Drawing No: DA-17005, Sheet No's: Cover page & 01-11, Dated: 27.05.2017*) & **D1 Planning Submission Report by Rebecca Green & Associates, dated 18th June 2017, Revision 4, including attachments:**

- *Environmental Assessment – Vipac Engineers & Scientists Limited, dated 4th August 2016 (including Technical Memo – Takarri Engineering, dated 14th July 2017)*
- *Cocked Hat Hill Quarry Assessment, Report No. 5014_AC_R, dated 18.05.2017 – Tarkarri Engineering*
- *Technical Memo – Takarri Engineering, dated 7th May 2017.*

& **D2 Traffic Impact Assessment, prepared by Terry Eaton, dated 20th June 2017.**

2 Reduction in sign height

Prior to the issue of a building permit, or the commencement of development authorised by this permit, a revised signage plan to the satisfaction of the General Manager shall be submitted, showing the height of the sign reduced by 1m. When approved, the plans will be endorsed and will then form part of the permit.

3 Construction of the Earth Bund

The 3m high earth bund, as shown on endorsed plans and more specifically described in the Technical Memo by Takarri Engineering, dated 7th May 2017, shall be constructed prior to the commencement of any residential use of the dwelling.

4 Use of cranes

The applicant/developer must advise the Launceston Airport if there are cranes (or similar with extending booms) used in the construction of the project, prior to the crane being brought on-site.

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5 Airport conditions

All new buildings must comply with the *Australian Standard 2021-2000 Acoustics - Aircraft Noise Intrusion - Building Siting and Construction*.

6 Removal of existing signage

Existing signage at the property entrance must be removed within 1 week of the completion of the signage approved by this permit.

DECISION

Cr

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PLAN 3 DRAFT AMENDMENT 01/17 & PLANNING PERMIT P17-121 6-8 BRIDGE STREET, ROSS

Attachments: Section 1 – Page 686

File Number: 400500.19
Responsible Officer: Amanda Bond, Community & Development Manager
Report prepared by: Paul Godier, Senior Planner

1 INTRODUCTION

At its June 2017 meeting, Council resolved to initiate and certify an amendment to rezone part of 6-8 Bridge Street, Ross to Local Business and use the existing building as a shop.

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

The representation is considered in this report.

2 BACKGROUND

Applicant:
Northern Midlands Council

Proposal:
Rezone part of 6-8 Bridge Street to Local Business; amend taxi and motorcycle parking provisions; use vacant building as a shop including freestanding sign.

Critical Date:
Report on representation to be sent to Planning Commission by 23 October 2017

Recommendation:
Endorse statement of opinion as to the merit of the representation

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.

These matters are discussed below.

4 ASSESSMENT OF REPRESENTATION

Draft Amendment

The draft amendment seeks to rezone part of 6-8 Bridge Street, Ross from Community Purpose to Local Business and use the building as a shop.

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Representation

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

- Kim Peart, 39 Bridge Street, Ross.

Consideration of the Representation

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

ISSUE 1:

The rezoning is not necessary and the building should be made available for community use such as a community arts centre.

Impact of the Representation on the Draft Amendment and Need for Modification of the Draft Amendment

A community arts centre is within the use class Community Meeting and Entertainment.

Table 8.2 Use Classes

<i>Use Class</i>	<i>Description</i>
Community meeting & entertainment	<i>use of land for social, religious and cultural activities, entertainment and meetings. Examples include an art and craft centre, church, cinema, civic centre, function centre, library, museum, public art gallery, public hall and theatre.</i>

The proposal is to rezone from Community Purposes to Local Business.

The Local Business zone allows use for community meeting and entertainment and therefore allows a community arts centre.

20.2 Use Table in the Local Business zone

Permitted	
Use Class	Qualification
Community meeting & entertainment	

The amendment therefore does not prevent the building being used for a community arts centre.

There is no need to modify the draft amendment in relation to this issue.

ISSUE 2:

Strongly opposes the subdivision and rezoning as it may lead to the sale of the property.

Impact of the Representation on the Draft Amendment and Need for Modification of the Draft Amendment

The application does not seek subdivision of the Ross Clinic. The building therefore could not be sold as it does not have a separate title.

There is no need to modify the draft amendment in relation to this issue.

ISSUE 3:

Unfair competition – There are properties for sale and lease in Ross, and hardly ever a new business. More businesses seem to close than open. Putting the Ross Clinic on the market for lease or sale will be unfair competition to other property owners in Ross.

Impact of the Representation on the Draft Amendment and Need for Modification of the Draft Amendment

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The previous use as a shop ceased around the end of April 2017. Council has received enquiries about using the building as a shop since then, but has been unable to agree due to the zoning issue. Businesses seeking to lease property in Ross have had the opportunity to do so. The rezoning will place an additional building in the Local Business zone, making an additional building available and increasing the possibility of meeting the needs of businesses seeking to open in Ross.

There is no need to modify the draft amendment in relation to this issue.

6 OPTIONS

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

7 ATTACHMENTS

- Representation

RECOMMENDATION

That Council, in accordance with section 39 (2) (b) of the *Land Use Planning & Approvals Act 1993*, forward to the Tasmanian Planning Commission the following statement of opinion regarding the representation

ISSUE 1:

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The previous use as a shop ceased around the end of April 2017. Council has received enquiries about using the building as a shop since then, but has been unable to agree due to the zoning issue. Businesses seeking to lease property in Ross have had the opportunity to do so. The rezoning will place an additional building in the Local Business zone, making an additional building available and increasing the possibility of meeting the needs of businesses seeking to open in Ross.

There is no need to modify the draft amendment in relation to this issue.

DECISION

Cr

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PLAN 4 PLANNING APPLICATION P17-204 15 LAYCOCK STREET, LONGFORD

Attachments: Section 1 – Page 692

File Number: 108000.04 CT01-Jan-6827
Responsible Officer: Amanda Bond, Community & Development Manager
Report prepared by: Rebecca Green, Planning Consultant

1 INTRODUCTION

This report assesses an application for 15 Laycock Street, Longford to construct Multiple dwellings x 5 & new access (vary side [N & S] setbacks & window/access separation).

2 BACKGROUND

Applicant:

S Chugg

Owner:

S Chugg

Zone:

General Residential

Codes:

Road & Railway Assets Code
Car Parking and Sustainable Transport Code

Classification under the Scheme:

Residential (Multiple Dwelling)

Existing Use:

Dwelling

Deemed Approval Date:

9 October 2017

Recommendation:

Approve with conditions

(Extension of time grated until 20 October 2017)

Discretionary Aspects of the Application

- Reliance on the performance criteria of the General Residential Zone
 - o Clause 10.4.2 A3 (side setback) (5 variations)
 - o Clause 10.4.6 A3 (window/access separation) (4 variations)
 - o Reliance on performance criteria of E4 Road and Railway Assets Code – two separate accesses

Planning Instrument: Northern Midlands Interim Planning Scheme 2013

Site from Laycock Street



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3 STATUTORY REQUIREMENTS

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

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

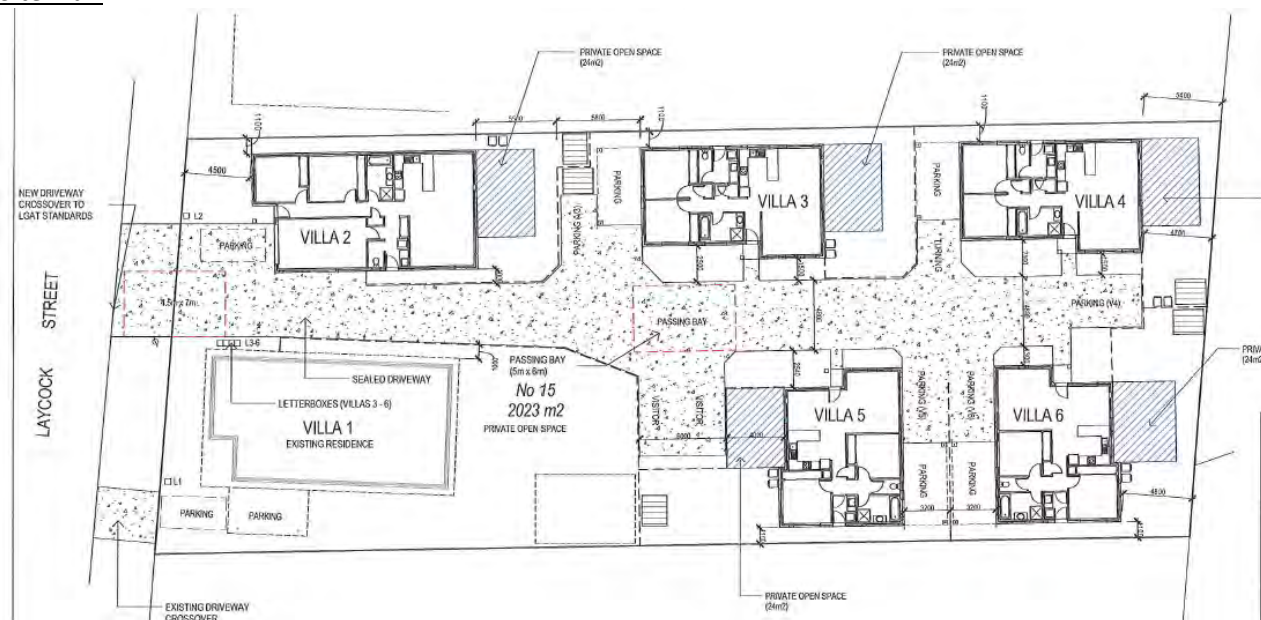
4 ASSESSMENT

4.1 Proposal

It is proposed to:

- Construct five additional 2-bedroom villas behind and beside an existing dwelling, additional carports/garage and additional access on a 2023m² lot. The dwellings are to be constructed of face brick with a Colorbond roof. All dwellings are to be provided with a single undercover car parking space (carport or garage) and an additional designated space located adjacent to the respective dwelling. Two visitor parking spaces are to also be provided. Each dwelling will have its own private open space, clothes drying facility, and an external garden shed.
- The existing 3-bedroom single dwelling will be changed to a multiple dwelling (6th dwelling on site).

Site Plan

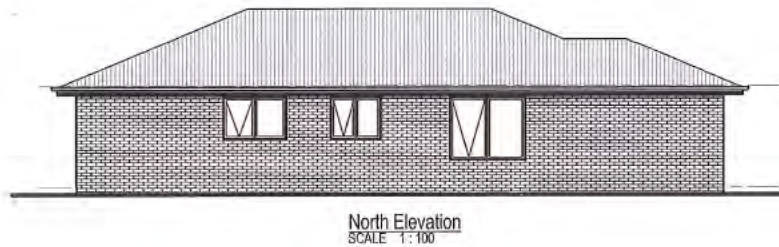
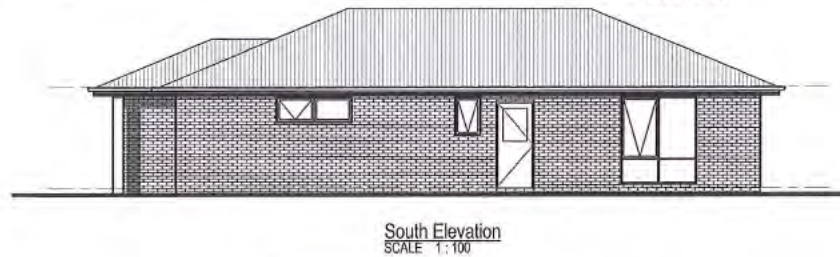


