



**NORTHERN
MIDLANDS
COUNCIL**

AGENDA

Ordinary Meeting of Council

Monday, 29 January 2018

**Des Jennings
General Manager**

QUALIFIED PERSONS ADVICE

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

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

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

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

MEETING CONDUCT

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



Des Jennings
GENERAL MANAGER

GUIDELINES FOR COUNCIL MEETINGS

PUBLIC QUESTIONS AND STATEMENTS

PUBLIC QUESTION TIME:

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

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

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

REPRESENTATIONS ON PLANNING ITEMS

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

Each speaker is limited to a maximum of 3 minutes.

PETITIONS

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

RECORDING OF COUNCIL MEETINGS

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

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

The provision of recording of Council meetings in this policy:

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

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

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

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

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

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

AGENDA – ORDINARY MEETING

29 JANUARY 2018



NOTICE is hereby given that the next meeting of the Northern Midlands Council will be held at the Council Chambers, Longford on Monday, 29 January 2018 at 5.00pm.

Des Jennings
General Manager

24 January 2018

4.00pm Councillor Workshop – closed to the public

GOV 1 ATTENDANCE

1 PRESENT

In Attendance:

2 APOLOGIES

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

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

GOV 4 CONFIRMATION OF MINUTES

1 ORDINARY COUNCIL MEETING – 11 DECEMBER 2017

DECISION

Cr

The Minutes of the Ordinary Meeting of the Northern Midlands Council held at the Council Chambers, Longford on Monday, 11 December 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)	08/11/2017	Morven Park Management & Development Association Inc.	Ordinary
ii)	05/12/2017	Evandale Community Centre & Memorial Hall Management Committee	Ordinary
iii)	05/12/2017	Perth Local District Committee	Ordinary
iv)	06/12/2017	Ross Local District Committee	Ordinary
v)	09/01/2018	Ross Community Sports Club Inc.	Ordinary
vi)	18/01/2018	Avoca, Royal George & Rossarden Local District Committee	Ordinary

AGENDA – ORDINARY MEETING

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DECISION

Cr

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

3 RECOMMENDATIONS OF SUB COMMITTEES

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

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

GOV 5 DATE OF NEXT COUNCIL MEETING
19 FEBRUARY 2018

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, 19 February 2018.

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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
29/01/2018	Council Workshop Discussion: Council Meeting Agenda items

2 MAYOR'S COMMUNICATIONS

Mayor's Communications for the period 12 December 2017 to 29 January 2018 are as follows:

Date	Activity
12 December 2017	Attended Premiers Northern Christmas Luncheon, Launceston
20 December 2017	Attended Campbell Town District High School Grade 10 Graduation Ceremony, Campbell Town
21 December 2017	Attended Northern Midlands Council Works Department Christmas Lunch, Longford
11 January 2018	Attended meeting with Labor candidate for Lyons, Mr Darren Clark to discuss Council priority projects, Longford
17 January 2018	Attended meeting with Leader of the Opposition, Ms Rebecca White MP to discuss Council priority projects, Longford
20 January 2018	Attended official opening of Helping Hand building extension (Cr Adams), Longford
22 January 2018	Attended meeting with Labor candidate for Lyons, Mrs Janet Lambert to discuss Council priority projects, Longford
22 January 2018	Attended meeting re Taswater, Hobart
24 January 2018	Attended lunch with Liberal Member for Lyons, and Speaker of the House of Assembly, Mr Mark Shelton MP, Hobart
26 January 2018	Attended Northern Midlands Council Australia Day event including Citizenship Ceremony and Award Presentation
29 January 2018	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 and public meetings, S57 and S58, should be noted:

Section 57. Petitions

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

58. Tabling petition

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

AGENDA – ORDINARY MEETING

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3 Petitions Received

Nil

4 CONFERENCES & SEMINARS: REPORT ON ATTENDANCE BY COUNCIL DELEGATES

1 PURPOSE OF REPORT

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

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

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

2 CONFERENCES AND SEMINARS

Nil

5 132 & 337 CERTIFICATES ISSUED

	No. of Certificates Issued 2017/2018 year												Total	Total
	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June		2016/2017
132	103	70	67	73	65	75							453	752
337	29	47	32	30	48	44							230	388

6 ANIMAL CONTROL

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

Item	Income/Issues 2016/2017		Income/Issues for December 2017		Income/Issues 2017/2018	
	No.	\$	No.	\$	No.	\$
Dogs Registered	3,673	88,802	37	1,369	4,031	99,161
Dogs Impounded	72	5,423	4	255	39	1,629
Euthanized	3	-	-	-	1	-
Re-claimed	63	-	4	-	33	-
Re-homed/To RSPCA	6	-	-	-	5	-
New Kennel Licences	5	345	-	-	10	700
Renewed Kennel Licences	65	2,772	-	-	66	2,838
Infringement Notices (paid in full)	77	13,203	4	595	47	7,455
Legal Action	1	3,500	-	-	-	-
Livestock Impounded	2	673	-	-	2	95
TOTAL		114,718		2,219		111,879

Kennel Licences – 2 kennel licences issued in December.

Registration Audit of the Municipality – Campbell Town, Avoca and Ross and rural areas left to do. To date 504 dogs have been found unregistered during the audit and 34 Infringements have been issued.

Attacks – 0 dog attacks recorded in December.

Microchipping – 1 dog was microchipped in December.

Impounded dog – 5 dogs were impounded in December.

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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	1
Inspection of Food Premises	118	154	75	32

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.

8 CUSTOMER REQUEST RECEIPTS

Operational Area	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June
Animal Control	-	-	1	1	-	-						
Building & Planning	-	-	-	1	3	3						
Community Services	-	-	-	-	-	-						
Corporate Services	2	-	1	-	1	1						
Governance	-	-	-	-	-	1						
Waste	-	-	-	-	-	-						
Works (North)	13	5	14	14	13	9						
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	\$75
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
10-Oct-17	Campbell Town District High School	Donation - School Achievement Awards	\$103
10-Oct-17	Perth Primary School	Donation - School Achievement Awards	\$36
10-Oct-17	Evandale Primary School	Donation - School Achievement Awards	\$33
10-Oct-17	Longford Primary School	Donation - School Achievement Awards	\$36
10-Oct-17	Cressy District High School	Donation - School Achievement Awards	\$103
10-Oct-17	Avoca Primary School	Donation - School Achievement Awards	\$36
10-Oct-17	Perth Fire Brigade	Donation	\$50
10-Oct-17	Longford Fire Brigade	Donation	\$100
17-Oct-17	Helping Hand Associated	Donation	\$1,040
17-Oct-17	Longford Care-a-car	Donation	\$1,040

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Date	Recipient	Purpose	Amount
School Bursary Program			
15-Aug-17	Lucy Carr	Bursary Program 2017	\$500
22-Nov-17	Thomas Hartam-Bayles	Bursary Program 2018 - refund	(\$500)
Sporting/Academic Achievements			
10-Oct-17	Mr Harry Heathcote	Metal Minds Robotics Team - Tech Challenge at Macq Uni	\$55
6-Dec-18	Miss Sophie Parkin	2017 National All Schools Track & Field	\$62
6-Dec-18	Mr L Eldershaw	U18 National Cricket Carnival	\$62
TOTAL DONATIONS			\$20,331

10 ACTION ITEMS: COUNCIL MINUTES

Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
16/10/2017	309/17	Confirmation of Minutes - Cressy Local District Committee	That a fee offer be sought to develop a streetscape plan for Cressy and be listed for future budget consideration.	Community & Development Manager	Fee offer received. Requested to be listed for 2018/19 budget deliberations.	
20/11/2017	363/17	Conara Park	That Council officers make enquiries with Crown Land Services regarding the vacant land at the corner of Panec Street and Conara Road and present a further report back to Council.	Community & Development Manager	To be progressed.	
11/12/2017	390/17	Mobile Food Vendors Policy	1) That Council: a) Adopt the Mobile Food Vendors Policy; b) Set the annual permit fee for Mobile Food Vendors at \$300; c) Set a six month or one-off permit fee for Mobile Food Vendors at \$150; 2) That Council officers write to known vendors who operate in the municipality and advise them of the changes and the date of implementation, allowing a two-month grace period for implementation.	Community & Development Manager	Complete.	
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.	
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.	
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 up a committee of Council (councillors) to progress shared services options for the Northern Midlands.	General Manager	Minister Gutwein advised that Council has received the study. GM to report to Council on progress. Expressions of Interest sought for the role of Project Manager, Shared Services Implementation Project.	
16/10/2017	312/17	Cressy Swimming Pool Master Plan & Ross Swimming Pool Master Plan	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.	General Manager	Matter to be actioned.	
16/10/2017	312/17	Cressy Swimming Pool Master Plan & Ross Swimming Pool 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.	General Manager	Matter in progress.	
20/11/2017	359/17	Airservices Australia: Flight Paths Review – Tasmanian Airports	That Council write to the Minister, The Hon. Darren Chester, Minister for Infrastructure and Transport: i) to seek confirmation that the proposed approach and departure flight paths for Evandale are not changing; and ii) to confirm the process and timing for reviews; and iii) to request that community consultation take place prior to the implementation of any changes.	General Manager	Letter sent, awaiting a response.	