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Elevations – Villa 2



Elevations – Villas 3/4



**NORTHERN
MIDLANDS
COUNCIL**

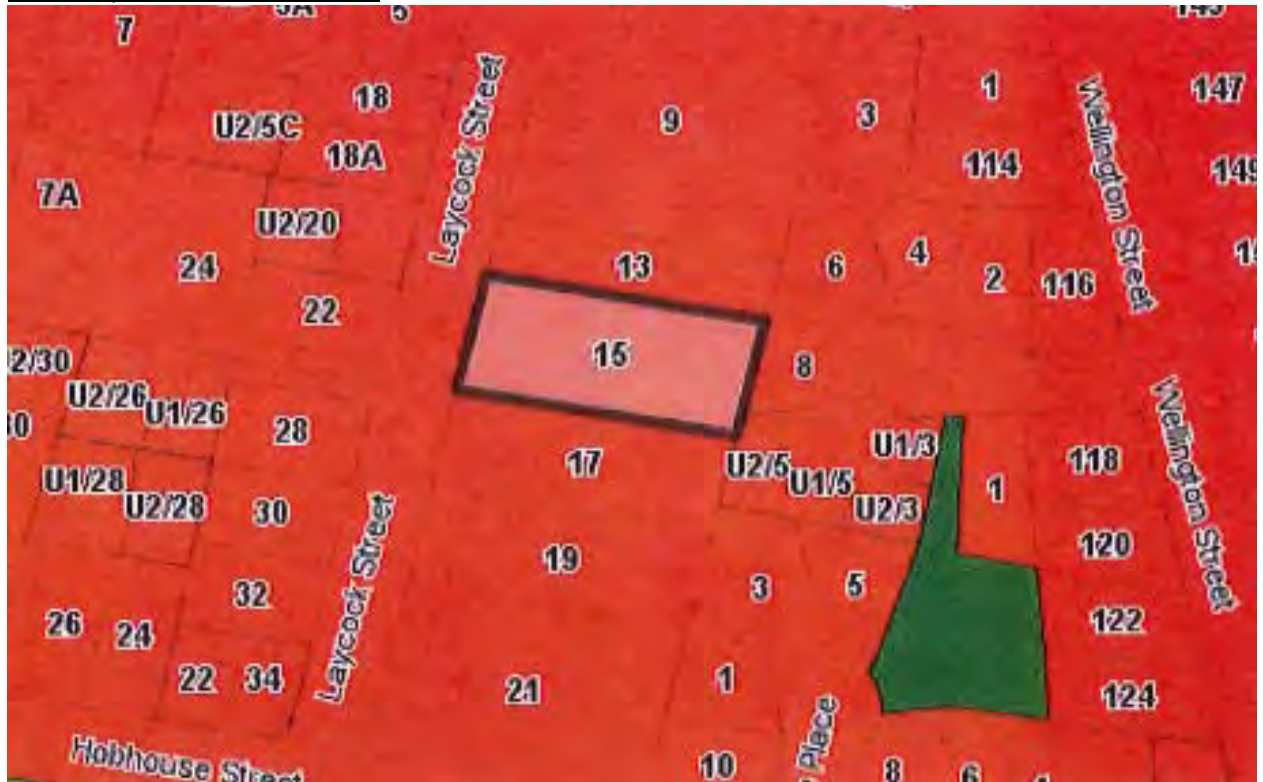
North Elevation
SCALE 1:100

South Elevation
SCALE 1:100

West Elevation
SCALE 1:100

East Elevation
SCALE 1:100

Zone Map –General Residential



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The relevant Planning Scheme definition is:

multiple dwellings

means 2 or more dwellings on a site.

Residential (Multiple Dwelling) is Permitted (Permit Required) in the zone; however, due to variations to the zone and code provisions of the planning scheme, the application became discretionary.

4.3 Subject site and locality

A site visit was carried out by Council's Planner, Erin Boer on 29th August 2017. The subject site is relatively flat site with a single dwelling located to the south-western corner. The subject land is surrounded by a mix of single and multiple dwelling developments, where the eastern side of Laycock Street is predominantly single dwellings on large allotments, with the dwelling located towards the road frontage.

Aerial photograph of area



Photographs of subject site



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4.4 Permit/site history

Relevant permit history includes:

- 73/83 Garage Addition
- P17-204 Multiple Dwellings

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 representation (attached) was received from:

- Maggie Wilson, 13 Laycock Street, Longford

Map showing location of representor property in relation to subject site



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

Issue 1

- Flooding – Ms Wilson raises concerns in relation to the amount of ground water of the subject site and sites also at no. 11 and 13 Laycock Street.

Planner's comment:

Council's Works Department have considered stormwater disposal within their referral, and have provided conditions should the application be approved to include a design to ensure that all stormwater drainage must be collected from driveways and roofed areas and disposed of to the reticulated system. Added protection to adjacent properties will be provided as part of the proposal. The development will not directly impact soakage drains, tanks and gardens located on adjacent properties, as no excavation on the subject land is proposed. With appropriate conditions, the additional stormwater caused by the development can be ameliorated.

Issue 2

- Parking – Ms Wilson raises concerns in relation to a deficiency in parking spaces provided

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Planner's comment:

The proposed development will provide for two parking spaces are provided for each villa (3 in the case of the existing villa), in addition to two visitor parking spaces. The number of spaces complies with Table E6.1, no changes are required.

Issue 3

- Turning circles – Concerns are raised that the required turning circles appear not to comply

Planner's comment:

The proponent provided as part of the application parking turning circle drawings, prepared in accordance with Australian Standards using Transoft Solutions software. Turning is compliant with the access widths specified in Table E6.1, no changes are required.

Issue 4

- Traffic movements – Concerns are raised in relation to the number of traffic movements per day stipulated within the traffic report which accompanied the application

Planner's comment:

The proposal is for a total of 6 dwellings on the subject land. Two separate accesses are provided, one of which will serve as access for 5 of the 6 dwellings. The 25 traffic movements per day is for the additional 5 dwelling proposed. The existing access will not change as it already serves the existing dwelling. The traffic movements in the traffic report were calculated based on benchmark movements for 2-bedroom units, as provided in the "Guide to Traffic Generating Developments" prepared by RTA. This guide is used widely across industry to determine generated traffic movements and advises 4-5 daily vehicle movements per 2-bedroom unit. The author of the traffic report used a conservative approach utilising the upper range of 5 vehicle movements per dwelling to be adopted in the assessment. No changes are required.

Issue 5

- Shadowing – Concerns are raised that the dwelling to the north will be severely impacted by overshadowing caused by the development.

Planner's comment:

The representor's land is located to the north of the subject land. Shadows are therefore cast in a southerly direction and the neighbouring dwelling on the southern side are not within the range of shadows cast. Council officers did not request a shadow diagram due to location and orientation of exiting adjoining dwellings. The proposal will not overshadow the neighbouring dwelling to the north. No changes are required.

Issue 6

- Dampness – Concerns are raised that the dwelling to the north has a level of dampness already on the southern side.

Planner's comment:

The representor's land is located to the north of the subject land. Shadows to the southern area of the adjoining dwelling at no. 13 are caused by their own dwelling and its proximity to its own southern boundary, meaning that this area is not likely to receive appropriate solar access. The proposed development is unlikely to increase dampness to the adjacent land at no. 13. No changes are required.

Issue 7

- Amenity – Concerns are raised that the proposal will cause a sense of loss of amenity.

Planner's comment:

The zoning and area of the subject land enables future development, whether that be subdivision

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and/or multiple dwelling development. Any previous discussions between neighbours in relation to their intended use of property at that point in time is not a relevant planning consideration. The planning authority must assess the application based on its own planning merit. An existing 1800mm high fence is provided between the subject land and the representors. The average eye height is 1600mm, therefore privacy impact caused by the single storey proposed dwellings is unlikely to significantly impact on the neighbouring premises to the north. Windows of Villas 2, 3 and 4 are located at least 1100mm from the northern boundary. There is also a good level of vegetation already provided on the representors lot which will provide additional privacy. No changes are required, any boundary fencing along side boundaries is not a consideration of the planning scheme, provided it is no greater in height of 2100mm.

Issue 8

- Allotment size – Concerns are raised in relation to density of the proposal.

Planner's comment:

The proposal exceeds the acceptable solution in relation to density of multiple dwellings 10.4.1. The area is a mix of single and multiple dwellings. The proposal is compliant with the planning scheme, no changes are required.

Issue 9

- Shadowing – Concerns are raised that the representor's hobbies and interests will have a negative effect on the occupants of the proposed development.

Planner's comment:

Any hobbies and interests of the neighbour would be subservient to the residential use approved on the adjoining lot. Any other activities that may cause a nuisance can be dealt with under separate legislation/civil enforcement measures should they pose a concern into the future. Although the proponent has responded that the dedicated private open space could be moved, this is not necessary or an option, as the private open space must be accessed by a habitable room (dining room in the case of Villas 2, 3 and 4) and meets the acceptable solution as proposed. No changes are required.

4.6 Referrals

The only referral required was as follows:

Council's Works Department

Precis: Council's Works Department (Jonathan Galbraith) reported on 20th August 2017 that the stormwater concerns have been discussed and their recommended conditions are included in the conditions of approval.

TasWater

Precis: A Taswater Submission to Planning Authority Notice was issued on 05/09/2017. (Taswater Ref: TWDA 2017/01381-NMC).

4.7 Planning Scheme Assessment

GENERAL RESIDENTIAL ZONE
ZONE PURPOSE
<i>To provide for residential use or development that accommodates a range of dwelling types at suburban densities, where full infrastructure services are available or can be provided.</i>
<i>To provide for compatible non-residential uses that primarily serve the local community.</i>
<i>Non-residential uses are not to be at a level that distorts the primacy of residential uses within the zones, or adversely affect residential amenity through noise, activity outside of business hours traffic generation and movement or other off site impacts.</i>
<i>To encourage residential development that respects the neighbourhood character and provides a high standard of residential amenity.</i>

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Assessment: The proposal is consistent with the zone purpose, as it proposes a density which is not out of character with the surrounding neighbourhood and provides a high level of residential amenity, particularly in regard to open space and solar access. The proposal provides for a range of dwelling types at suburban densities, where full infrastructure services are available or can be provided.

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 as the development is located within the Urban Growth Boundary and is not located within a Heritage Precinct.

USE AND DEVELOPMENT STANDARDS

10.3 Use Standards

10.3.1 Amenity

Objective

To ensure that non-residential uses do not cause an unreasonable loss of amenity to adjoining and nearby residential uses.

Acceptable Solutions	Performance Criteria
A1 If for permitted or no permit required uses.	P1 The use must not cause or be likely to cause an environmental nuisance through emissions including noise and traffic movement, smoke, odour, dust and illumination.
Complies.	N/a
A2 Commercial vehicles for discretionary uses must only operate between 7.00am and 7.00pm Monday to Friday and 8.00am to 6.00pm Saturday and Sunday.	P2 Commercial vehicle movements for discretionary uses must not unreasonably impact on the amenity of occupants of adjoining and nearby dwellings.
N/a	N/a
A3 If for permitted or no permit required uses.	P3 External lighting must demonstrate that: a) floodlighting or security lights used on the site will not unreasonably impact on the amenity of adjoining land; and b) all direct light will be contained within the boundaries of the site.
Complies.	N/a

10.3.2 Residential Character – Discretionary Uses

Objective

To ensure that discretionary uses support:

- a) the visual character of the area; and
- b) the local area objectives, if any.

Acceptable Solutions	Performance Criteria
A1 Commercial vehicles for discretionary uses must be parked within the boundary of the property.	P1 No performance criteria.
N/a	N/a
A2 Goods or material storage for discretionary uses must not be stored outside in locations visible from adjacent properties, the road or public land.	P2 No performance criteria.
N/a	N/a
A3 Waste material storage for discretionary uses 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.	P3 No performance criteria.
N/a	N/a

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10.4 Development Standards

10.4.1 Residential density for multiple dwellings

Objective: To provide for suburban densities for multiple dwellings that:	
(a) make efficient use of suburban land for housing; and	
(b) optimise the use of infrastructure and community services.	
Acceptable Solutions	Performance Criteria
A1 Multiple dwellings must have a site area per dwelling of not less than: (a) 325m ² ; or (b) if within a density area specified in Table 10.4.1 below and shown on the planning scheme maps, that specified for the density area.	P1 Multiple dwellings must only have a site area per dwelling that is less than 325m ² , or that specified for the applicable density area in Table 10.4.1, if the development will not exceed the capacity of infrastructure services and: (a) is compatible with the density of the surrounding area; or (b) provides for a significant social or community housing benefit and is in accordance with at least one of the following: (i) the site is wholly or partially within 400m walking distance of a public transport stop; (ii) the site is wholly or partially within 400m walking distance of a business, commercial, urban mixed-use, village or inner residential zone.
A1.1 (a) Proposal complies. The block has a total area of 2023m ² and six units are proposed, resulting in a site density of 1:337m ² . (b) N/a – table 10.4.1 is not used in this scheme.	N/a

10.4.2 Setbacks and building envelope for all dwellings

Objective: To control the siting and scale of dwellings to:	
(a) provide reasonably consistent separation between dwellings on adjacent sites and a dwelling and its frontage; and	
(b) assist in the attenuation of traffic noise or any other detrimental impacts from roads with high traffic volumes; and	
(c) provide consistency in the apparent scale, bulk, massing and proportion of dwellings; and	
(d) provide separation between dwellings on adjacent sites to provide reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space.	
Acceptable Solutions	Performance Criteria
A1 Unless within a building area, a dwelling, excluding protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6m into the frontage setback, must have a setback from a frontage that is: (a) if the frontage is a primary frontage, at least 4.5m, or, if the setback from the primary frontage is less than 4.5 m, not less than the setback, from the primary frontage, of any existing dwelling on the site; or (b) if the frontage is not a primary frontage, at least 3m, or, if the setback from the frontage is less than 3 m, not less than the setback, from a frontage that is not a primary frontage, of any existing dwelling on the site; or (c) if for a vacant site with existing dwellings on adjoining sites on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the	P1 A dwelling must: (a) have a setback from a frontage that is compatible with the existing dwellings in the street, taking into account any topographical constraints; and (b) if abutting a road identified in Table 10.4.2, include additional design elements that assist in attenuating traffic noise or any other detrimental impacts associated with proximity to the road.