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Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
20/11/2017	360/17	ANZ Longford Branch Closure	That Council ii) invite a Bendigo Bank representative to present to a Council workshop.	General Manager	Invitation to be arranged.	
11/12/2017	395/17	Historic Catholic Cemetery Evandale	That Council i) support the sourcing of funding to assist with the restoration of the historic Catholic Cemetery at Evandale; and	General Manager		
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 ...	Exec Assistant	Complete.	
16/10/2017	309/17	Confirmation of Minutes - Evandale Advisory Committee	That the Evandale entrance statement design be discussed at the 30 October 2017 Council workshop.	Exec Assistant	Matter referred to future meeting of the Committee.	
16/10/2017	333/17	Greenwaste Recycling Trial	That Council i) accept Option 3 – Do not offer a FOGO collection at this time; ii) continue to monitor opportunities; iii) conduct a community survey (on-line and Country Courier); and iv) investigate resource sharing opportunities.	Engineering Officer	Survey on facebook page.	
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	Works programmed.	28/02/2018
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	Council pursuing with State Growth.	
16/10/2017	332/17	Replacement of Tooms Lake Toilet at the Campground	That Council replace the toilet facility at Tooms Lake	Works Manager	Complete.	
20/11/2017	366/17	Morven Park Grandstand Removal	That Council progress the removal and demolition of the Morven Park grandstand.	Works Manager	Works programmed.	30/06/2018
11/12/2017	395/17	Historic Catholic Cemetery Evandale	That Council ii) utilise funds allocated for stormwater in the 2017/18 budget to undertake the necessary stormwater works at the Catholic Cemetery in Evandale.	Works Manager	Funding being sought for graveyard rehabilitation. Stormwater works to be undertaken in conjunction with rehabilitation works.	
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 education campaign to get the message about the Plan and its operation out widely across the Northern Midlands.	Project Officer	Community education campaign to be planned.	
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	Funding application being prepared for current TCF funding round, and Variety Tasmania.	
20/11/2017	350/17	Confirmation of Minutes - Economic Development Committee	1) That a NBN representative be invited to a Council workshop to provide an update report on the rollout of the NBN across the Northern Midlands. 2) That Council undertake another traffic count on Evandale Main Road, at an appropriate time so that the data can be compared to prior data recorded.	Project Officer	NBN representative meeting with Council staff 30/1/2018 and will attend a Council workshop early 2018. Traffic count undertaken in December 2017.	

AGENDA – ORDINARY MEETING

29 JANUARY 2018



Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
20/11/2017	354/17	Northern Midlands Council Economic Development Strategy	That Council: i) accept in principle the draft economic development strategy; ii) approve the proposed way forward with the development and finalisation of the economic development strategy; iii) approve the development of a brief for a project aiming to identify potential TRANSlinc developers and to raise awareness of the TRANSlinc precinct.	Project Officer	TRANSlinc project brief being progressed.	
20/11/2017	355/17	Coronation Park Dog Exercise Area Upgrade Proposal	That Council approve the expenditure of \$5,000 from the Community Special Projects 2017/2018 budget to be combined with the \$3,000 grant from Keep Australia Pet Friendly, for the development of a dog agility play area in Coronation Park dog exercise area.	Project Officer	Quotes for production of agility and exercise equipment received. Awaiting confirmation of \$3,000 grant.	
11/12/2017	395/17	National Heritage Listing for The Ross Bridge	That Council i) allocate \$1,600 to fund the preparation of a nomination of the Ross Bridge for National Heritage Listing; and ii) actively seek discussions with the State Government regarding flood plans for the Ross Bridge.	Project Officer	Dr Nic Haygarth contracted to prepare nomination for National Heritage Listing.	
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	Works complete, in-service.	
11/12/2017	392/17	Confirmation Of Minutes - Recommendations - Cressy Local District Committee	That Council list for consideration in the 2018/19 Council budget, the following recommendations of the Cressy Local District Committee: 1) That Council give consideration to the installation of solar panels on Council facilities in Cressy, to reduce the electricity costs of these facilities (e.g. Hall and Swimming Pool). 2) That Council explore the possibility of trialling lit bollards in the Cressy Park.	Corporate Services Manager	2018/19 Budget consideration.	
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.	
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	Regulatory Impact Statement being prepared.	30/03/2018
20/11/2017	369/17	Truck Parking	That Council hold discussions with the State Government over use of the land at the railway end of Carins Street for truck parking.	Senior Planner	Request to be sent to Crown Land Services.	25/02/2018
11/12/2017	397/17	Removal of Dangerous Trees	That, for applications for the removal of dangerous trees, Council require a supporting report from an arborist.	Senior Planner	Report to January Council meeting.	
11/12/2017	398/17	Perth Riverbank Open Space Strategy	That Council officers prepare a draft brief and seek an estimate of cost for consideration in the 2018/19 budget.	Senior Planner	Brief to be prepared.	31/01/2018

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	Letter sent to descendants. Response awaited.	
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	General Manager	Correspondence sent. Further report to be presented once advice is received from Minister	

AGENDA – ORDINARY MEETING

29 JANUARY 2018



Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
			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.		for Transport. Evandale Light Rail has advised that they would like to participate. Report to be prepared.	
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	Avoca awaiting construction. Other town entrance statements for future budget consideration.	
18/09/2017	279/17	Historical Records and Recognition: Service of Councillors	That Council, ...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	To be progressed when plans to construct are initiated.	Currently on hold.
23/01/2017	Sep-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	Report to 29 January Council meeting.	

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

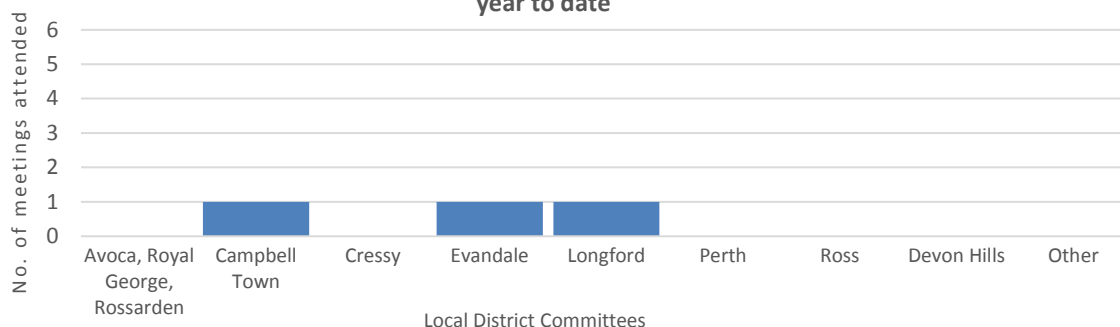
11 KEY ISSUES BEING CONSIDERED: MANAGERS' REPORTS

1. GOVERNANCE

a. Governance – Meetings/Conferences

- Council meetings:
 - Ordinary meeting 11 December
- Council Workshops:
 - 11 December
- Executive Management Team:
 - 6 December
 - 20 December
- Staff Meeting
 - 12 December
- Community meetings:
 - Perth Local District Committee meeting

**2017/18 Meetings Attended
year to date**



- Other Meetings:
 - Met with consultants re Longford Viewing Platform proposal
 - Met with consultants re Longford Facilities Study and Campbell Town Multi-Function Centre development
 - Met with Launceston Gateway Precinct stakeholders re Land Use Development Plan

AGENDA – ORDINARY MEETING

29 JANUARY 2018



- Attended Northern Local District Committees Christmas Dinner at Perth
- Attended LGAT Regional Breakfast
- Met with ANZ District Manager and Regional Executive ANZ Tasmania re Longford Branch Closure
- Met with developer
- Met with ratepayer
- Attended Councillors Christmas Function at Evandale
- Tentative Rotary Christmas Party and Playground Launch
- Attended 2017 Premier's Northern Christmas Luncheon
- Attended official opening of Ross Toilets and Ross Cannon refurbishment unveiling
- Met with West Perth property owners re West Perth Flood Plan
- Met with consultant re Campbell Town Multi-Function Centre development
- Met with Mark Shelton MP to discuss Priority Projects
- Met with consultant re Campbell Town Streetscape Design
- Attended outdoor workforce toolbox meeting
- Met with Sgt Gillies, Tasmania Police
- Attended Indoor Staff Christmas break-up lunch
- Outdoor Staff Christmas break-up function

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
- Ongoing development and implementation of Human Resources Policies and Procedures
- Updating historical position descriptions
- Management of the three pools, lifeguards and swimming pool committees
- 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.

AGENDA – ORDINARY MEETING

29 JANUARY 2018



2. COMMUNITY & DEVELOPMENT

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
- Conducting review of all dog off leash areas in the Northern Midlands, and progressing upgrade to Coronation Park Destination Dog Park
- Conduct dog microchipping service
- Progressing municipal wide dog registration audit
- Taking complaints regarding cat management and other animal related issues
- Attendance on investigation and attendance to dangerous dog complaints

b. Building/Plumbing

- Plumbing and building inspections and assessments, as required
- Permit authority assessments

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
- Attending Launceston Airport Wildlife Hazard Committee meeting

d. Compliance

- Ongoing review of all outstanding and arising 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
- Immunisations for 2017 complete and reporting requirements satisfied
- Investigating environmental incidents, as required
- Investigating notifiable diseases, as required
- Use of drone for investigations as required, finalizing licence requirements

f. Policy

- Review and update Council's Policy Manual
- Delegations register review
- Public Interest Disclosures Act Procedures
- Ongoing review of work programs and standard operating procedures

AGENDA – ORDINARY MEETING

29 JANUARY 2018



- 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
- Organisation of 2018 Northern Midlands Council Australia Day event
- Commenced organisation of 2018 Festival of Small Halls (complete 6 January 2018)
- Citizenship ceremonies

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
- Progressing the development of a Management Handbook for all Management Committees for distribution
- Development of newsletter for all Management Committees

j. Health & wellbeing

- Participating in the quarterly Northern Midlands Health Service Providers Forums
- 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.
- Member of the State Local Government Rating Network.
- Administer the Service Tasmania contract for customer services in Campbell Town.
- Customer Service Charter and Policy reviews and survey feedback review.
- Telephone system and on-hold messages administration.

b. Finance

- Issue and collection of Rates and Animal registration and sundry fees and charges.
- Municipal revaluation process, valuation maintenance and adjustments, and supplementary valuations.
- Street numbering, address allocation and road and street naming.
- Cash, electronic receipting, and direct debit system administration.
- Rate interest and penalty calculations and administration.
- Pension rebates claims and maintenance, classification for two rebate maximums, verification of Centrelink 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,

AGENDA – ORDINARY MEETING

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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 and issue Debt summons. Agency Debt Collection services.
- Municipal Budget and adjustments, End of Year Financials, KPI return, Asset Management, Fleet Hire, Long Term Financial Planning, Audit and Annual Report. Related Party Disclosure.
- Grants Commission administration, sundry grant reporting and auditing. Committee financial management support and auditing.
- Stimulus loan funding applications, administration and repayment procedures.
- Property ownership, licences and leases, and aged care unit tenancy.
- Unclaimed monies register and Public Land Register.
- 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.
- General accounting, 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.
- 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.
- General Office support and attendance of meetings, reports, emails & phone enquiries.