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	dwellings on the adjoining sites on the same street; or (d) if the development is on land that abuts a road specified in Table 10.4.2, at least that specified for the road.	
	Complies with A1 (a). A front setback of 4.5m is achieved.	N/a
A2	A garage or carport must have a setback from a primary frontage of at least: (a) 5.5m, or alternatively 1m behind the façade of the dwelling; or (b) the same as the dwelling façade, if a portion of the dwelling gross floor area is located above the garage or carport; or (c) 1m, if the natural ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10m from the frontage.	P2 A garage or carport must have a setback from a primary frontage that is compatible with the existing garages or carports in the street, taking into account any topographical constraints.
	Complies with A2 (a) – the proposed garage to serve Villa 2 achieves a setback of being 1.5m behind the façade of the dwelling.	N/a
A3	A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6m horizontally beyond the building envelope, must: (a) be contained within a building envelope (refer to Diagrams 10.4.2A, 10.4.2B, 10.4.2C and 10.4.2D) determined by: (i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a lot with an adjoining frontage; and (ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above natural ground level at the side boundaries and a distance of 4m from the rear boundary to a building height of not more than 8.5m above natural ground level; and (b) only have a setback within 1.5m of a side boundary if the dwelling: (i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining lot; or (ii) does not exceed a total length of 9m or one-third the length of the side boundary (whichever is the lesser).	P3 The siting and scale of a dwelling must: (a) not cause unreasonable loss of amenity by: (i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining lot; or (ii) overshadowing the private open space of a dwelling on an adjoining lot; or (iii) overshadowing of an adjoining vacant lot; or (iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining lot; and (b) provide separation between dwellings on adjoining lots that is compatible with that prevailing in the surrounding area.
	The side setbacks required by A3 (b) do not comply.	The proposal relies on P3 due to the variation to the side setbacks (north and south) as follows: a) i) The variation to the side setbacks will not cause an unreasonable loss of amenity to a habitable room of an adjoining dwelling, as the Villas 2, 3, and 4 are located 1100mm south of the northern boundary, and Villas 5 and 6 are located 1100mm north of the southern boundary. The villas are single storey in height, the variation sought is 400mm in each instance. The orientation, height, setback and existing 1800mm high fence on the northern boundary will not cause an unreasonable loss of

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amenity to the dwelling to the north at no. 13 Laycock Street. The physical distance between Villas 5 and 6 and the adjoining dwelling at no. 17 will ensure that the proposal will not cause an unreasonable loss of amenity.

- b) The proposal provides separation between dwellings on adjoining lots that is compatible with that prevailing in the surrounding area. The 400mm variation would not cause an unreasonable impact upon the properties to the north and south in terms of overshadowing, and as the proposal is single storey, it is unlikely that any privacy impacts will be caused, due to the topography of the site, and the boundary fencing in place. The proposal is considered to be compliant with the performance criteria.

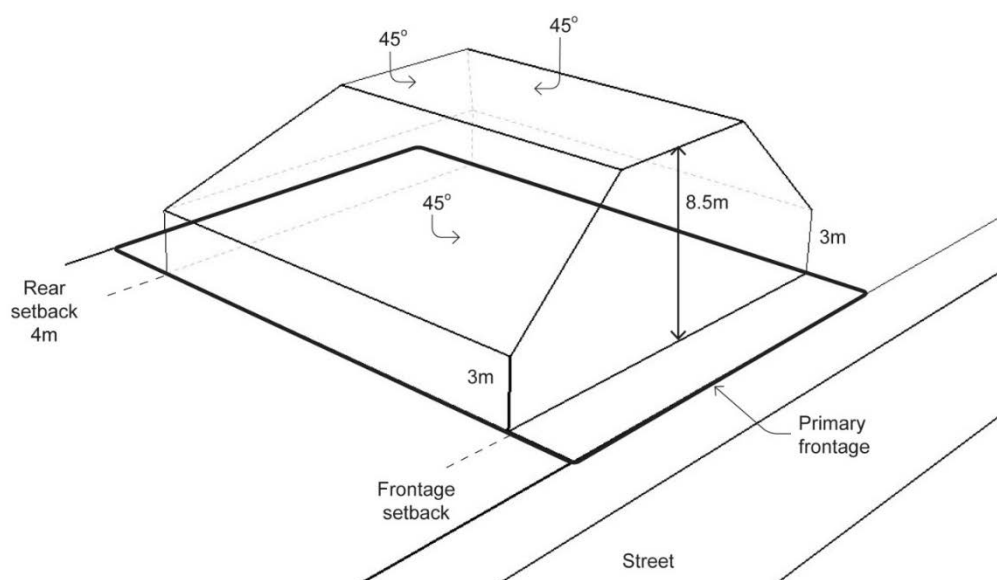


Diagram 10.4.2A. Building envelope as required by subclause 10.4.2A3(a).

10.4.3 Site coverage and private open space for all dwellings

Objective: To provide:	
(a) for outdoor recreation and the operational needs of the residents; and (b) opportunities for the planting of gardens and landscaping; and (c) private open space that is integrated with the living areas of the dwelling; and (d) private open space that has access to sunlight.	
Acceptable Solutions	Performance Criteria
A1 Dwellings must have: (a) a site coverage of not more than 50% (excluding eaves up to 0.6m); and (b) for multiple dwellings, a total area of private open space of not less than 60m² associated with each dwelling, unless the dwelling has a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); and (c) a site area of which at least 25% of the site area is free from impervious surfaces.	P1 Dwellings must have: (a) private open space that is of a size and dimensions that are appropriate for the size of the dwelling and is able to accommodate: (i) outdoor recreational space consistent with the projected requirements of the occupants and, for multiple dwellings, take into account any communal open space provided for this purpose within the development; and (ii) operational needs, such as clothes

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		drying and storage; and (b) reasonable space for the planting of gardens and landscaping.
	Complies with A1 (a) – a building site coverage of 34.4% is proposed. Complies with A1 (b) – the units achieve the 60m ² area of total private open space requirement. Complies with A1 (c) – the development meets the requirements of 25% of the site to be free from impervious surfaces by providing 35.5% free from impervious surfaces.	N/a
A2	A dwelling must have an area of private open space that: (a) is in one location and is at least: (i) 24m ² ; or (ii) 12m ² , if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); and (b) has a minimum horizontal dimension of: (i) 4m; or (ii) 2m, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); and (c) is directly accessible from, and adjacent to, a habitable room (other than a bedroom); and (d) is not located to the south, south-east or south-west of the dwelling, unless the area receives at least 3 hours of sunlight to 50% of the area between 9.00am and 3.00pm on the 21 st June; and (e) is located between the dwelling and the frontage, only if the frontage is orientated between 30 degrees west of north and 30 degrees east of north, excluding any dwelling located behind another on the same site; and (f) has a gradient not steeper than 1 in 10; and (g) is not used for vehicle access or parking.	P2 A dwelling must have private open space that: (a) includes an area that is capable of serving as an extension of the dwelling for outdoor relaxation, dining, entertaining and children's play and that is: (i) conveniently located in relation to a living area of the dwelling; and (ii) orientated to take advantage of sunlight.
	Complies with A1 (a) by providing at least 24m ² of private open space as follows: Villa 1 = 24m ² Villa 2 = 24m ² Villa 3 = 24m ² Villa 4 = 24m ² Villa 5 = 24m ² Villa 6 = 24m ² Complies with A1 (b), the private open space for all units has a minimum horizontal dimension of 4m. Complies with A1 (c), all units will provide access to private open space from a habitable room which is located adjacent to the private open space. Complies with A1 (d) – the private open space for each unit is located on the northern side. Complies with A1 (e) – not applicable. Complies with A1 (f) – the site is flat. Complies with A1 (g) – the area of private open space for each unit is not used for vehicle parking.	N/a

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10.4.4 Sunlight and overshadowing for all dwellings

Objective:	To provide:	
	(a) the opportunity for sunlight to enter habitable rooms (other than bedrooms) of dwellings; and (b) separation between dwellings on the same site to provide reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space.	
Acceptable Solutions		Performance Criteria
A1	A dwelling must have at least one habitable room (other than a bedroom) in which there is a window that faces between 30 degrees west of north and 30 degrees east of north (see Diagram 10.4.4A).	P1 A dwelling must be sited and designed so as to allow sunlight to enter at least one habitable room (other than a bedroom).
Complies with A1.		N/a
A2	A multiple dwelling that is to the north of a window of a habitable room (other than a bedroom) of another dwelling on the same site, which window faces between 30 degrees west of north and 30 degrees east of north (see Diagram 10.4.4A), must be in accordance with (a) or (b), unless excluded by (c): (a) The multiple dwelling is contained within a line projecting (see Diagram 10.4.4B): (i) at a distance of 3 m from the window; and (ii) vertically to a height of 3m above natural ground level and then at an angle of 45 degrees from the horizontal. (b) The multiple dwelling does not cause the habitable room to receive less than 3 hours of sunlight between 9.00 am and 3.00 pm on 21st June. (c) That part, of a multiple dwelling, consisting of: (i) an outbuilding with a building height no more than 2.4 m; or (ii) protrusions (such as eaves, steps, and awnings) that extend no more than 0.6 m horizontally from the multiple dwelling.	P2 A multiple dwelling must be designed and sited to not cause unreasonable loss of amenity by overshadowing a window of a habitable room (other than a bedroom), of another dwelling on the same site, that faces between 30 degrees west of north and 30 degrees east of north (see Diagram 10.4.4A).
The proposal complies with A2 (a) and (b) and (c).		N/a
A3	A multiple dwelling, that is to the north of the private open space, of another dwelling on the same site, required in accordance with A2 or P2 of subclause 10.4.3, must be in accordance with (a) or (b), unless excluded by (c): (a) The multiple dwelling is contained within a line projecting (see Diagram 10.4.4C): (i) at a distance of 3 m from the northern edge of the private open space; and (ii) vertically to a height of 3 m above natural ground level and then at an angle of 45 degrees from the horizontal. (b) The multiple dwelling does not cause 50% of the private open space to receive less than 3 hours of sunlight between 9.00 am and 3.00 pm on 21st June. (c) That part, of a multiple dwelling, consisting of: (i) an outbuilding with a building height no more than 2.4 m; or (ii) protrusions (such as eaves, steps, and awnings) that extend no more than 0.6 m horizontally from the multiple dwelling.	P3 A multiple dwelling must be designed and sited to not cause unreasonable loss of amenity by overshadowing the private open space, of another dwelling on the same site, required in accordance with A2 or P2 of subclause 10.4.3.
The proposal complies with A3 (a) and (b) and (c).		N/a

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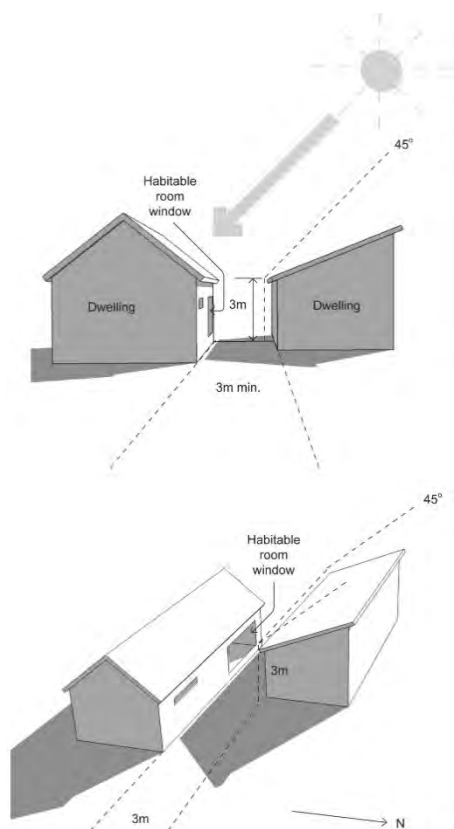


Diagram 10.4.4B. Separation from a north-facing window of a habitable room, of another dwelling on the same site, as required by subclause 10.4.4A2(a).