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.

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- 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.

f. Childcare

- Childcare management and support.
- Childcare financial reporting, audit, budgets & fee schedule reconciliations.
- Additional Perth School After School Care service reference group.
- Setup Cressy School After School Care service for 2018.
- Review and apply for funding for replacement of BBF funding in 2018/19.

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 Hollejett subdivision (3 lots) in Edward Street, Perth has reached practical completion.
- Stage 3 of Hollejett subdivision (15 lots) off Edward Street, Perth at 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

- Woolmers tender awarded to VEC civil
- Tender for Campbell Town Main Street Urban Design and Traffic Management in progress

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

- Mason Street, Campbell Town – Reconstruction, 150m kerb & channel

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- Barton Road, Campbell Town – Reconstruction 2.4
- Council Chambers Car Park

12 RESOURCE SHARING SUMMARY – 01 JULY 2017 to 30 JUNE 2018

Attachments: Section 1 – Page 16

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		
		Dec 2017	Total 2017/18	Dec 2016
Graffiti at Toilets	Perth Bridge	400		
TOTAL COST VANDALISM		\$ 400	\$ 25,300	\$ Nil

14 YOUTH PROGRAM UPDATE: DECEMBER 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 December were:

Perth – 7th = 11, 14th = 12 and 21st = 10 - TOTAL = 33 (3 sessions)

Evandale – 8th = Nil (Not Held due to poor weather), 15th = 21 and 22nd = 26 - TOTAL = 47 (2 sessions)

Perth – The consistency with attendances continues to be a feature at the Perth Community Hall. Any instances of poor behaviour have been minimal and dealt with appropriately when they have arisen. The sessions (with the end of school and looming holiday break) have been fairly low key in nature. The program here looks set to resume (in consultation with local parents) in late January.

Evandale – The first session was not held due to it being rained out, and good attendances were reflected in the remaining 2 sessions that were held for 2017. The program here will re-commence at the start of the 2018 school term.

There was one session held in Longford during December, with 6 attendees.

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 were completed at Campbell Town District High School during Term 4:

- Assisting senior secondary students with job applications and considering pathway options when they leave school.
- Assisting secondary students to acquire Unique Student Identification Numbers, Tax File Numbers and organising student accommodation for those who are relocating for college.
- Assisting students to obtain their L1 drivers licence.
- Assisted students with the athletics carnival, and attending end of year assembly.

The following activities have been completed at the Cressy District High School during Term 4:

- Classroom support with the focus being on Grade 7 & 8 classrooms, both one on one and group support.
- Assisting students to obtain their L1 drivers and motorcycle licence.

It is noted, no services are provided for the month of January due to school holidays.

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15 STRATEGIC PLANS UPDATE

Prepared by: Lorraine Green, Project Officer

STRATEGIC PLANS SPREADSHEET CURRENT AS OF 22 JANUARY 2018

Strategic Plans By Location & Consultant	Start Date	Completion Date	Current Status
(contract (report accepted signed) by Council)			
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 in late 2016
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. Funding agreement signed. - 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 - 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. - September 2017: Funding application submitted to TCF for \$55,000 towards the development of a tennis court and a multi-purpose court at the Oval precinct. Notified 28 November that application was successful. Grant deed awaited. - AFL Business Case for oval improvements prepared: seeking \$150,000 from AFL. Outcome awaited. - November 2017: Funding application submitted to Sport & Recreation Tas for \$80,000 to assist with the courts development. Notified January 2018 the funding has been secured. - Tenders for the multi-function centre closed 12 October: discussed at 30 October 2017 Workshop. Assessment of the tenders is ongoing - Meeting held mid-January 2018 with Guy Barnett MP regarding funding possibilities for the cenotaph upgrade

(Philp Lighton Architects)

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Strategic Plans By Location & Consultant	Start Date	Completion Date	Current Status
CBD Urban Design and Traffic Management Strategy (GHD) (Lange Design and Rare Innovations)	May-16	Nov-17	- 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 report accepted at November 2017 Council Meeting. - Council secured \$1 million loan through the Northern Economic Stimulus package towards the implementation of the main street component of the strategy. 20.11.17; Lange Design and Rare Innovations Design contracted to prepare the design and construction tenders.
Cressy			
Swimming Pool Master Plan (Loop Architecture)	Dec 15	Oct 17	- Draft Master Plan received May 2016: structural assessment approved Aug 2016 - Final plan received June 2017 - Final report accepted at October 2017 Council meeting. Report requested on the integrity of the pool structure.
Recreational Ground Master Plan (Lange Design)	Feb-17	Oct 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. - Draft concept plan and cost estimates received August 2017. - Master plan accepted at October 2017 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	Oct-17	- 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 accepted at October 2017 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 - Planning permit issued 22 December 2017.

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Strategic Plans By Location & Consultant	Start Date	Completion Date	Current Status
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 (Lange Design and Loop Architecture)	May-16	Oct-17	- Site Investigation Report completed October 2016. - Community Information Gathering Workshop held 7 December 2016. Draft Urban Design Strategy being prepared. - 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 and Guidelines manual accepted at the October 2017 Council Meeting. - GM authorised to contact State Growth to discuss improvements to the Illawarra Road roundabout
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 - 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 submitted November 2017 to Sport and Recreation Tas for \$80,000 towards the redevelopment. Advised January 2018 that the funding has been secured. - Planning permit issued 17 November 2017. - Application for Development Services lodged with TasWater 22 December 2017.
Village Green			- Jan 2017: costings & plans 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 the Village Green Upgrade. 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. - Report to October 2017 Council Meeting advising the Liberty Swing is the only model that meets Australian Standards for use in a public playground. - Stage 2 new play units installation completed 27 November 2017 and launched 8 December 2017.

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Strategic Plans By Location & Consultant	Start Date	Completion Date	Current Status
			Stage 3: Funding application being prepared for the current round of the Tasmanian Community Fund and Variety Tas. TCF applications close 14 March 2018.
Woolmers Bridge (VEC Civil)			- Jan 2017: Lange Design contracted to develop landscape concept plan and landscape construction documents - Application submitted for the Bridge Renewal Program for \$1,415,000. Advised October 2017 application was successful. . 12 tonne load limit placed on structure on 6 June. - Funding agreement with Bridge Renewal Program finalised October 2017. - Design and construct tenders closed 8 November 2017. Council accepted the tender of VEC Civil at the November 2017 Council Meeting. - Work commencing 24 January 2018: due for completion 30 June 2018 – weather permitting.
Facilities Assessment Study (Philp Lighton Architects)	Sept-17		Sept 17: Philp Lighton Architects contracted to undertake the study of the Council Offices, Memorial Hall, Town Hall and Library facilities. Study underway October 2017 and presentation made to November 2017 Council Workshop.
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. - Council endorsed the Plan at the 10 April 2017 Council Meeting. - Final report to November 2017 Council meeting.
Sheepwash Creek Open Space Plan (Lange Design, GHD)			- 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 (WSUD) for the open space on eastern side of subdivision. - Work completed and interpretation signage installed.
Ross			
Swimming Pool Master Plan (Loop Architecture)	Dec-15		- 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 - Council resolved at October 2017 Meeting to undertake a survey of the use of the pool across the 2017-2018 swimming season.
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

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Strategic Plans By Location & Consultant	Start Date	Completion Date	Current Status
			\$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. - Planning application advertised: closed 28 November 2017. - On agenda for the 29 January 2018 Council Meeting.
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. - Application submitted for Round Two Building Better Regions Fund: outcome awaited.

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 continually updated.

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 (and each week during peak visitor season) 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 and nearby region 2018				
Date	Village / Town	Event	About the event	NMC Grant funding/in-kind support
January 2018				
Until 1 March 2018	Perth 16087 Midland Hwy	Exhibition: Triple A Acquisitive Art Award	The Launceston Arts Society's Triple A Art exhibition is running at the Eskleigh Art Gallery. Also on display is a show of art works created by the Eskleigh residents.	
17 Jan 2018	Ross Church St	Children's Summer Activities	FREE activities and school holiday fun every Wednesday in January 2018, at the Tasmanian Wool Centre & Museum, including outdoor games and hands-on activities. 11am - 1pm, play traditional kids outdoor games on the lawn, as well as a different activity each week. This week, learn about wool, have a go at carding wool with teasels, using a drop-spindle to spin yarn, weaving with paper, or French knitting. Activities are free, however spaces are limited, so we request you register to ensure your spot. check out the facebook page for full details and other activities each week.	
20 Jan 2018	Cressy 1330 Powranna Rd	Powranna Bull Ride & Rodeo	Events start at 4pm. Food facilities, fully licenced bar, kids entertainment. After party with live band. See Facebook event for prices and more details.	
20 Jan 2018	Symmons Plains Midland Hwy	Symmons Plains - Skid Pan	Skid Pan Fun! Drive your car on the Summons Plains skid pan - fun, safe, sideways! Saturday sessions 1pm - 7pm. Details available on the Facebook event page.	