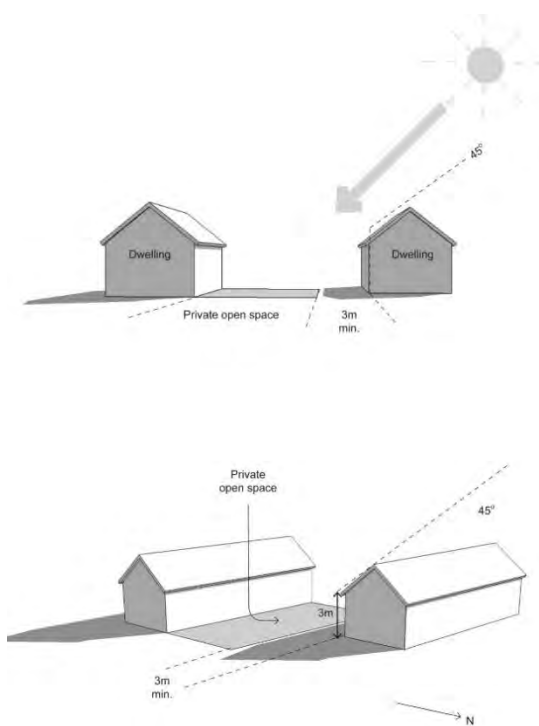


Diagram 10.4.4C. Separation from the private open space of another dwelling on the same site as required by subclause 10.4.4A3(a).

10.4.5 Width of openings for garages and carports for all dwellings

Objective: To reduce the potential for garage or carport openings to dominate the primary frontage.	
Acceptable Solutions	Performance Criteria
A1 A garage or carport within 12m of a primary frontage (whether the garage or carport is free-standing or part of the dwelling) must have a total width of openings facing the primary frontage of not more than 6m or half the width of the frontage (whichever is the lesser).	P1 A garage or carport must be designed to minimise the width of its openings that are visible from the street, so as to reduce the potential for the openings of a garage or carport to dominate the primary frontage.
Complies with A1.	N/a

10.4.6 Privacy for all dwellings

Objective: To provide reasonable opportunity for privacy for dwellings.	
Acceptable Solutions	Performance Criteria
A1 A balcony, deck, roof terrace, parking space, or carport (whether freestanding or part of the dwelling), that has a finished surface or floor level more than 1m above natural ground level must have a permanently fixed screen to a height of at least 1.7m above the finished surface or floor level, with a uniform transparency of no more than 25%, along the sides facing a: (a) side boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of at least 3m from the side boundary; and (b) rear boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of at least 4m from the rear boundary; and (c) dwelling on the same site, unless the balcony, deck, roof terrace, parking space, or carport is at least 6m:	P1 A balcony, deck, roof terrace, parking space or carport (whether freestanding or part of the dwelling) that has a finished surface or floor level more than 1m above natural ground level, must be screened, or otherwise designed, to minimise overlooking of: (a) a dwelling on an adjoining lot or its private open space; or (b) another dwelling on the same site or its private open space; or (c) an adjoining vacant residential lot.

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(i) from a window or glazed door, to a habitable room of the other dwelling on the same site; or (ii) from a balcony, deck, roof terrace or the private open space, of the other dwelling on the same site.	
N/a	N/a
A2 A window or glazed door, to a habitable room, of a dwelling, that has a floor level more than 1 m above the natural ground level, must be in accordance with (a), unless it is in accordance with (b): (a) The window or glazed door: (i) is to have a setback of at least 3 m from a side boundary; and (ii) is to have a setback of at least 4m from a rear boundary; and (iii) if the dwelling is a multiple dwelling, is to be at least 6m from a window or glazed door, to a habitable room, of another dwelling on the same site; and (iv) if the dwelling is a multiple dwelling, is to be at least 6m from the private open space of another dwelling on the same site. (b) The window or glazed door: (i) is to be offset, in the horizontal plane, at least 1.5 m from the edge of a window or glazed door, to a habitable room of another dwelling; or (ii) is to have a sill height of at least 1.7 m above the floor level or has fixed obscure glazing extending to a height of at least 1.7m above the floor level; or (iii) is to have a permanently fixed external screen for the full length of the window or glazed door, to a height of at least 1.7 m above floor level, with a uniform transparency of not more than 25%.	P2 A window or glazed door, to a habitable room of dwelling, that has a floor level more than 1 m above the natural ground level, must be screened, or otherwise located or designed, to minimise direct views to: (a) window or glazed door, to a habitable room of another dwelling; and (b) the private open space of another dwelling; and (c) an adjoining vacant residential lot.
N/a	N/a
A3 A shared driveway or parking space (excluding a parking space allocated to that dwelling) must be separated from a window, or glazed door, to a habitable room of a multiple dwelling by a horizontal distance of at least: (a) 2.5m; or (b) 1m if: (i) it is separated by a screen of at least 1.7m in height; or (ii) the window, or glazed door, to a habitable room has a sill height of at least 1.7m above the shared driveway or parking space, or has fixed obscure glazing extending to a height of at least 1.7 m above the floor level.	P3 A shared driveway or parking space (excluding a parking space allocated to that dwelling), must be screened, or otherwise located or designed, to minimise detrimental impacts of vehicle noise or vehicle light intrusion to a habitable room of a multiple dwelling.
Villas 4 and 6 contain a window further than 2.5m to a shared driveway or parking space. Villas 1, 2, 3 and 5 do not comply.	Villas 1, 2, 3 and 5 have separation of between 1.0m and 1.5m to a shared driveway. The habitable rooms adjacent are predominantly living areas, whereby bedrooms windows are orientated away from the driveway. The windows are not the sole windows provided to each of the above-mentioned habitable rooms, allowing windows on other elevations to be opened or without the inclusion of blinds should the occupants feel that the distance is an issue. There is considered adequate separation, available area for plantings, as well as the low speed that will be travelled by vehicles within the complex, will not

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	result in minimal detrimental impacts of vehicle noise or vehicle light intrusion to a habitable room of a multiple dwelling. The proposal is considered to be compliant with the performance criteria.
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10.4.7 Frontage fences for all dwellings

Objective: To control the height and transparency of frontage fences to: (a) provide adequate privacy and security for residents; and (b) allow the potential for mutual passive surveillance between the road and the dwelling; and (c) provide reasonably consistent height and transparency.	
Acceptable Solutions	Performance Criteria
A1 A fence (including a free-standing wall) within 4.5m of a frontage must have a height above natural ground level of not more than: (a) 1.2m if the fence is solid; or (b) 1.8m, if any part of the fence that is within 4.5m of a primary frontage has openings above a height of 1.2m which provide a uniform transparency of not less than 30% (excluding any posts or uprights).	P1 A fence (including a free-standing wall) within 4.5m of a frontage must: (a) provide for the security and privacy of residents, while allowing for mutual passive surveillance between the road and the dwelling; and (b) be compatible with the height and transparency of fences in the street, taking into account the: (i) topography of the site; and (ii) traffic volumes on the adjoining road.
No fence is proposed within 4.5m of a frontage.	N/a

10.4.8 Waste storage for multiple dwellings

Objective: To provide for the storage of waste and recycling bins for multiple dwellings.	
Acceptable Solutions	Performance Criteria
A1 A multiple dwelling must have a storage area, for waste and recycling bins, that is an area of at least 1.5m ² per dwelling and is within one of the following locations: (a) in an area for the exclusive use of each dwelling, excluding the area in front of the dwelling; or (b) in a communal storage area with an impervious surface that: (i) has a setback of at least 4.5m from a frontage; and (ii) is at least 5.5m from any dwelling; and (iii) is screened from the frontage and any dwelling by a wall to a height of at least 1.2m above the finished surface level of the storage area.	P1 A multiple dwelling development must provide storage, for waste and recycling bins, that is: (a) capable of storing the number of bins required for the site; and (b) screened from the frontage and dwellings; and (c) if the storage area is a communal storage area, separated from dwellings on the site to minimise impacts caused by odours and noise.
Complies with A1 (a) – 1.5m ² of bin storage space is provided to each villa.	N/a

10.4.9 Storage for multiple dwellings

Objective To provide adequate storage facilities for each multiple dwelling.	
Acceptable Solutions	Performance Criteria
A1 Each multiple dwelling must have access to at least 6 cubic metres of secure storage space.	P1 Each multiple dwelling must provide storage suitable to the reasonable needs of residents.
Villas 2-6 are provided with 6 cubic metres of secure storage space, within a garden shed. Villa 1 has an existing outbuilding available to provide secure storage space.	N/a

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10.4.10 Common Property for multiple dwellings

Objective To ensure that communal open space, car parking, access areas and site facilities for multiple dwellings are easily identified.	
Acceptable Solutions	Performance Criteria
A1 Development for multiple dwellings must clearly delineate public, communal and private areas such as: a) driveways; and b) site services and any waste collection points.	P1 No performance criteria.
Complies with A1 (a) & (b), as notated on the plans.	N/a

10.4.11 Outbuildings and Ancillary Structures for the Residential Use Class other than a single dwelling

Objective To ensure: a) that outbuildings do not detract from the amenity or established neighbourhood character; and b) that dwellings remain the dominant built form within an area; and c) earthworks and the construction or installation of swimming pools are appropriate to the site and respect the amenity of neighbouring properties.	
Acceptable Solutions	Performance Criteria
A1 Outbuildings for each multiple dwelling must have a combined gross floor area not exceeding 45m ² .	P1 Outbuildings for each multiple dwelling must be designed and located having regard to: a) visual impact on the streetscape; and b) compatibility with the size and location of outbuildings in the neighbourhood.
Complies with A1 – existing for Villa 1.	N/a
A2 A swimming pool for private use must be located: a) behind the setback from a primary frontage; or b) in the rear yard.	P2 A swimming pool for private use must designed and located to: a) minimise any visual impact on the streetscape; and b) not unreasonably overlook or overshadow adjoining properties; and c) be compatible with the size and location of approved outbuildings in the neighbourhood.
N/a	N/a

10.4.12 Site Services for multiple dwellings

Objective To ensure that: a) site services for multiple dwellings can be installed and easily maintained; and b) site facilities for multiple dwellings are accessible, adequate and attractive.	
Acceptable Solutions	Performance Criteria
A1.1 Provision for mailboxes must be made at the frontage.	P1 Sufficient space (including easements where required) for mail services must be provided for each multiple dwelling.
Complies with A1.1, as notated on the plans.	N/a

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

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E15.0 SIGNS CODE

N/a

Assessment against E4 Road and Railway Assets Code

E4.5 Requirements for a Traffic Impact Assessment (TIA)

E4.5.1 A TIA is required to demonstrate compliance with performance criteria.

E4.5.2 A TIA for roads must be undertaken in accordance with *Traffic Impact Assessment Guidelines*, Department of Infrastructure, Energy and Resources September 2007. Australian Guidelines and Australian Standards are to be used as the basis for any required road or junction design.

E4.5.3 A TIA must be accompanied by written advice as to the adequacy of the TIA from the:

- a) road authority in respect of a road; and
- b) rail authority in respect of a railway.

E4.5.4 The Council must consider the written advice of the relevant authority when assessing an application which relies on performance criteria to meet an applicable standard

Comment: A traffic impact assessment was provided with the application. The application was referred to Council's Works & Infrastructure Department (the Road Authority) for comments.