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Date	Village / Town	Event	About the event	NMC Grant funding/in-kind support
21 Jan 2018 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.	
21 Jan 2018	Longford 78 Wellington St	Country Music at the Club	A day on the lawn with "Wild Rose", one of Tasmania's greatest country music artists, Debbie Parry, daughter Anita, and featuring Mick Wilson, one of Australia's best steel guitar players. A fun Filled day of boot scooting and dancing. Bar and food. Venue: Longford RSL. Bar opens 11am. Entry by gold coin donation.	
24 Jan 2018	Ross Church St	Children's Summer Activities	FREE activities and school holiday fun every Wednesday in January 2018, at the Tasmanian Wool Centre & Museum, including outdoor games and hands-on activities. 11am - 1pm, play traditional kids outdoor games on the lawn, as well as a different activity each week. This week, it's all about stone. Using plastic carving tools, and an easy-to-carve block, experience the thrill of carving your own design, or try replicating one of the Ross Bridge Carvings. You can take your masterpiece home with you. Activities are free, however spaces are limited, so we request you register to ensure your spot. check out the fakebook page for full details and other activities each week.	
26 Jan 2018	Campbell Town High St	Official Australia Day Celebrations Northern Midlands Council	Northern Midlands Council's 2018 Australia Day event is in Valentine Park, Campbell Town, from 9am - 12pm. The theme for 2018 is 'Community Engagement' and encourages local community groups and clubs to attend and promote their organisations. Free breakfast BBQ, face painting, jumping castle and kids activities. Formal ceremonies commence at 9am: Australia Day Awards and Volunteer Recognition. 2018 Australia Day ambassador is John Zeckendorf.	y
26 Jan 2018	Evandale	Evandale Australia Day Celebrations	Raising of the flag at 12 noon, presentation of senior and junior Evandale citizen awards, children's entertainment and fire engine rides, free BBQ and drinks.	
26 - 28 Jan 2018	Symmons Plains Midland Hwy	Powercruise #70	Cruise Race Drift & Skid for 2 massive days. Load up your mates and have some fun in your car. Must be 18+ to participate, have drivers licence and a cool or modified car. Check Facebook event page for full details.	
27 Jan 2018	Poatina	Aussies Together Day	Poatina celebrates Aussies Together Day with free train rides, parade, wheelbarrow races and more.	
27 Jan 2018 Last Sat 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.	
27 Jan 2018 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.	
28 Jan 2018	Evandale 11 Russell St	Live music in the Beer Garden	The Clarendon Arms will have live music in the Beer Garden every Sunday until April. Come and relax and enjoy some tunes from great local artists in the Beer Garden. Outside bar and food servery. 12 noon - 3pm.	
28 Jan 2018 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	
28 Jan 2018 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	
31 Jan 2018	Ross Church St	Children's Summer Activities	FREE activities and school holiday fun every Wednesday in January 2018, at the Tasmanian Wool Centre & Museum, including outdoor games and hands-on activities. 11am - 1pm, play traditional kids outdoor games on the lawn. Check out the fakebook page for full details and other activities each week.	
February 2018				
Until 1 March 2018	Perth 16087 Midland Hwy	Exhibition: Triple A Acquisitive Art Award	The Launceston Arts Society's Triple A Art exhibition is running at the Eskleigh Art Gallery. Also on display is a show of art works created by the Eskleigh residents.	
3 Feb 2018	Launceston City Park	Festivale	Celebration food and wine el fresco at one of Tasmania's premier summer events. More than 70 stalls, taste and savour highly renowned Tasmanian gourmet food, wine, beer and cider. Family entertainment, dance, music, street theatre.	
4 Feb 2018 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	
4 Feb 2018	Evandale 11 Russell St	Live music in the Beer Garden	The Clarendon Arms will have live music in the Beer Garden every Sunday until April. Come and relax and enjoy some tunes from great local artists in the Beer Garden. Outside bar and food servery. 12 noon - 3pm.	
8 Feb 2018	White Hills Watery Planes Rd	Party in the Paddock	Known for having some of the most chilled vibes n the Australian festival circuit, the grassroots atmosphere of PITP held amongst the beautiful rolling	

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Date	Village / Town	Event	About the event	NMC Grant funding/in-kind support
			hills of Tasmania's North-East armed with an eclectic selection of exciting talent.	
10 Feb 2018	Ross Church St	Ross Rodeo	Celebrating rodeo while supporting charitable causes. Dave Hawkins music from 3.30pm. Wood chopping from 11am, working bullocks, historic machinery, mechanical bull, jumping castle. Gates open 9am. \$25 family, \$12 adults, \$6 concession, \$6 youth (8-17), free if under 8 years. No dogs, glass or BYO.	y
10 Feb 2018 2nd Sat each month	Liffey 1443 Liffey Rd	Liffey Valley Market	Brows stalls in lovely surroundings. Upcycled and pre-loved treasures, bric-a-brac, homemade baked goodies, plants, vegies, handcrafts, collectables and much more. 9am - 1pm, Sept - May.	
10 Feb 2018 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.	
11 Feb 2018 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	
11 Feb 2018	Evandale 11 Russell St	Live music in the Beer Garden	The Clarendon Arms will have live music in the Beer Garden every Sunday until April. Come and relax and enjoy some tunes from great local artists in the Beer Garden. Outside bar and food servery. 12 noon - 3pm.	
17 Feb 2018	Longford Wellington St	Parish Fair & Floral Festival	The Anglican Parish Longford/Perth Annual Fair will be held in the Christ Church grounds from 8.30am. Well stocked stalls, including cakes, produce, white elephant, books. Devonshire morning tea, BBQ lunch and paella. Launceston Clarinet Choir will be performing from 10.30am. Raffles. Floral festival in the church, and organ recitals.	
17 Feb 2018	Evandale	Century Ride	The Century is a Penny Farthing tradition, dating from the 1880s. 100 miles (162km) in one day. A century takes penny farthing riders most of the day to complete. Riders may also opt for a 100km ride (metric century)	
18 Feb 2018 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 Feb 2018	Evandale 11 Russell St	Live music in the Beer Garden	The Clarendon Arms will have live music in the Beer Garden every Sunday until April. Come and relax and enjoy some tunes from great local artists in the Beer Garden. Outside bar and food servery. 12 noon - 3pm.	
18 Feb 2018 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.	
24 Feb 2018	Evandale	Evandale Village Fair & National Penny Farthing Championships	The most competitive Penny Farthing races in the world! Plus a country village fair, entertainment, puppets, music, dancers, historic cars and steam engines, pony rides, kids activities, variety of stalls.	
24 Feb 2018 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 Feb 2018 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 Feb 2018	Evandale 11 Russell St	Live music in the Beer Garden	The Clarendon Arms will have live music in the Beer Garden every Sunday until April. Come and relax and enjoy some tunes from great local artists in the Beer Garden. Outside bar and food servery. 12 noon - 3pm.	
25 Feb 2018	Evandale/Nile	Clarendon Road Race	On Penny Farthing bicycles, the Road Race is held over 30km. Starting from Evandale the race heads north to Perth before going back through Evandale to the finish at historic Clarendon Homestead.	
25 Feb 2018 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	
March 2018				
2 Mar 2018	Powranna Powranna Rd	Tassie Nats 13 Burnout Madness	Weekend of burnouts, drag racing, [power skids and more. Gates open Friday 2.3.17 at 1pm, action from 2.30pm - 10.30pm. Saturday 8am - 7pm. Sunday 9.30am - 3.30pm.	
4 Mar 2018	Evandale 11 Russell St	Live music in the Beer Garden	The Clarendon Arms will have live music in the Beer Garden every Sunday until April. Come and relax and enjoy some tunes from great local artists in the Beer Garden. Outside bar and food servery. 12 noon - 3pm.	
4 March 2018 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 Mar 2018	Relbia 370 Relbia Rd	A Day on the Green	An almighty Monster Rock Line-Up! Iconic indie rock anthems in the great outdoors with The Living End, Spiderbait, Veruca Salt, The Lemonheads, Tumbleweed, and The Fauves. Fully licenced, no BYO. Food available or BYO picnic. Bring chairs and rugs. Prices and more info on the website.	

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Date	Village / Town	Event	About the event	NMC Grant funding/in-kind support
10 March 2018 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 Mar 2018 2nd Sat each month	Liffey 1443 Liffey Rd	Liffey Valley Market	Brows stalls in lovely surroundings. Upcycled and pre-loved treasures, bric-a-brac, homemade baked goodies, plants, vegies, handcrafts, collectables and much more. 9am - 1pm, Sept - May.	
10 - 13, & 17 - 18 Mar 2018	Evandale Logan Rd	Glover Prize	Public exhibition of The Glover Prize is one of Australia's most significant awards for landscape painting, with the winner receiving \$40,000. There is also a People's Choice Award prize of \$3,000 and a Children's Choice Award of \$500. Falls Park Pavillion. 10am - 4pm (Sunday 9am). \$10 adults, under 17 free	y
11 Mar 2018	Evandale 11 Russell St	Live music in the Beer Garden	The Clarendon Arms will have live music in the Beer Garden every Sunday until April. Come and relax and enjoy some tunes from great local artists in the Beer Garden. Outside bar and food servery. 12 noon - 3pm.	
17 Mar 2018	Westbury Lyal St	Westbury Irish Festival	On the Westbury Village Green, from 9.30am to 7.30pm, with a parade at 10.30am around the streets. Entertainment will be provided on two stages. Free jumping castle and kids activities. Adults \$15, concession \$10, under 16, free. Discounted early bird tickets available on the website.	
18 Mar 2018 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 Mar 2018	Evandale 11 Russell St	Live music in the Beer Garden	The Clarendon Arms will have live music in the Beer Garden every Sunday until April. Come and relax and enjoy some tunes from great local artists in the Beer Garden. Outside bar and food servery. 12 noon - 3pm.	
18 March 2018 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.	
18 March 2018	Selbourne 338 Four Springs Rd	Tasmanian Garlic & Tomato Festival	Garlic and tomato tasting. Tomato tours. Guest speakers. Demonstrations. Food and produce stalls galore. Children's play area. Games and competitions for young and old. Bush walk and treasure hunt. Adults \$10. Children under 16 free. 10am - 3pm	
24 Mar 2018 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 Mar 2018 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 Mar 2018	Evandale 11 Russell St	Live music in the Beer Garden	The Clarendon Arms will have live music in the Beer Garden every Sunday until April. Come and relax and enjoy some tunes from great local artists in the Beer Garden. Outside bar and food servery. 12 noon - 3pm.	
25 March 2018 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	
31 March 2018 Last Sat 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.	