E4.6 Use Standards

E4.6.1 Use and road or rail infrastructure

Objective

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

Acceptable Solutions	Performance Criteria
A1 Sensitive use on or within 50m of a category 1 or 2 road, in an area subject to a speed limit of more than 60km/h, a railway or future road or railway must not result in an increase to the annual average daily traffic (AADT) movements to or from the site by more than 10%.	P1 Sensitive use on or within 50m of a category 1 or 2 road, in an area subject to a speed limit of more than 60km/h, a railway or future road or railway must demonstrate that the safe and efficient operation of the infrastructure will not be detrimentally affected.
N/a	N/a
A2 For roads with a speed limit of 60km/h or less the use must not generate more than a total of 40 vehicle entry and exit movements per day	P2 For roads with a speed limit of 60km/h or less, the level of use, number, location, layout and design of accesses and junctions must maintain an acceptable level of safety for all road users, including pedestrians and cyclists.
Complies – based on an average of 5 vehicle movements per day, the villas will generate a total of 30 vehicle movements (25 additional vehicle movements).	N/a
A3 For roads with a speed limit of more than 60km/h the use must not increase the annual average daily traffic (AADT) movements at the existing access or junction by more than 10%.	P3 For limited access roads and roads with a speed limit of more than 60km/h: a) access to a category 1 road or limited access road must only be via an existing access or junction or the use or development must provide a significant social and economic benefit to the State or region; and b) any increase in use of an existing access or junction or development of a new access or junction to a limited access road or a category 1, 2 or 3 road must be for a use that is dependent on the site for its unique resources, characteristics or locational attributes and an alternate site or access to a category 4 or 5 road is not practicable; and c) an access or junction which is increased in use or is a new access or junction must be designed and located to maintain an adequate level of safety and efficiency for all road users.
N/a	N/a

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E4.7 Development Standards

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

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

E4.7.2 Management of Road Accesses and Junctions

Objective	
To ensure that the safety and efficiency of roads is not reduced by the creation of new accesses and junctions or increased use of existing accesses and junctions.	
Acceptable Solutions	Performance Criteria
A1 For roads with a speed limit of 60km/h or less the development must include only one access providing both entry and exit, or two accesses providing separate entry and exit.	P1 For roads with a speed limit of 60km/h or less, the number, location, layout and design of accesses and junctions must maintain an acceptable level of safety for all road users, including pedestrians and cyclists.
Does not comply with A1, as two separate entry and exit points are proposed.	The proposal relies on performance criteria P1 for compliance. A Traffic Impact Assessment (TIA) was prepared by Sam Chugg (dated August 2017. The TIA takes into account traffic generation (estimates peak rate of 25 vehicle movements per day), the development layout, the existing environment, traffic context and site distances. It concludes that the additional access and traffic created by the development is not anticipated to cause any adverse traffic impacts on the wider road network and therefore maintains an acceptable level of safety for all road users, including pedestrians and cyclists. The proposal is considered to be compliant with the performance criteria.
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

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	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.
N/a	N/a

E4.7.3 Management of Rail Level Crossings

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

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

Objective To ensure that use and development involving or adjacent to accesses, junctions and level crossings allows sufficient sight distance between vehicles and between vehicles and trains to enable safe movement of traffic.	
Acceptable Solutions	Performance Criteria
A1 Sight distances at a) an access or junction must comply with the Safe Intersection Sight Distance shown in Table E4.7.4; and b) rail level crossings must comply with <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.
The site has access to Laycock Street, which has a suburban speed limit of 50km/h. Accordingly, the development requires a site distance on 80m in either direction to comply. Laycock Street is a straight and level environment, and site distances of at least 80m are available.	N/a

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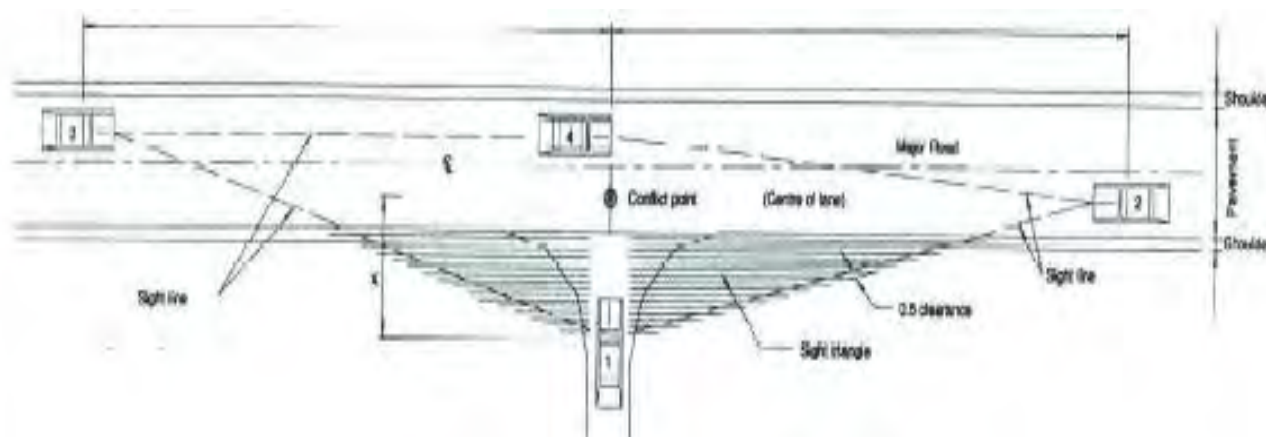


Figure E4.7.4 Sight Lines for Accesses and Junctions

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

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

Table E4.7.4 Safe Intersection Sight Distance (SISD)

Vehicle Speed	Safe Intersection Sight Distance (SISD) metres, for speed limit of:	
km/h	60 km/h or less	Greater than 60 km/h
50	80	90
60	105	115
70	130	140
80	165	175
90		210
100		250
110		290

Notes:

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

ASSESSMENT AGAINST E6.0 CAR PARKING & SUSTAINABLE TRANSPORT CODE

E6.6 Use Standards

E6.6.1 Car Parking Numbers

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

Acceptable Solutions		Performance Criteria
A1	The number of car parking spaces must not be less than the requirements of:	P1 The number of car parking spaces provided must have regard to:
a)	Table E6.1; or	a) the provisions of any relevant location specific car parking plan; and
b)	a parking precinct plan contained in Table E6.6: Precinct Parking Plans (except for dwellings in the General Residential Zone).	b) the availability of public car parking spaces within reasonable walking distance; and
		c) any reduction in demand due to sharing of spaces by multiple uses either because of variations in peak demand or by efficiencies gained by consolidation; and

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	d) the availability and frequency of public transport within reasonable walking distance of the site; and e) site constraints such as existing buildings, slope, drainage, vegetation and landscaping; and f) the availability, accessibility and safety of on-road parking, having regard to the nature of the roads, traffic management and other uses in the vicinity; and g) an empirical assessment of the car parking demand; and h) the effect on streetscape, amenity and vehicle, pedestrian and cycle safety and convenience; and i) the recommendations of a traffic impact assessment prepared for the proposal; and j) any heritage values of the site; and k) for residential buildings and multiple dwellings, whether parking is adequate to meet the needs of the residents having regard to: i) the size of the dwelling and the number of bedrooms; and ii) the pattern of parking in the locality; and iii) any existing structure on the land.
--	--

Comment:

Complies with A1 (a). Two parking spaces are provided for each villa (3 in the case of the existing villa), in addition to two visitor parking spaces.

Table E6.1: Parking Space Requirements

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

E6.6.2 Bicycle Parking Numbers

Objective: To encourage cycling as a mode of transport within areas subject to urban speed zones by ensuring safe, secure and convenient parking for bicycles.

Acceptable Solutions	Performance Criteria
A1.1 Permanently accessible bicycle parking or storage spaces must be provided either on the site or within 50m of the site in accordance with the requirements of Table E6.1; or	P1 Permanently accessible bicycle parking or storage spaces must be provided having regard to the: a) likely number and type of users of the site and their opportunities and likely preference for bicycle travel; and b) location of the site and the distance a cyclist would need to travel to reach the site; and c) availability and accessibility of existing and planned parking facilities for bicycles in the vicinity.
A1.2 The number of spaces must be in accordance with a parking precinct plan contained in Table E6.6: Precinct Parking Plans.	

Comment:

Complies with A1.1 – Each villa has a bicycle parking space available within the respective garage.

E6.6.3 Taxi Drop-off and Pickup

Objective: To ensure that taxis can adequately access developments.

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

Comment:

N/a

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E6.6.4 Motorbike Parking Provisions

Objective: To ensure that motorbikes are adequately provided for in parking considerations.	
Acceptable Solutions	Performance Criteria
A1 One motorbike parking space must be provided for each 20 car spaces required by Table E6.1 or part thereof.	P1 No performance criteria.
Comment: N/a – only nine parking spaces required.	

E6.7 Development Standards

E6.7.1 Construction of Car Parking Spaces and Access Strips

Objective: To ensure that car parking spaces and access strips are constructed to an appropriate standard.	
Acceptable Solutions	Performance Criteria
A1 All car parking, access strips manoeuvring and circulation spaces must be: a) formed to an adequate level and drained; and b) except for a single dwelling, provided with an impervious all-weather seal; and c) except for a single dwelling, line marked or provided with other clear physical means to delineate car spaces.	P1 All car parking, access strips manoeuvring and circulation spaces must be readily identifiable and constructed to ensure that they are useable in all weather conditions.
Comment: Complies with A1 (a) – the driveway is proposed to be formed and drained to the Council's reticulated network. Complies with A1 (b) - a concrete driveway and turning area is proposed. Complies with A1 (c) – the parking spaces are easily identifiable, given the layout of the design and use of garages. The plans propose that the visitor parking space will be provided with line marking or other delineation to identify it as visitor parking.	

E6.7.2 Design and Layout of Car Parking

Objective: To ensure that car parking and manoeuvring space are designed and laid out to an appropriate standard.	
Acceptable Solutions	Performance Criteria
A1.1 Where providing for 4 or more spaces, parking areas (other than for parking located in garages and carports for dwellings in the General Residential Zone) must be located behind the building line; and A1.2 Within the General residential zone, provision for turning must not be located within the front setback for residential buildings or multiple dwellings.	P1 The location of car parking and manoeuvring spaces must not be detrimental to the streetscape or the amenity of the surrounding areas, having regard to: a) the layout of the site and the location of existing buildings; and b) views into the site from the road and adjoining public spaces; and c) the ability to access the site and the rear of buildings; and d) the layout of car parking in the vicinity; and e) the level of landscaping proposed for the car parking.
Comment: Complies with A1.1 –the development does not propose more than 4 car parking spaces and parking in front of the building line. As up to three parking spaces are allowed in front of the building line, the development is considered to comply. Complies with A1.2. – provision for turning is not located within the front setback.	
A2.1 Car parking and manoeuvring space must: a) have a gradient of 10% or less; and b) where providing for more than 4 cars, provide for vehicles to enter and exit the site in a forward direction; and c) have a width of vehicular access no less than prescribed in Table E6.2 and Table E6.3, and A2.2 The layout of car spaces and access ways must be designed in accordance with <i>Australian Standards AS 2890.1 - 2004 Parking Facilities, Part 1: Off Road Car Parking</i> .	P2 Car parking and manoeuvring space must: a) be convenient, safe and efficient to use having regard to matters such as slope, dimensions, layout and the expected number and type of vehicles; and b) provide adequate space to turn within the site unless reversing from the site would not adversely affect the safety and convenience of users and passing traffic.
Complies with A2.1 (a). Complies with A2.1 (b). Complies with A2.1 (c). Complies with A2.2.	N/a

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Table E6.2: Access Widths for Vehicles

Number of parking spaces served	Access width (see note 1)	Passing bay (2.0m wide by 5.0m long plus entry and exit tapers) (see note 2)
1 to 5	3.0m	Every 30m
6 to 20	4.5m for initial 7m from road carriageway and 3.0m thereafter	Every 30m

Table E6.3: Width of Access and Manoeuvring Space adjacent to Parking Spaces

Angle of Car Spaces to Access Strip	Access Strips Widths	Car Park Widths	Car parking length
Parallel	3.6m	2.3m	6.7m
45 degrees	3.5m	2.6m	5.4m
60 degrees	4.9m	2.6m	5.4m
90 degrees	6.4m	2.6m	5.4m
	5.8m	2.8m	5.4m
	5.2m	3.0m	5.4m
	4.8m	3.2m	5.4m

Notes:

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

E6.7.3 Car Parking Access, Safety and Security

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

E6.7.4 Parking for Persons with a Disability

Objective: To ensure adequate parking for persons with a disability.	
Acceptable Solutions	Performance Criteria
A1 All spaces designated for use by persons with a disability must be located closest to the main entry point to the building.	P1 No performance criteria.
A2 One of every 20 parking spaces or part thereof must be constructed and designated for use by persons with disabilities in accordance with Australian Standards AS/NZ 2890.6 2009.	2 No performance criteria.
Comment: N/a – private residential dwellings.	

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

Objective: To ensure adequate access for people and goods delivery and collection and to prevent loss of amenity and adverse impacts on traffic flows.	
Acceptable Solutions	Performance Criteria
A1 For retail, commercial, industrial, service industry or warehouse or storage uses: a) at least one loading bay must be provided in accordance with Table E6.4; and b) loading and bus bays and access strips must be designed in accordance with Australian Standard AS/NZS 2890.3 2002 for the type of vehicles that will use the site.	P1 For retail, commercial, industrial, service industry or warehouse or storage uses adequate space must be provided for loading and unloading the type of vehicles associated with delivering and collecting people and goods where these are expected on a regular basis.
Comment: N/a – not a retail, commercial, industrial, service industry, warehouse or storage use.	