17 FESTIVAL OF SMALL HALLS

Prepared by: *Lucie Copas, Executive & Communications Officer*

In the first week of January, the Longford Town Hall hosted the Festival of Small Halls for the second time which once again proved to be a success with strong community support and great feedback.

The Festival of Small Halls is a unique regional touring concept, working with community groups and regional councils across Australia to take some of the best international and national music into rural and remote areas of Australia. The 2018 tour visits 19 locations throughout Tasmania.

The Festival of Small Halls Summer Tour 2018: Cygnet to Illawarra is presented by Woodfordia Inc in partnership with the Cygnet Folk Festival and the Illawarra Folk Festival.

This year's tour featured Claire Anne Taylor, a Tasmania local and Canadian duo, The Small Glories.

For the 2018 event at Longford there was a total of 88 presale tickets which were purchased online prior to the event date and also a further 30 door sale tickets sold on the night. Total ticket sales were 118 (71 adult and 47 concession).

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18 BUILDING MINIMUM HEIGHT REQUIREMENTS

Prepared by: Amanda Bond, Community & Development Manager & Trent Atkinson, Building & Compliance Officer

It has been Council practice since at least the early 2000s to place a condition on our Building Permits that houses be built 300mm at a minimum above the approved finished ground level to avoid the possibility of stormwater entering the floor levels of the building. The Building Code requires houses be built at a minimum of 150mm. Council imposed the 300mm requirement following a series of issues of flooding of houses due to stormwater.

Under the new *Building Act 2016* Council no longer has the power to impose such a condition. Further to that, some building work won't require a building permit under the new legislation, therefore the opportunity to impose the condition will not arise in any event. A condition could be imposed through planning, however, again, in some instances a planning permit may not be required, and therefore we lose the opportunity to impose the condition. The Building Code continues to require houses be built at a minimum of 150mm above the approved finished ground level.

The team have discussed this issue and we propose the following way forward:

- No longer place the 300mm condition on our Building Permits (as effectively we have no legislative power to do so).
- In January of each year, send a mail out to all designers advising them that it is Council preference for homes to be built at 300mm due to stormwater issues in low lying areas, therefore, please consider this when preparing designs.

The purpose of the second point is to bring to the attention of all designers this is a potential issue in the Northern Midlands. If designers choose not to heed the advice, then Council has practiced due diligence by raising the concern.

Officers are of the view the best way to cover all Tasmanian designers this is to obtain the list of licensed designers from the CBOS website, as all designers must be licensed, and send the advice out. The information will also be displayed on Council's website.

It is noted, it is the responsibility of designers to take into consideration issues such as stormwater inundation when they are completing a design, however, it is best practice for Council to bring potential issues to the attention of designers where possible.

DECISION

Cr

That the Information items be received.

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GOV 6 COUNCILLOR ALLOWANCES REVIEW

Attachments: Section 1 – Page 17

Responsible Officer: Des Jennings, General Manager

Report prepared by: Des Jennings, General Manager

1 PURPOSE OF REPORT

The purpose of the report is to seek Council's position on the Councillor Allowances Review Issues Paper.

2 INTRODUCTION/BACKGROUND

The Tasmanian Industrial Commission have released an Issues Paper, a copy of which is attached. The purpose of the paper is to assist those contemplating making a submission by identifying the task before the Board of Inquiry.

The paper includes an historical perspective of setting the Tasmanian local government allowances and traces allowance movements over time, inclusive of the current methodology for setting allowances.

The paper identifies the issues which need to be determined, as outlined in the Terms of Reference and provides options for consideration of local government allowances. Of significance, the role and function of councils has changed since the last formal review in 2008. There is also an emphasis on governance and the capacity to attract potential future candidates and the Board welcomes any submissions.

3 STRATEGIC PLAN 2017-2027

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

- Lead –
 - Best Business Practice & Compliance
 - ♦ Council complies with all Government legislation

4 POLICY IMPLICATIONS

The *Local Government Act 1993* is the core legislation binding Councils. It is important for Council to have input to proposed amendments.

5 STATUTORY REQUIREMENTS

Local Government Act 1993

6 FINANCIAL IMPLICATIONS

No financial implications are applicable at this stage.

7 RISK ISSUES

If Council does not provide its input changes may be made to the legislation which is contrary to the interest of Council and the community.

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8 CONSULTATION WITH STATE GOVERNMENT

The Tasmanian Industrial Commission has released the Issues Paper with respect to Councillor Allowances and is calling for submissions by Friday, 16 February 2018.

9 COMMUNITY CONSULTATION

Community comment is being sought by the Tasmanian Industrial Commission. There will also be the opportunity for oral representations during the week commencing 19 February 2018.

It has been further advised that should anyone seek to make oral submissions in addition to or in lieu of written submissions, subject to demand, it is intended that hearings will be conducted at locations around the State.

10 OPTIONS FOR COUNCIL TO CONSIDER

The terms of reference for the review are:

- (a) The statutory roles of the respective offices of mayor, deputy mayor and councillor;
- (b) The appropriateness of setting allowances by council type/size given the need to ensure good governance while balancing councils' financial sustainability and the interests of ratepayers;
- (c) Any significant changes to the role or functions of local government since the last review;
- (d) The method of indexing allowances each year;
- (e) Whether an additional allowance should be made available to councillors who undertake training in governance relevant to local government or who have recognised experience in governance relevant to local government;
- (f) The capacity of local government to attract potential future candidates; and
- (g) Any other factors considered relevant.

The Board is to have regard to the range of allowances it recommends being effective for a period of four years.

Listed below are a number of questions identified in the Councillor Allowances Issues Paper. Council's consideration and direction on the issues raised is sought.

The following questions are raised in the discussion paper	Agree/ Not Agree	Comments
Are there views on the requirement of all councils, regardless of size, to maintain all statutory roles and current functions of the Mayor, Deputy Mayor and Councillors? The Board is interested in receiving submissions on the value and the justification of the difference in allowance for Deputy Mayors in smaller councils.		
The Board is keen to hear whether this formula <i>[based on number of votes and total revenue]</i> has proved to be appropriate. Are there Councils that feel they are inappropriately categorised and, if so, why? Is there a case for any additional or fewer categories?		
Is the cost impact <i>[of allowances on council's budget]</i> something the Board should take into account, and if so, how should it be addressed?		
Do the changes identified above <i>[mayoral eligibility, financial and asset management, code of conduct, reimbursement of expenses,</i>		

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councillor numbers, water and sewerage, amalgamation and shared services] have any implications for allowances; if so, in what way? Are there other changes to the role and function of local government impacting on this review?		
The Board would like feedback on the annual indexation of the allowance based on the Wage Price Index?		
The Board would like submissions on; (a) Whether an additional allowance, the current reimbursement practice or other options should be provided to support councillors to undertake relevant governance training. (b) Should there be mandatory governance training for all Councillors and/or a fixed budget allocation for other professional development requirements? (c) How (if at all) should previous “recognised experience” be assessed, and (d) Whether it is appropriate to offer an additional allowance for those councillors who have previous experience in governance related to local government?		
[Re council diversity/attraction future candidates] Whilst in overall terms the number of candidates comfortably exceeds the number of vacancies, is a ratio of approximately two candidates sufficient to provide robust representation of the municipal communities?		
Secondly, there may be sufficient candidates overall, but are certain demographic categories significantly underrepresented, and is this a matter for concern? If this is the case, what may be the impediments to a diverse council?		

12 ATTACHMENTS

12.1 Correspondence from the Tasmanian Industrial Commission dated 12 January 2018

12.2 Tasmanian Industrial Commission Councillor Allowances Issues Paper

RECOMMENDATION 1

That the matter be discussed.

RECOMMENDATION 2

That Council give consideration to the Councillors Allowances Issues Paper and provide direction.

DECISION

Cr

Cr

AGENDA – ORDINARY MEETING

29 JANUARY 2018



GOV 7 REQUEST FOR LEAVE OF ABSENCE: CR JANET LAMBERT

Attachments: Section 1 – Page 37

Responsible Officer: Des Jennings, General Manager

Report prepared by: Des Jennings, General Manager

1 PURPOSE OF REPORT

Councillor Janet Lambert has submitted a request for leave of absence for consideration at the 29 January 2018 Council meeting.

2 INTRODUCTION/BACKGROUND

Councillor Lambert is seeking a leave of absence from Council duties from the date that the State election is called until after polling day.

Cr Janet Lambert is standing as a Labor candidate for the state electorate of Lyons.

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
 - Best Business Practice & Compliance
Core Strategies:
 - ♦ Council complies with all Government legislation

4 POLICY IMPLICATIONS

N/a

5 STATUTORY REQUIREMENTS

5.1 Local Government (Meeting Procedures) Regulations, 2015

Section 39 of the *Local Government (Meeting Procedures) Regulations, 2015* is applicable:

39. Leave of absence

- (1) *If a councillor wishes to take a leave of absence in respect of one or more meetings, the councillor, or the chairperson on behalf of the councillor, may request that leave of absence.*
- (2) *At a meeting –*
 - (a) *the council may grant a request for a leave of absence from one or more of its meetings or one or more council committee meetings, or both; and*
 - (b) *a council committee may grant a request for a leave of absence from one or more of its meetings.*
- (3) *A leave of absence may not be granted retrospectively.*
- (4) *The purpose of the leave of absence and the period involved are to be recorded in the minutes.*

6 FINANCIAL IMPLICATIONS

N/a

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7 RISK ISSUES

N/a

8 CONSULTATION WITH STATE GOVERNMENT

N/a

9 COMMUNITY CONSULTATION

N/a

10 OPTIONS FOR COUNCIL TO CONSIDER

Council can agree or not agree to grant a leave of absence to Councillor Lambert as requested.

11 ATTACHMENTS

11.1 Email received from Councillor Lambert dated 18 January 2018

RECOMMENDATION 1

That the matter be discussed.

RECOMMENDATION 2

That Councillor Lambert be granted a leave of absence from Council duties from the date that the State election is called until after polling day, as requested.

DECISION

Cr

Cr

AGENDA – ORDINARY MEETING

29 JANUARY 2018



C&D 1 MONTHLY REPORT: DEVELOPMENT SERVICES

Responsible Officer: Amanda Bond, Community & Development Manager

1 PURPOSE OF REPORT

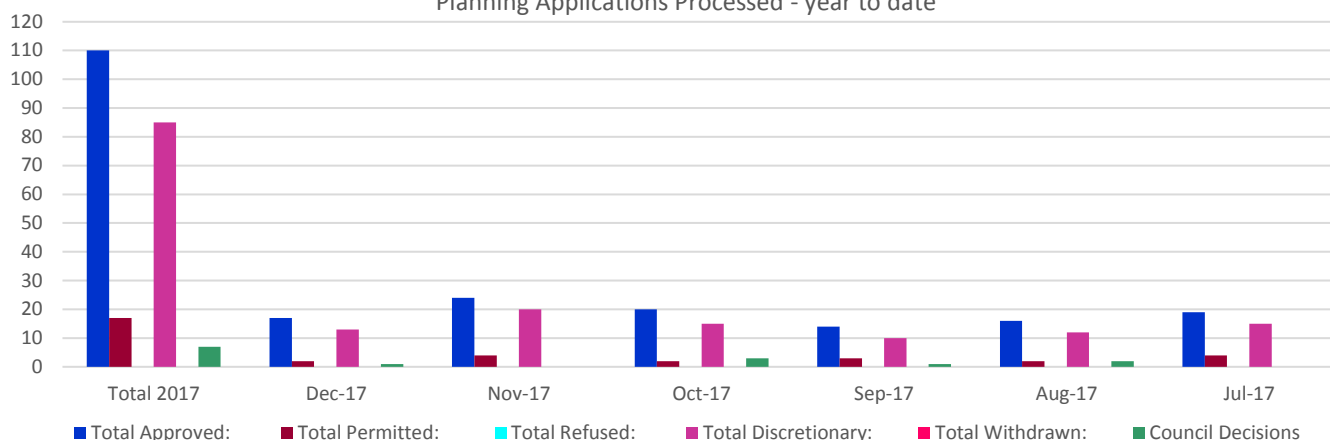
The purpose of this report is to present the Development Services activities as at the month end.

2 DEVELOPMENT SERVICES REPORTING

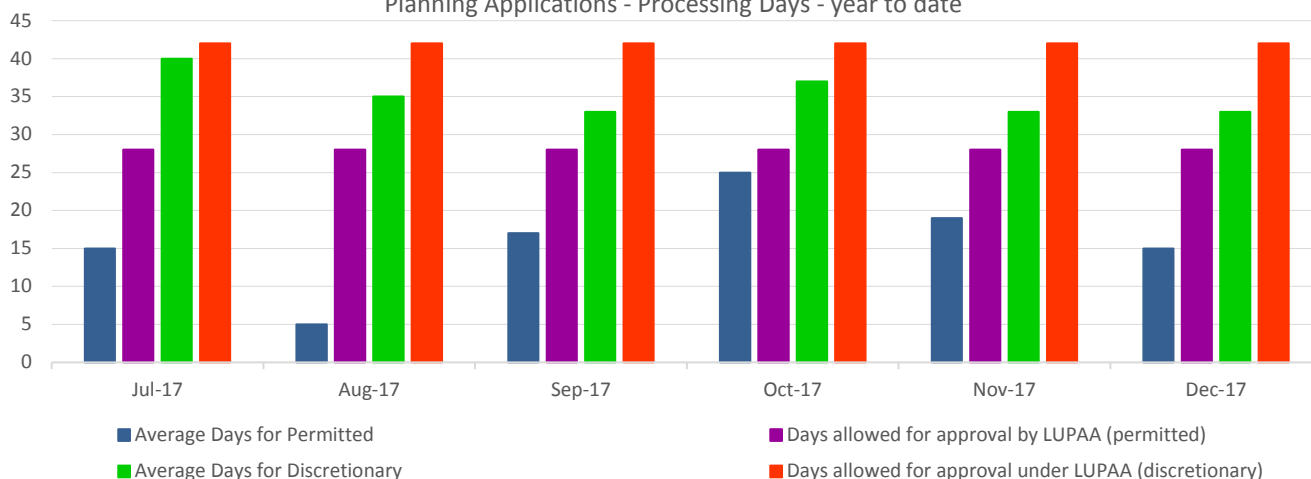
2.1 Planning Decisions

	Total	Dec-17	Nov-17	Oct-17	Sept-17	Aug-17	Jul-17
Total Approved:	110	17	24	20	14	16	19
Total Permitted:	17	2	4	2	3	2	4
Average Days for Permitted		15	19	25	17	5	15
Days allowed for approval by LUPAA		28	28	28	28	28	28
Total Exempt under IPS:	0	0	0	0	0	0	0
Total Refused:	0	0	0		0	0	0
Total Discretionary:	85	13	20	15	10	12	15
Average Days for Discretionary:		33	33	37	33	35	40
Days allowed for approval under LUPAA:		42	42	42	42	42	42
Total Withdrawn:	0	0	0	0	0	0	0
Council Decisions:	7	1	0	3	1	2	0

Planning Applications Processed - year to date



Planning Applications - Processing Days - year to date



AGENDA – ORDINARY MEETING

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December 2017

Project	Details	Address	Applicant	No of LUPAA days	Perm / Disc / Exempt
DELEGATED DECISIONS					
P17-055	2-lot subdivision & new access (scenic corridor)	16523 Midland Highway, PERTH	Woolcott Surveys	Amend	D
P17-260	Shipping container (storage) within scenic management area (vary [w] side setback)	14 Denison Avenue, POATINA	D Ewer	27	D
P17-267	Carport & pergola (heritage-listed place, heritage precinct)	79 Wellington Street, LONGFORD	Mr & Mrs R Suthers	39	D
P17-283	Storage shed for Longford Show Society (vary setbacks)	23-47 Hobhouse Street, LONGFORD	Longford Show Society	26	D
P17-275	Shed (vary rear setback)	28 Cox Street, NILE	A Eyles	41	D
P17-252	Dwelling & new access (vary rear setback)	91 Main Road, PERTH	Paragon Design and Construct	40	D
P17-304	Harvesting	1920 Deddington Road, BLESSINGTON	Forico Pty Ltd	17	P
P17-286	Multiple dwellings x 2 (vary [E] & [W] setbacks & visitor parking)	59 Cromwell Street, PERTH	Mark David Van Donselaar	41	D
P17-299	Painting shop	10 Russell Street, EVANDALE	P Routley	12	P
P17-079	Sports centre & carpark extensions (vary building height & opening hours), removal of gum trees & signage	8 Burghley Street, LONGFORD	Northern Midlands Council	14	D
P17-274	Shed & demolition of existing shed (vary rear setback, greater than 10m from dwelling)	19 Range Road, WESTERN JUNCTION	M Thompson	37	D
P17-273	Shed addition (4m x 8m, 6m apex) - vary building envelope	34 Lewis Street, LONGFORD	P Reeve and J Cusick	35	D
P17-279	Farm shed (heritage-listed place)	643 Glen Esk Road, CONARA	Vaucluse Agricultural Company Pty Ltd	26	D
P17-228	Engineers Australia Red Bridge Interpretation Sign (other sign; heritage precinct)	Blackburn Park, northern side of Red Bridge, Campbell Town (heritage precinct), CAMPBELL TOWN	Engineers Australia Tasmania Division	35	D
P17-280	2-lot subdivision for natural & cultural values management	Williams Road, ROYAL GEORGE	M Jenkins	38	D
P17-278	Feedlot yard shelter shed (120m x 34.7m. apex 8.8m) - vary setbacks	14532 Midland Highway, POWRANNA	Tasmanian Feedlot Pty Ltd	33	D
COUNCIL DECISIONS - APPROVALS					
P16-311	Extractive Industry (rock/gravel quarry) (Level 2 Activity) accessed over 827 & 831 Hobart Road., within ANEF contours	833 Hobart Road (part of Mining Lease 1958P/M), BREADALBANE	Mt Oriel Breadalbane Pty Ltd	42	D
COUNCIL DECISIONS - REFUSAL					

2.2 Value of Planning Approvals

	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Year to Date
Council	3,016,000	2,250,000	10,000	0	2,040,000	1,000,000	8,316,000
State	0	61,000,000	0	0	0	0	61,000,000
Residential	1,281,500	1,017,000	1,989,945	1,172,200	1,281,000	502,300	7,243,945
Business	11,493,218	1,900	750,000	750,000	2,350,000	1,158,000	16,503,118
Total	15,790,718	64,268,900	2,749,945	1,922,200	5,671,000	2,660,300	93,063,063

2.3 Matters Awaiting Decision by TPC & RMPAT

TPC	TASMANIAN PLANNING COMMISSION
01/17	Rezone part of 6-8 Bridge St, Ross to Local Business, and use as Shop. Representation considered at Council meeting of 16 October 2017. TPC advised. Hearing set for 23/1/2018.