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E6.8 Provisions for Sustainable Transport

E6.8.1 Bicycle End of Trip Facilities

Not used in this planning scheme

E6.8.2 Bicycle Parking Access, Safety and Security

Objective: To ensure that parking and storage facilities for bicycles are safe, secure and convenient.	
Acceptable Solutions	Performance Criteria
A1.1 Bicycle parking spaces for customers and visitors must: a) be accessible from a road, footpath or cycle track; and b) include a rail or hoop to lock a bicycle to that meets <i>Australian Standard AS 2890.3 1993</i>; 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 <i>Australian Standard AS/NZS 1158 2005 Lighting Category C2</i> during the times they will be used; and A1.2 Parking space for residents' and employees' bicycles must be under cover and capable of being secured by lock or bicycle lock.	P1 Bicycle parking spaces must be safe, secure, convenient and located where they will encourage use.
A2 Bicycle parking spaces must have: a) minimum dimensions of: i) 1.7m in length; and ii) 1.2m in height; and iii) 0.7m in width at the handlebars; and b) unobstructed access with a width of at least 2m and a gradient of no more 5% from a public area where cycling is allowed.	P2 Bicycle parking spaces and access must be of dimensions that provide for their convenient, safe and efficient use.
Comment: Complies with A1.2 & A2.	

E6.8.5 Pedestrian Walkways

Objective: To ensure pedestrian safety is considered in development	
Acceptable Solution	Performance Criteria
A1 Pedestrian access must be provided for in accordance with Table E6.5.	P1 Safe pedestrian access must be provided within car park and between the entrances to buildings and the road.
Comment: Complies with A1 - Ten parking spaces are provided (villas 3, 4, 5, 6 and visitors); a separate two are provided (villa 2) and then a further separate three are provided (villa 1); therefore, no separate access is required.	

Table E6.5: Pedestrian Access

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

Notes

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

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

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9.3 Adjustment of a Boundary	N/a
9.4 Demolition	N/a
9.5 Subdivision	N/a

STATE POLICIES

The proposal is consistent with all State Policies.

OBJECTIVES OF LAND USE PLANNING & APPROVALS ACT 1993

The proposal is consistent with the objectives of the *Land Use Planning & Approvals Act 1993*.

STRATEGIC PLAN/ANNUAL PLAN/COUNCIL POLICIES

Strategic Plan 2017-2027

Statutory Planning

5 FINANCIAL IMPLICATIONS TO COUNCIL

Not applicable to this application.

6 OPTIONS

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

7 DISCUSSION

Discretion to refuse the application is limited to

- Clause 10.4.2 A3 (side setback) (5 variations)
- Clause 10.4.6 A3 (window/access separation) (4 variations)
- Two separate accesses

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

The proposal will be conditioned to be used and developed in accordance with the proposal plans.

8 ATTACHMENTS

- Application & plans, correspondence with applicant
- Responses from referral agencies
- Representation & applicant's response
- Planning Scheme assessment

RECOMMENDATION

That land at 15 Laycock Street, LONGFORD be approved to be developed and used for a Multiple dwellings x 5 & new access (vary side [N & S] setbacks & window/access separation) in accordance with application P17-204, and subject to the following conditions:

1 Layout not altered

The use and development shall be in accordance with the endorsed plans numbered **P1 – P16** (*Scolyer Designs, Drawing No: A00-A15, Rev: B, Dated: Aug '17*), **D1** (*Planning Scheme Response, Dated: 15 August 2017*), **D2** (*Traffic Impact Assessment, Sam Chugg, Dated: August 2017*) and **D3** (*E6 Car Parking and Sustainable Transport Code Response*).

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2 Council's Works Department conditions

2.1 Stormwater

- a) Each dwelling must 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 Department.
- b) Prior to the commencement of any work on site the applicant shall submit a stormwater drainage plan including calculations demonstrating on-site detention to hold up to and including the 20 year ARI rainfall event, and a clear overland flow path up to the 100 year ARI.
- c) Concentrated stormwater must not be discharged into neighbouring properties
- d) Landscaping and hardstand areas must not interfere with natural stormwater run-off from neighbouring properties.
- e) All driveways and hardstand areas must be designed to allow stormwater run-off to be adequately drained to the Council stormwater system.
- f) Prior to the issue of a building permit, or the commencement of development authorised by this permit, the applicant must design and provide plans for underground stormwater drainage to collect stormwater from the driveways and roofed area of buildings. The system must connect through properly-jointed pipes to the stormwater main, inter-allotment drainage or other lawful point of discharge to the satisfaction of the Plumbing Inspector.
- g) A plumbing permit is required prior to commencing any plumbing or civil works within the property.

2.2 Access

- a) A concrete driveway crossover and apron must be constructed for each dwelling from the edge of Laycock Street to the property boundary in accordance with Council standards.
- b) Access works must not commence until an application for vehicular crossing has been approved by Council.
- c) All works must be done in accordance with Council Standard Drawing TSD-R09 and to the satisfaction of the Works 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 Council road reserve

- a) Works must not be undertaken within the public road reserve, including crossovers, driveways or kerb and guttering, without prior approval for the works by the Works Manager.
- b) Twenty-four (24) hours notice must be given to the Works Department to inspect works within road reserve, and before placement of concrete or seal. Failure to do so may result in rejection of the vehicular access or other works and its reconstruction.

2.5 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 development authorised by this permit 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 damage bond

- a) Prior to the issue of a building permit, or the commencement of development authorised by this 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.

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- 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 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 2017/01381-NMC).

4 Landscaping

- a) Landscaping works shall be in accordance with the endorsed plans, and landscaping works for each unit shall be completed prior to the commencement of use of that unit and then maintained for the duration of the use.
- b) A bond of \$500 per unit shall be provided prior to the commencement of development of that unit authorised by this permit – the bond will be refunded if the landscape works are completed within the timeframe mentioned in this permit.

5 Sealing of driveways

Driveways and parking areas around each unit shall be sealed with an impervious asphalt or concrete pavement prior to the commencement of use of the unit.

6 Required prior to the application for a building permit

Prior to the issue of a building permit, or the commencement of development authorised by this permit, the applicant shall:

- Submit a drainage plan (as per condition 2.1);
- Pay a \$1000 works bond (as per condition 2.6);
- Pay a \$500 per unit landscape bond (as per condition 4).

7 Prior to commencement of use

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

- Landscaping works for each unit, mail and newspaper receptacles, clothes-drying facilities, and private open space screening (as per condition 4 – landscaping);
- Driveways and parking areas around each unit sealed (as per condition 5).

DECISION

Cr

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PLAN 5 PLANNING APPLICATION P17-225 BARTON ROAD, EPPING FOREST

Attachments: Section 1 – Page 754

File Number: 300200.04; CT27720/1
Responsible Officer: Amanda Bond, Regulatory and Community Services Manager
Report prepared by: Rebecca Green, Planning Consultant. Report finalised by Erin Boer, Planning Officer.

1 INTRODUCTION

This report assesses an application for Barton Road, Epping Forest to construct Reservoir and Security Fencing (Utilities) vary setbacks; within scenic corridor; biodiversity code.

2 BACKGROUND

Applicant:
GHD

Zone:
Rural Resource

Classification under the Scheme:
Utilities

Deemed Approval Date:
24-Oct-2017

Owner:
DSG

Codes:
E4 Road and Railway Assets Code
E7 Scenic Management Code
E8 Biodiversity Code

Existing Use:
Vacant

Recommendation:
Approve

Discretionary Aspects of the Application

- Reliance on performance criteria of use standards in the Rural Resource zone;
- Reliance on performance criteria of development standards (setback) in the Rural Resource zone;
- Development within 50m of a railway.

Planning Instrument: Northern Midlands Interim Planning Scheme 2013

Site from Barton Road



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3 STATUTORY REQUIREMENTS

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

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

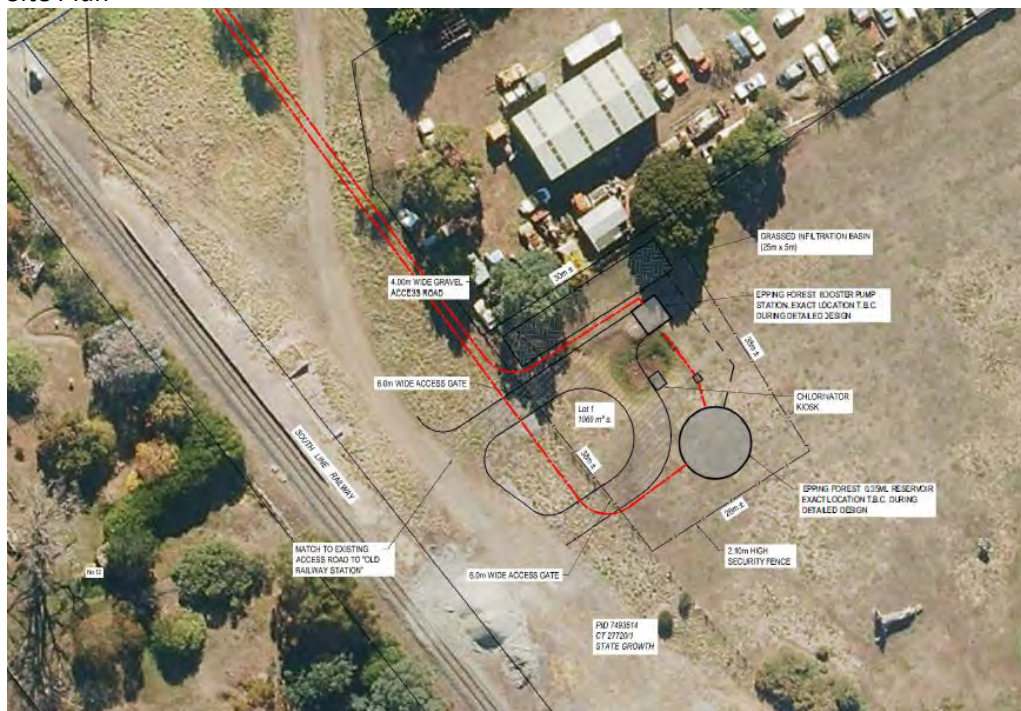
4 ASSESSMENT

4.1 Proposal

It is proposed to:

- Construct a 0.35ML reservoir and security fencing at CT 27720/1 Barton Road, Epping Forest as part of TasWater's Small towns Water Supply Program.
- Pursuant to Section 11 of the *Water and Sewerage Industry (General) Regulations 2009*, pump stations, chlorination stations and underground water pipelines are not use or development under the *Land Use Planning and Approvals Act 1999*, therefore these works do not require assessment against the provisions of the planning scheme and do not form part of the application.
- Specifically the subject of this development is the proposed:
 - a) 0.35 megalitre reservoir structure to an approximate height of 3.5m;
 - b) Grassed infiltration basin for stormwater runoff;
 - c) Associated non-native vegetation clearance (introduced grasses); and
 - d) 2.1m high chain wire security fencing.

Site Plan

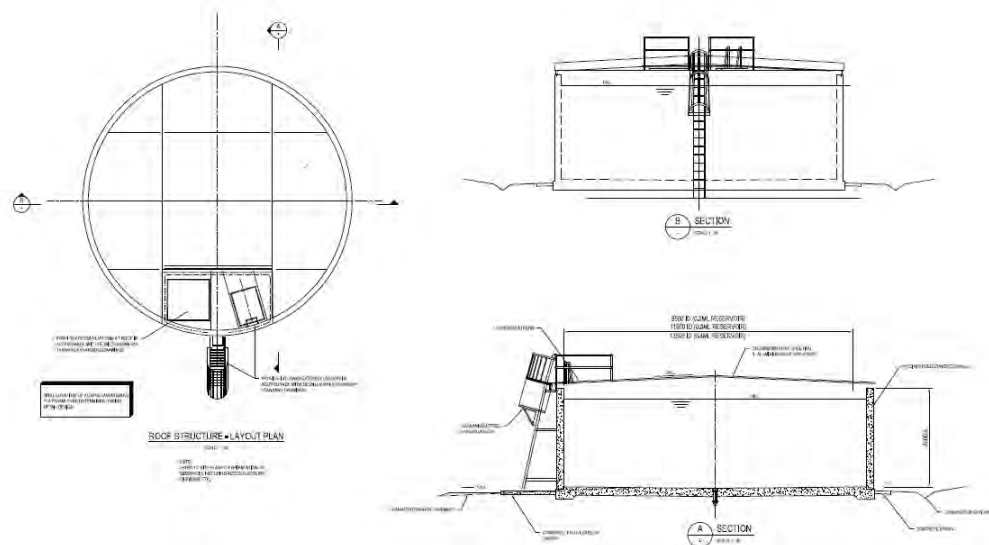


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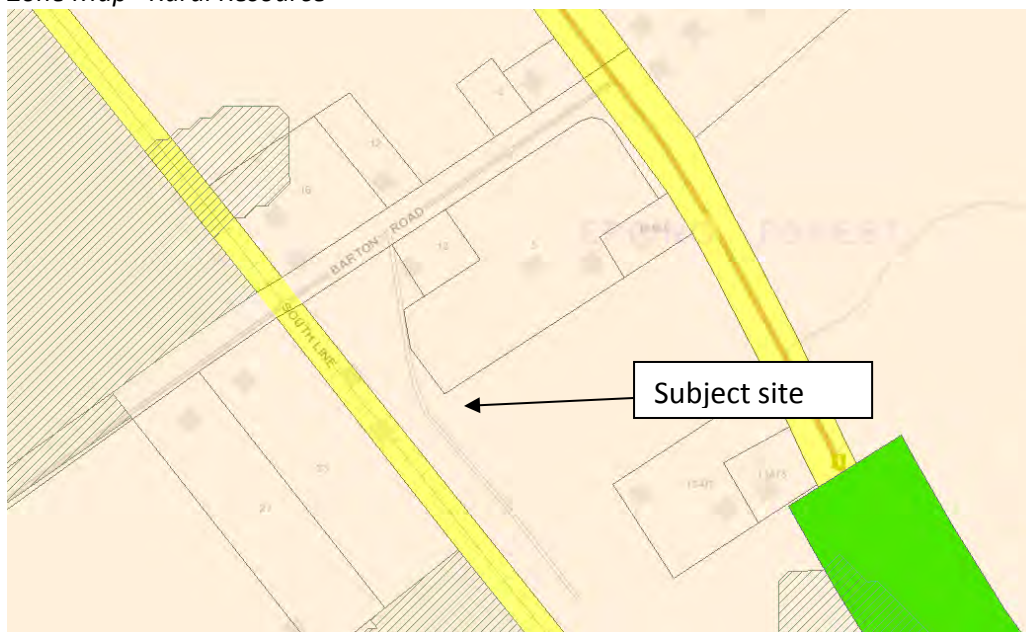