AGENDA – ORDINARY MEETING

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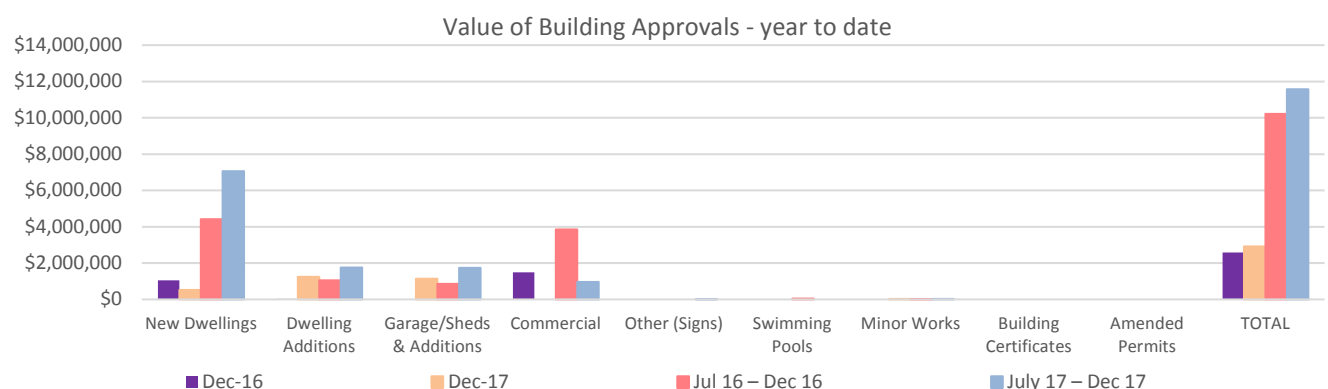


03/16 (P16-271)	184 High Street, Campbell Town - site-specific Planning Scheme Amendment & use/development of 24-hour card operated retail fuel depot. Draft amendment & permit application advertised. No representations received, TPC advised. Applicant to provide information regarding sewer service.
	Draft Planning Directive No. 6 – Exemption and Standards for Visitor Accommodation in Planning Scheme. Presented to hearing 23/11/17. TPC to advise of decision.
TPS	Tasmanian Planning Scheme – State Planning Provisions (SPPs). The SPPs came into effect on 2/3/2017 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.
RMPAT	RESOURCE MANAGEMENT AND PLANNING APPEAL TRIBUNAL
01/18P (P16-311)	Extractive industry (rock/gravel quarry) (Level 2 Activity), 833 Hobart Road, Breadalbane – J Miedecke v Northern Midlands Council and Mt Oriel Breadalbane Pty Ltd. Appeal by representor against granting of permit. Preliminary Conference scheduled for 30/1/2018 at 10am.
116/17P (P17-119)	Increase production up to 100,000 cubic metres at quarry (Level 2 Activity), 283 Valleyfield Road, Campbell Town - Van Diemen Quarries Pty Ltd v Northern Midlands Council & EPA. Appeal against conditions. Preliminary conference held. Ongoing mediation. Hearing set for 23/3/2018.
22/17P (P16-077)	Tyre Storage & Shredding, 437 Woolmers Lane, Longford – Tyre Recycle Tasmania Pty Ltd vs Northern Midlands Council & EPA. Hearing adjourned to a date to be set by the Tribunal from February 2018.
Decisions received	
TPC	
NOR UA4-2017	171-183 High Street Campbell Town, rezone from General Residential to Particular Purpose – Service Station. Effective 15/1/2018.
NOR UA3-2017	Access and Provision of Infrastructure Across Land in Another Zone. Effective 25/1/2018.
RMPAT	
-	-

2.4 Building Approvals

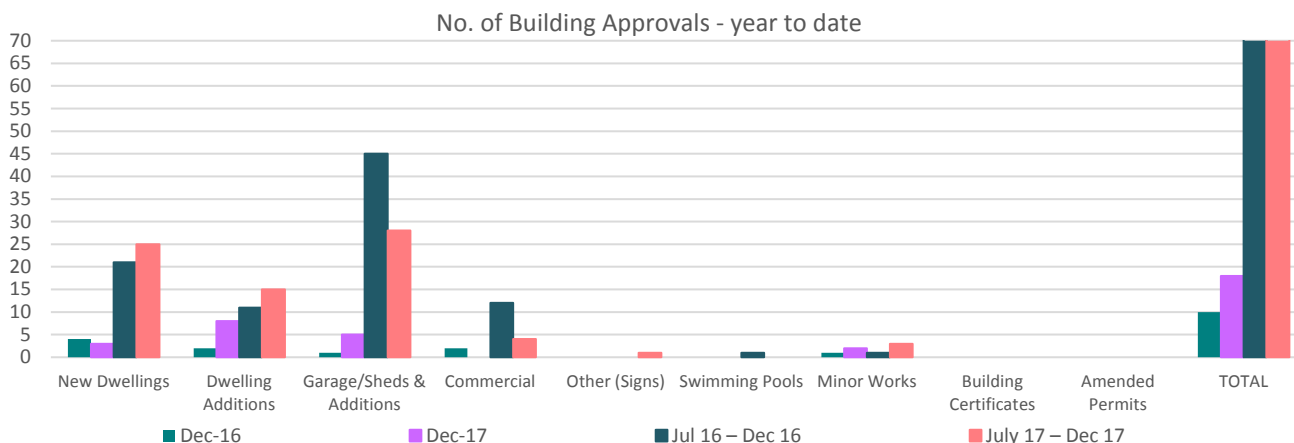
The following table provides a comparison of the number and total value of building works for 2016/17 and 2017/18.

	YEAR - 2016 - 2017				YEAR - 2017 - 2018			
	Dec 16		Jul 16 – Dec 16		Dec 17		July 17 – Dec 17	
	No.	Total Value	No.	Total Value	No.	Total Value	No.	Total Value
		\$		\$		\$		\$
New Dwellings	4	1,044,000	21	4,424,846	3	515,000	25	7,064,529
Dwelling Additions	2	37,000	11	1,045,032	8	1,239,938	15	1,754,638
Garage/Sheds & Additions	1	15,000	45	849,773	5	1,137,300	28	1,742,600
Commercial	2	1,483,546	12	3,845,524			4	970,000
Other (Signs)							1	8,000
Swimming Pools			1	46,800				
Minor Works	1	4,000	1	4,000	2	23,750	3	27,950
Building Certificates							0	0
Amended Permits								
TOTAL	10	2,583,546	91	10,215,975	18	2,915,988	76	11,567,717
Inspections								
Building	18		162		1		14	
Plumbing	13		120		18		132	



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2.5 Planning and Building Compliance – Permit Review

Officers continue to pursue illegal works and commitment from owners has been made to make works compliant. Outstanding files continue to be pursued with steady progress.

A lot of planning and building enquires have and are being made by the general public to make sure their works and future planned works are going to be compliant which has been very pleasing.

Tooms lake Shack and campsite audit has been conducted and officers are reviewing the information and guidelines.

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

- Shipping containers
- Footpath Trading

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	3	24
Property owner not home or only recently started		
Complying with all conditions / signed off		5
Not complying with all conditions		
Re-inspection required		12
Enforcement Notices issued		
Enforcement Orders issued		
Infringement Notice		1
No Further Action Required	3	6

Building permit reviews

	This Month	2017/2018
Number of Inspections	3	13
Property owner not home or only recently started		1
Complying with all conditions / signed off		
Not complying with all conditions		
Re-inspection required	1	2
Building Notices issued		
Building Orders issued		
No Further Action Required	2	3

Illegal works - Building

	This Month	2017/2018
Number of Inspections	1	27
Commitment provided to submit required documentation	1	6
Re-inspection required		10
Building Notices issued		3
Building Orders issued		
No Further Action Required		9

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Illegal works - Planning

	This Month	2017/2018
Number of Inspections	2	30
Commitment provided to submit required documentation	2	7
Re-inspection required		16
Enforcement Notices issued		1
Enforcement Orders Issued		
No Further Action Required		6

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
- People – Culture and Society – A Vibrant Future that Respects the Past
 - Sense of Place – Sustain, Protect, Progress
Core 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 Landscapes
Core 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*.

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7 OFFICER'S COMMENTS/CONCLUSION

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

There were 76 building approvals valued at \$11,567,717 (year to date) for 2017/2018, compared to 91 building approvals valued at \$10,215,975 (year to date) for 2016/2017.

RECOMMENDATION

That the report be noted.

DECISION

Cr

AGENDA – ORDINARY MEETING

29 JANUARY 2018



C&D 2 CMCA MEMBER ONLY RV PARK PROPOSAL – CAMPBELL TOWN

Attachments: Section 1 – Page 38

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 consider the objections received to its proposal to lease King Street Oval to the Campervan and Motorhome Club of Australia (CMCA) for the purpose of a CMCA Member Only park.

2 INTRODUCTION/BACKGROUND

A report was presented to the Council meeting in September 2016 tabling correspondence received from the CMCA, seeking expressions of interest from Councils for the establishment of a CMCA run caravan park in their municipality.

The CMCA are seeking for Council to:

- advise and support in identifying a site; and
- provide assistance in undertaking any required development application or obtaining local or state government approvals.

A CMCA RV Park would be a member only facility, specifically targeted to self-contained RVs. The project is aimed to increase the number of CMCA RV facilities in the country to a minimum of 100 by 2019, and boost CMCA membership. There are presently two CMCA Member Only RV Parks in Australia, one in Queensland and one in Railton, Tasmania.

The following advice has been received from the CMCA regarding Member Only parks:

- As the CMCA run parks are for CMCA members only, they are not considered competition to existing businesses.
- Should the CMCA lease land from Council for the park it would be proposed to be at below the market rate, and for a period of 10 years (dependant on the suitability of the site).
- Volunteer management of the facilities occurs by CMCA members who are trained in management and look after the facility for 1-3 months at a time.

The CMCA have identified Campbell Town as their preferred location for a CMCA member only park.

Council considered the matter at its meeting of 21 November 2016, 26 June 2017 and 18 September 2017.

At its meeting of 18 September 2017, Minute Reference 300/17 Council made the following decision:

Cr Polley/Cr Goninon

That Council

- supports the establishment of a CMCA Member Only RV Park at King Street Oval, Campbell Town and supports the lease of the land in accordance with the provisions of section 178 of the Local Government Act 1993.*
- authorises the release of the decision to the public.*

Carried

Council advertised the intention to lease public land, in accordance with section 178 of the *Local Government Act 1993* on 22 and 25 November 2017 in the Examiner Newspaper. A site notice was

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also placed on the property at 24 King Street, Campbell Town on 21 November 2017.

Council received three written objections within the 21 day time frame provided in the notice. No late objections were received.

Copies of the objections are held as attachments to this report.