Elevations



4.2 Zone and land use

Zone Map –Rural Resource



The land is zoned *Rural Resource*, and is subject to the *Scenic Corridor* and the *Biodiversity Code*.

The relevant Planning Scheme definition is:

utilities	<i>Use of land for utilities and infrastructure including:</i> (a) Telecommunications; (b) Electricity generation; (c) Transmitting or distributing gas, oil, or power; (d) Transport networks; (e) Collecting, treating, transmitting, storing or distributing water; or (f) Collecting, treating, or disposing of storm or floodwater, sewage, or sullage. <i>Examples include an electrical sub-station or powerline, gas, water or sewerage main, optic fibre main or distribution hub, pumping station, railway line, retarding basin, road, sewage treatment plant, storm or flood water drain, water storage dam and weir.</i>
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Utilities is Discretionary (Permit Required) in the zone (if not for existing uses).

4.3 Subject site and locality

A site inspection was carried out on 15 September 2017 by planning staff. The site is Crown land under the authority of the Department of State Growth. The land has been used by the Australian National Railways Commission and the former Department of Main Roads (gravel reserve) in the past. A temporary licence for grazing purposes exists over the land.

The topography is relatively flat across the site. The site is within a rural area predominantly used for primary industry purposes, with a number of other uses in the vicinity of the site including the Epping fire station, a service station and several residential properties.

Aerial photograph of area



Photographs of subject site



^ Approximate location of reservoir and existing dam.

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^Existing drainage line under the railway.



4.4 Permit/site history

No relevant permits exist in relation to the subject site.

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:

- Charles Enniss, 5 Barton Road, Epping Forest

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Map showing location of representor properties in relation to subject site (subject site highlighted in red, representor's property outlined in red)



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

Issue 1

- Stormwater

Planner's comment:

The applicant, GHD, provided the following response to the representor's concerns:

Our client is aware of the local stormwater issues relevant to the surrounding area. However, in the absence of local stormwater reticulation, an infiltration basin is proposed in order to retain stormwater within the portion of the site to be occupied by TasWater. Further, the reservoir will have the ability to be emptied into a water cartage truck as required for maintenance, reducing the reliance on infiltration.

The developer will be required to ensure that stormwater does not concentrate on adjoining properties.

Issue 2

- Fencing & Site Maintenance

Planner's comment:

The applicant, GHD, provided the following response to the representor's concerns:

The portion of the site to be occupied by TasWater infrastructure will be provided with chain wire security fencing to a height of 2.1 m. Our client is willing to alter the specific details of the fencing along the boundary shared with the representor provided it meets TasWater's security requirements. It is noted that fencing along a side or rear boundary to a height of 2.1 m ordinarily does not require approval under Council's planning scheme. TasWater will undertake maintenance of the area within the compound (including mowing of the grass), with general maintenance of the remainder of the Crown land continuing to be the responsibility of the Department of State Growth.

Boundary fencing is a civil matter between the two landowners. Fire abatements can be issued to enforce maintenance of the site to reduce fire risk.

Issue 3

- Noise

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Planner's comment:

The applicant, GHD, provided the following response to the representor's concerns:

The electric booster pumps emit low levels of noise and will be housed within a building of masonry construction providing further noise attenuation. A permanent generator will also be installed in conjunction with the pumps, however this will also be attenuated and will only operate very infrequently in response to network power outages.

It is noted the planning application does not seek approval for the booster pump station which is exempt in accordance with Section 11 of the Water and Sewerage Industry (General) Regulations 2009.

Enforcement of this matter is outside the scope of the Planning Scheme.

4.6 Referrals

The only referrals required were as follows:

TasWater

Precis: A Taswater Submission to Planning Authority Notice was issued on 21/09/2017 (Taswater Ref: TWDA 2017/01478-NMC).

Department of State Growth

Precis: The Department of State Growth provided the following response on the 4th Oct:

The Department have no objection to the proposal; however, could you please include the standard condition for application of a works permit prior to any activity in the State Road Reserve (Service Works Permit specifically in this instance).

A condition may be applied to the permit.

Tasrail (adjoining landowner)

Precis: TasRail provided the following response on the 4th Oct:

- *TasRail is satisfied that the barrier fence is proposed to be setback 25m from the railway.*
- *TasRail notes that the proposal includes a 4.0m wide access gravel road that appears to cut across an existing gravel road that is frequently used by Tasrail employees and residents, and therefore Tasrail is concerned to ensure that the potential for collision is mitigated with appropriate speed limits and signage.*
- *The proposed development appears to be sufficiently away from the railway infrastructure to not require a Traffic Impact Assessment, but noting point 2 above remains a concern.*

A condition requiring speed limit signage being installed may be applied to the permit.

Minister administering Crown Lands

Precis: Application signed by the Minister.

4.7 Planning Scheme Assessment

RURAL RESOURCE ZONE	
ZONE PURPOSE	
26.1.1.1	<i>To provide for the sustainable use or development of resources for agriculture, aquaculture, forestry, mining and other primary industries, including opportunities for resource processing.</i>
26.1.1.2	<i>To provide for other use or development that does not constrain or conflict with resource development uses.</i>
26.1.1.3	<i>To provide for economic development that is compatible with primary industry, environmental and landscape values.</i>
26.1.1.4	<i>To provide for tourism-related use and development where the sustainable development of rural resources will not be compromised.</i>
Assessment: The proposal meets the zone purpose.	
LOCAL AREA OBJECTIVES	
a)	<i>Primary Industries:</i> <i>Resources for primary industries make a significant contribution to the rural economy and primary industry uses are to be protected for long-term sustainability.</i> <i>The prime and non-prime agricultural land resource provides for variable and diverse agricultural and primary industry production which will be protected through individual consideration of the local context.</i> <i>Processing and services can augment the productivity of primary industries in a locality and are supported where they are related to primary industry uses and the long-term sustainability of the resource is not unduly compromised.</i>

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b) Tourism

Tourism is an important contributor to the rural economy and can make a significant contribution to the value adding of primary industries through visitor facilities and the downstream processing of produce. The continued enhancement of tourism facilities with a relationship to primary production is supported where the long-term sustainability of the resource is not unduly compromised.

The rural zone provides for important regional and local tourist routes and destinations such as through the promotion of environmental features and values, cultural heritage and landscape. The continued enhancement of tourism facilities that capitalise on these attributes is supported where the long-term sustainability of primary industry resources is not unduly compromised.

c) Rural Communities

Services to the rural locality through provision for home-based business can enhance the sustainability of rural communities. Professional and other business services that meet the needs of rural populations are supported where they accompany a residential or other established use and are located appropriately in relation to settlement activity centres and surrounding primary industries such that the integrity of the activity centre is not undermined and primary industries are not unreasonably confined or restrained.

Assessment: The proposal meets the local area objectives, by providing a service to the rural community by upgrading the water supply infrastructure in Epping Forest. The proposal will not constrain or compromise resource development uses in the area. The proposal will not cause an obtrusive visual impact within the rural landscape.

DESIRED FUTURE CHARACTER STATEMENTS

The visual impacts of use and development within the rural landscape are to be minimised such that the effect is not obtrusive.

Assessment: The proposal meets the desired future character statements. The proposal will not cause an obtrusive visual impact within the rural landscape.

DEVELOPMENT STANDARDS

26.3 Use Standards

26.3.1 Discretionary Uses if not a single dwelling

Objective

- a) To provide for an appropriate mix of uses that support the Local Area Objectives and the location of discretionary uses in the rural resources zone does not unnecessarily compromise the consolidation of commercial and industrial uses to identified nodes of settlement or purpose built precincts.
- b) To protect the long term productive capacity of prime agricultural land by minimising conversion of the land to non-agricultural uses or uses not dependent on the soil as a growth medium, unless an overriding benefit to the region can be demonstrated.
- c) To minimise the conversion of non-prime land to a non-primary industry use except where that land cannot be practically utilised for primary industry purposes.
- d) Uses are located such that they do not unreasonably confine or restrain the operation of primary industry uses.
- e) Uses are suitable within the context of the locality and do not create an unreasonable adverse impact on existing sensitive uses or local infrastructure.
- f) The visual impacts of use are appropriately managed to integrate with the surrounding rural landscape.

Performance Criteria

Comment

P1.1 *It must be demonstrated that the use is consistent with local area objectives for the provision of non-primary industry uses in the zone, if applicable; and*

Complies with P1.1.
P1.2 is not applicable.

P1.2 *Business and professional services and general retail and hire must not exceed a combined gross floor area of 250m² over the site.*

P2.1 *Utilities, extractive industries and controlled environment agriculture located on prime agricultural land must demonstrate that the:*

P2.1 is not applicable as the site does not contain prime agricultural land.
P2.2 Not applicable to the Utilities use.

- i) *amount of land alienated/converted is minimised; and*
- ii) *location is reasonably required for operational efficiency; and*

P2.2 *Uses other than utilities, extractive industries or controlled environment agriculture located on prime agricultural land, must demonstrate that the conversion of prime agricultural land to that use will result in a significant benefit to the region having*

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	<i>regard to the economic, social and environmental costs and benefits.</i>	
P3	<i>The conversion of non-prime agricultural to non-agricultural use must demonstrate that:</i> a) <i>the amount of land converted is minimised having regard to:</i> i) <i>existing use and development on the land; and</i> ii) <i>surrounding use and development; and</i> iii) <i>topographical constraints; or</i> b) <i>the site is practically incapable of supporting an agricultural use or being included with other land for agricultural or other primary industry use, due to factors such as:</i> i) <i>limitations created by any existing use and/or development surrounding the site; and</i> ii) <i>topographical features; and</i> iii) <i>poor capability of the land for primary industry; or</i> c) <i>the location of the use on the site is reasonably required for operational efficiency.</i>	Complies with P3 (a), (b) and (c) – there is little conversion of agricultural land to accommodate the reservoir, grasses infiltration basin and vehicle access. The site is highly constrained with its proximity to the Midland Highway, the South Line Railway and the adjacent residential development.
P4	<i>It must be demonstrated that:</i> a) <i>emissions are not likely to cause an environmental nuisance; and</i> b) <i>primary industry uses will not be unreasonably confined or restrained from conducting normal operations; and</i> c) <i>the capacity of the local road network can accommodate the traffic generated by the use.</i>	Complies with P4 (a-c). There are no emissions associated with the reservoir use. The proposal requires a fenced area of 1060m² adjacent to similarly sized private lots with frontages to Barton Road and the Midland Highway. The proposal will not result in any significant increase in traffic generation.
P5	<i>It must be demonstrated that the visual appearance of the use is consistent with the local area having regard to:</i> a) <i>The impacts on skylines and ridgelines; and</i> b) <i>Visibility from public roads; and</i> c) <i>The visual impacts of storage of materials or equipment; and</i> d) <i>The visual impacts of vegetation clearance or retention; and</i> e) <i>The desired future character statements.</i>	Complies with P5 (a-e) – The proposal does not affect any skylines or ridgelines. The proposal will not be visible from Barton Road and the proposal is approximately 100m when viewed from Midland Highway. No additional storage is proposed. The subject reservoir area only consists of introduced grasses. The proposal complies with the desired future character statement.

26.3.2 Dwellings – Not applicable.

26.3.3 Irrigation Districts

Objective	
To ensure that land within irrigation districts proclaimed under Part 9 of the <i>Water Management Act 1999</i> is not converted to uses that will compromise the utilisation of water resources.	
Acceptable Solutions	Performance Criteria
A1 — Non-agricultural uses are not located within an irrigation district proclaimed under Part 9 of the <i>Water Management Act 1999</i>.	P1 Non-agricultural uses within an irrigation district proclaimed under Part 9 of the <i>Water Management Act 1999</i> must demonstrate that the current and future irrigation potential of the land is not unreasonably reduced having regard to: a) the location and amount of land to be used; and b) the operational practicalities of irrigation systems as they relate to the land; and c) any management or conservation plans for the land.
Complies with P1 – the land to be used for TasWater water supply purposes is immediately adjacent to other non-agricultural uses. The proposal does not rely on the irrigation scheme. The proposal therefore, does not unreasonably reduce the existing and future irrigation potential of the land.	

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26.4 DEVELOPMENT STANDARDS

26.4.1 Building Location and Appearance

DEVELOPMENT STANDARDS	
26.4.1 BUILDING LOCATION AND APPEARANCE	
	<i>To ensure that the:</i>
	<i>a) ability to conduct extractive industries and resource development will not be constrained by conflict with sensitive uses; and</i>
	<i>b) development of buildings is unobtrusive and complements the character of the landscape.</i>
A1	<i>Building height must not exceed:</i>
	<i>a) 8m for dwellings; or</i>
	<i>b) 12m for other purposes.</i>
	Proposal complies.
P2	<i>Buildings must be setback so that the use is not likely to constrain adjoining primary operations having regard to:</i>
	<i>a) The topography of the land; and</i>
	<i>b) Buffers created by natural or other features; and</i>
	<i>c) The location of development on adjoining lots; and</i>
	<i>d) The nature of existing and potential adjoining uses; and</i>
	<i>e) The ability to accommodate a lesser setback to the road having regard to:</i>
	<i>i) The design of the development and landscaping; and</i>
	<i>ii) The potential for future upgrading of the road; and</i>
	<i>iii) Potential traffic safety hazards; and</i>
	<i>iv) Appropriate noise attenuation.</i>
	Proposal complies. The new reservoir will be setback approximately 100m from Midland Highway and approximately 30m to the adjacent properties on Barton Road. There are no adjoining primary industry operations. The setbacks proposed exceed the setbacks of the adjacent residential developments to the north-east, south-west and immediately opposite the site.
26.4.2 SUBDIVISION	
	<i>To ensure that subdivision is only to:</i>
	<i>a) improve the productive capacity of land for resource development and extractive industries; and</i>
	<i>b) enable subdivision for environmental and cultural protection or resource processing where compatible with the zone; and</i>
	<i>c) facilitate use and development for allowable uses by enabling subdivision subsequent to appropriate development.</i>
A1	<i>Lots must be:</i>
	<i>a) for the provision of utilities and is required for public use by the Crown, public authority or a municipality; or</i>
	<i>b) for the consolidation of a lot with another lot with no additional titles created; or</i>
	<i>c) to align existing titles with zone boundaries and no additional lots are created.</i>
	N/a

26.4.3 STRATA DIVISION

26.4.3.1 In this scheme, division of land by stratum title is prohibited in the Rural Resource Zone.

CODES	
E1.0 BUSHFIRE PRONE AREAS CODE	N/a
E2.0 POTENTIALLY CONTAMINATED LAND	N/a
E3.0 LANDSLIP CODE	N/a
E4.0 ROAD AND RAILWAY ASSETS CODE	Complies – see code assessment below
E5.0 FLOOD PRONE AREAS CODE	N/a
E6.0 CAR PARKING AND SUSTAINABLE TRANSPORT CODE	Applies. Complies - Utilities use class does not have a parking requirement.
E7.0 SCENIC MANAGEMENT CODE	Complies. The overall site is affected by a Scenic Corridor overlay to the south-east, however the proposed reservoir land is not affected by the overlay and significantly set back from the corridor.

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E8.0 BIODIVERSITY CODE	Complies. No clearance or disturbance of vegetation within the area identified as priority habitat is proposed.
E9.0 WATER QUALITY CODE	N/a
E10.0 RECREATION AND OPEN SPACE CODE	N/a
E11.0 ENVIRONMENTAL IMPACTS & ATTENUATION CODE	N/a
E12.0 AIRPORTS IMPACT MANAGEMENT CODE	N/a
E13.0 LOCAL HISTORIC HERITAGE CODE	N/a
E14.0 COASTAL CODE	N/a
E15.0 SIGNS CODE	N/a

ASSESSMENT AGAINST E4.0 ROAD AND RAILWAY ASSETS CODE

E4.6 Use Standards

E4.6.1 Use and road or rail infrastructure

Objective To ensure that the safety and efficiency of road and rail infrastructure is not reduced by the creation of new accesses and junctions or increased use of existing accesses and junctions.	
Acceptable Solutions	Performance Criteria
A1 Sensitive use on or within 50m of a category 1 or 2 road, in an area subject to a speed limit of more than 60km/h, a railway or future road or railway must not result in an increase to the annual average daily traffic (AADT) movements to or from the site by more than 10%.	P1 Sensitive use on or within 50m of a category 1 or 2 road, in an area subject to a speed limit of more than 60km/h, a railway or future road or railway must demonstrate that the safe and efficient operation of the infrastructure will not be detrimentally affected.
A2 For roads with a speed limit of 60km/h or less the use must not generate more than a total of 40 vehicle entry and exit movements per day	P2 For roads with a speed limit of 60km/h or less, the level of use, number, location, layout and design of accesses and junctions must maintain an acceptable level of safety for all road users, including pedestrians and cyclists.
A3 For roads with a speed limit of more than 60km/h the use must not increase the annual average daily traffic (AADT) movements at the existing access or junction by more than 10%.	P3 For limited access roads and roads with a speed limit of more than 60km/h: a) access to a category 1 road or limited access road must only be via an existing access or junction or the use or development must provide a significant social and economic benefit to the State or region; and b) any increase in use of an existing access or junction or development of a new access or junction to a limited access road or a category 1, 2 or 3 road must be for a use that is dependent on the site for its unique resources, characteristics or locational attributes and an alternate site or access to a category 4 or 5 road is not practicable; and c) an access or junction which is increased in use or is a new access or junction must be designed and located to maintain an adequate level of safety and efficiency for all road users.
Comment: Complies with A2. Barton Road has a speed limit of 60km/h. The use will not generate more than 40 vehicle movements per day. The access will only be required by TasWater vehicles occasionally for reservoir inspection and maintenance purposes.	

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E4.7 Development Standards

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

Objective To ensure that development on or adjacent to category 1 or 2 roads (outside 60km/h), railways and future roads and railways is managed to: a) ensure the safe and efficient operation of roads and railways; and b) allow for future road and rail widening, realignment and upgrading; and c) avoid undesirable interaction between roads and railways and other use or development.	
Acceptable Solutions A1 The following must be at least 50m from a railway, a future road or railway, and a category 1 or 2 road in an area subject to a speed limit of more than 60km/h: a) new road works, buildings, additions and extensions, earthworks and landscaping works; and b) building envelopes on new lots; and c) outdoor sitting, entertainment and children's play areas	Performance Criteria P1 Development including buildings, road works, earthworks, landscaping works and level crossings on or within 50m of a category 1 or 2 road, in an area subject to a speed limit of more than 60km/h, a railway or future road or railway must be sited, designed and landscaped to: a) maintain or improve the safety and efficiency of the road or railway or future road or railway, including line of sight from trains; and b) mitigate significant transport-related environmental impacts, including noise, air pollution and vibrations in accordance with a report from a suitably qualified person; and c) ensure that additions or extensions of buildings will not reduce the existing setback to the road, railway or future road or railway; and d) ensure that temporary buildings and works are removed at the applicant's expense within three years or as otherwise agreed by the road or rail authority.
Comment: The proposal complies with the performance criteria. The infrastructure is to be within 50m of the South Line Railway. a) The proposal was referred to TasRail within the planning assessment process. No concerns in relation to safety and efficiency of the railway were raised. The security fencing achieves a 25m setback from the boundary of the railway, which is a significantly greater setback than other buildings and structures in the area. b) Not applicable. c) The proposed structures do not constitute a lesser setback than the setbacks at adjacent sites. d) Not applicable.	

E4.7.2 Management of Road Accesses and Junctions - NA

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 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.	Performance Criteria 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: No change to the existing site access or SISD are proposed. Given that this access is existing, and will not be subject to an intensification of traffic, re-assessment of this access in terms of sight lines is not warranted.	

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SPECIFIC AREA PLANS	
F1.0 TRANSLINK SPECIFIC AREA PLAN	N/a
F2.0 HERITAGE PRECINCTS SPECIFIC AREA PLAN	N/a
SPECIAL PROVISIONS	
9.1 Changes to an Existing Non-conforming Use	N/a
9.2 Development for Existing Discretionary Uses	N/a
9.3 Adjustment of a Boundary	N/a
9.4 Demolition	N/a
9.5 Subdivision	N/a
STATE POLICIES	
The proposal is consistent with all State Policies.	
OBJECTIVES OF LAND USE PLANNING & APPROVALS ACT 1993	
The proposal is consistent with the objectives of the <i>Land Use Planning & Approvals Act 1993</i> .	
STRATEGIC PLAN/ANNUAL PLAN/COUNCIL POLICIES	
<i>Strategic Plan 2017-2027</i> <i>Statutory Planning</i>	

5 FINANCIAL IMPLICATIONS TO COUNCIL

Not applicable to this application.

6 OPTIONS

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

7 DISCUSSION

Discretion to refuse the application is limited to:

- Reliance on performance criteria of use standards in the Rural Resource zone;
- Reliance on performance criteria of development standards (setback) in the Rural Resource zone;
- Development within 50m of a railway.

The application complies with the relevant provision relating to these discretions, and the responses from referral agencies indicate that conditions on the permit will address their requirements.

One representation was received, which raised concerns primarily relating to stormwater disposal. The proponent is well aware that stormwater issues exist in the area, but given the lack of reticulated stormwater, has designed on on-site system. The proponent will be required to ensure that stormwater does not concentrate on the neighbouring property. The remaining issues raised are outside the scope of the planning scheme or are not related to the development proposal itself.

8 ATTACHMENTS

- Application & plans, correspondence with applicant
- Responses from referral agencies
- Representations & applicant's response

RECOMMENDATION

That land at Barton Road, Epping Forest be approved to be developed and used for a Reservoir and Security Fencing (Utilities) vary setbacks; within scenic corridor; biodiversity code. in accordance with application P17-225, and subject to the following conditions:

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1 Layout not altered

The use and development shall be in accordance with the endorsed document **D1** (*Epping Forest DA Submission Report, Ref: ZIN-WP2-R-6-O-002-1, dated: August 2017*); including endorsed plans numbered **P1** – **P2** (*Drawing No: 32-18418, Sheet No's: W370 (08.08.2017 Rev E) & W022 (02.08.2017, Rev E)*); & **D2** (*Conara to Epping Forest Ecological Assessment Report, ref: ZIN-WP2-R-6-O-001-2, dated: August 2017*).

2 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.

3 TasWater conditions

Sewer and water services shall be provided in accordance with TasWater's Planning Authority Notice (reference number TWDA 2017/01478-NMC).

4 Speed limit signage

Speed limit signage restricting vehicle movements to 20km/h shall be applied to either end of the gravel entrance track through the site.

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.

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CON – ITEMS FOR THE CLOSED MEETING

DECISION

Cr

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

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

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

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

CON 3 (1) PERSONNEL MATTERS

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

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

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

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

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

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

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

CON 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*.
Ross Caravan Park

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

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

CON 6 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)(d) of the *Local Government (Meeting Procedures) Regulations 2015*.
Campbell Town Main Street Urban Design and Traffic Management Strategy

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CON 7 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*.
Sheepwash Creek

CON 8 INFORMATION OF A PERSONAL AND CONFIDENTIAL NATURE OR INFORMATION PROVIDED TO THE COUNCIL ON THE CONDITION IT IS KEPT CONFIDENTIAL

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

CON 9 PERSONNEL MATTERS

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

DECISION

Cr

That Council move out of the closed meeting.

Mayor Downie closed the meeting at