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
 - Money Matters
Core Strategies:
 - ♦ Improve community assets responsibly and sustainably
- Progress –
 - Strategic Project Delivery – Build Capacity for a Healthy Wealthy Future
Core Strategies:
 - ♦ Attract healthy, wealth-producing business & industry
 - 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
 - ♦ Minimise industrial environment impact on amenity
 - Tourism Marketing & Communication
 - ♦ Tourism thrives under a recognised regional brand
 - ♦ Tourism partnerships build sense of place identity
- 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
- Place –
 - Environment – Cherish & Sustain our Landscapes
Core Strategies:
 - ♦ Cherish & sustain our landscapes
 - ♦ Meet environmental challenges
 - ♦ Eco-tourism strongly showcases our natural beauties

4 POLICY IMPLICATIONS

In May 2017 GHD delivered an Urban Design Strategy for Campbell Town. In that strategy the following recommendations were made for King Street Oval:

- Undertake weed management along river's edge
- Remove dump site and water pump and relocate to free camping site at Blackburn Park
- Establish a fenced dog park to the west of King Street Oval
- Extend unsealed path along Elizabeth River
- Provide new formalised carparking area along King Street

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5 STATUTORY REQUIREMENTS

King Street Oval is classified as Public Land as per section 177A of the *Local Government Act 1993*. In order for Council to lease public land it must abide by the provisions of section 178 of the *Local Government Act 1993*.

In summary, Council must:

- Pass a resolution to lease the land by absolute majority.

The General Manager must then:

- Publish an intention to lease on at least two separate occasions in a daily newspaper circulating in the municipality;
- Display a copy of the notice on the boundary of the land;
- Notify the public of how an objection to the lease can be made.

All of the above requirements have been completed.

If objections are received Council must consider the objection/s and advise the decision maker/s within 7 days of the outcome of the decision and the rights of appeal.

It is noted that Council may lease public land for a period not exceeding 5 years without complying with the provisions of section 178 of the *Local Government Act 1993* (section 179 *Local Government Act 1993*).

King Street Oval is presently zoned Recreation. A discretionary planning application would need to be submitted for use of the Oval as a CMCA Member Only RV Facility on a fulltime basis.

6 FINANCIAL IMPLICATIONS

There have been financial implications for Council to comply with the requirements of section 177A of the *Local Government Act 1993* (lease of public land), through the cost of advertising and officer time.

7 RISK ISSUES

Approving a lease of the King Street Oval is restricting its access and use by the public for exercise, and recreation.

Approving the lease of the King Street Oval, making it private land may restrict access from King Street through to the river.

There could potentially be an impact on native flora and fauna, however this has not been investigated.

There may be a noise impact on residents in King Street with the increase of campervan traffic, however, this has not been investigated.

8 CONSULTATION WITH STATE GOVERNMENT

N/A

9 COMMUNITY CONSULTATION

The purpose of section 177A of the *Local Government Act 1993* is to provide the public with the opportunity to give feedback on a proposal to lease or dispose of public land.

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10 OPTIONS FOR COUNCIL TO CONSIDER

Council is to consider whether to support the proposal to enable it to progress to the next stage, or not.

11 OFFICER'S COMMENTS/CONCLUSION

A summary of the concerns raised by those objecting to the proposal are:

- A public area utilised by families and pets
- Used for horse events during the Campbell Town Show
- Used as thoroughfare from King Street to the river
- Used for exercise
- Should remain available for use by the community of Campbell Town
- Risk of driving away native animals
- Concern regarding noise

12 ATTACHMENTS

12.1 Objections x 3

RECOMMENDATION 1

That Council discuss this matter.

RECOMMENDATION 2

That Council does/does not support the establishment of a CMCA Member Only RV Park at King Street Oval, Campbell Town.

DECISION

Cr

Cr

AGENDA – ORDINARY MEETING

29 JANUARY 2018



C&D 3 ILLAWARRA ROAD SIGNS ADVERTISING POLICY - AMENDMENT

Attachments: Section 1 – Page 51

Responsible Officer: Amanda Bond, Community and Development Manager

Report prepared by: Lucie Copas, Executive and Communications Officer

1 PURPOSE OF REPORT

To seek approval to amend and update the current Illawarra Road Signs Advertising Policy.

2 INTRODUCTION/BACKGROUND

In June 2016, Council adopted the current Illawarra Road Signs Advertising Policy. The policy currently states a requirement for signs to measure 1200mm x 500mm.

The purpose of this report is to amend the current measurements stated in the original policy to the correct measurements as required.

Two sizes of signs can be accommodated, signs can be either 2500mm x 445mm or 1250mm x 445mm.

3 STRATEGIC PLAN 2017-2027

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

- 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

4 POLICY IMPLICATIONS

N/A

5 STATUTORY REQUIREMENTS

N/A

6 FINANCIAL IMPLICATIONS

N/A

7 RISK ISSUES

Failure to identify the correct sign in the policy may result in community groups incurring cost to prepare advertising signs that cannot be displayed on the sign.

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8 CONSULTATION WITH STATE GOVERNMENT

N/A

9 COMMUNITY CONSULTATION

This issue was brought to Council's attention from a member of the Longford RSL wishing to display signs.

10 OPTIONS FOR COUNCIL TO CONSIDER

Council has the following options to consider:

- (a) amend the current policy and update the policy to reflect the correct measurements.

11 OFFICER'S COMMENTS/CONCLUSION

This error is minor and a small amendment is required to correct it.

12 ATTACHMENTS

12.1 Illawarra Road Signs Adverting Policy

RECOMMENDATION 1

That Council adopt the amendment to the current Illawarra Road Signs Policy.

DECISION

Cr

Cr

AGENDA – ORDINARY MEETING

29 JANUARY 2018



C&D 4 REMOVAL OF DANGEROUS TREES

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 options for addressing the removal of vegetation where it poses a safety risk.

2 INTRODUCTION/BACKGROUND

The following applications for the removal of dangerous trees have been received over the last three years:

- 2015 3 (heritage areas)
- 2016 1 (native vegetation); 5 (heritage areas)
- 2017 2 (native vegetation)

At its December 2017 meeting, Council resolved:

That, for applications for the removal of dangerous trees, Council require a supporting report from an arborist.

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

4 POLICY IMPLICATIONS

There are no policy implications.

5 STATUTORY REQUIREMENTS

5.1 Clause 6.3 of the Northern Midlands Interim Planning Scheme 2013

6.3 Vegetation planting, clearing or modification

6.3.1 A permit under this planning scheme is not required for a use or development described in subclause 6.3.2 unless there is:

- a code in this planning scheme which lists a heritage place or precinct and requires a permit for the use or development that is to be undertaken;
- a code in this planning scheme which expressly regulates impacts on scenic or landscape values and requires a permit for the use or development that is to be undertaken;
- a code in this planning scheme which expressly regulates impacts on biodiversity values and requires a permit for the use or development that is to be undertaken;
- disturbance of more than 1m² of land that has been affected by a potentially contaminating activity;
- excavation or fill of more than 0.5m depth in a salinity hazard area or landslip hazard area shown in the planning scheme;
- the removal of any threatened vegetation; or
- land located within 30m of a wetland or watercourse.

6.3.2 The planting, clearing or modification of vegetation for any of the following purposes:

- the landscaping and the management of vegetation:

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- (i) on pasture or cropping land, other than for plantation forestry on prime agricultural land; or
- (ii) within a garden, national park, public park or state-reserved land, provided the vegetation is not protected by permit condition, an agreement made under Part 5 of the Act, covenant or other legislation;
- (b) clearance or conversion of a vegetation community in accordance with a forest practices plan certified under the Forest Practices Act 1985;
- (c) fire hazard management in accordance with a bushfire hazard management plan approved as part of subdivision or development;
- (d) fire hazard reduction required in accordance with the Fire Service Act 1979 or an abatement notice issued under the Local Government Act 1993;
- (e) fire hazard management in accordance with a bushfire hazard management plan endorsed by the Tasmanian Fire Service, Forestry Tasmania or the Parks and Wildlife Service;
- (f) to provide clearance of up to 1m for the maintenance, repair and protection of lawfully constructed buildings or infrastructure including roads, tracks, footpaths, cycle paths, drains, sewers, power lines, pipelines and telecommunications facilities;
- (g) for soil conservation or rehabilitation works including Landcare activities and the like and, provided that ground cover is maintained and erosion is managed, the removal or destruction of weeds declared under the Weed Management Act 1999;
- (h) the implementation of a vegetation management agreement or a natural resource, catchment, coastal, reserve or property management plan provided the agreement or plan has been endorsed or approved by the relevant agency;
- (i) safety reasons where the work is required for the removal of dead wood, or treatment of disease, or required to remove an unacceptable risk to public or private safety, or where the vegetation is causing or threatening to cause damage to a substantial structure or building;
- (j) within 1m of a title boundary for the purpose of erecting or maintaining a boundary fence.

5.2 Tasmanian Planning Scheme

Clause 4.4.1 -The following is exempt from requiring a permit:

Vegetation removal for safety reasons where the work is required for the removal of dead wood, or treatment of disease, or required to remove an unacceptable risk to public or private safety, or where the vegetation is causing or threatening to cause damage to a substantial structure or building.

6 FINANCIAL IMPLICATIONS

The cost of a discretionary application is \$610. The cost of a minor discretionary application is \$372. Both fees include the advertising fee of \$245.

There is an average of four applications for removal of dangerous trees per year. If Council were to waive the fees, application fees would be reduced by an average of \$2,440 per year. Council would be out of pocket an average of \$980 per year in advertising costs.

7 RISK ISSUES

Risk issues are associated with:

- A tree causes injury or death while an application for its removal is being processed.
- Council not enforcing the planning scheme as required by Section 48 of the *Land Use Planning & Approvals Act 1993* (if tree removal is allowed without the required planning permit).

8 CONSULTATION WITH STATE GOVERNMENT

Not required for this matter.

9 COMMUNITY CONSULTATION

Community consultation occurs through the planning process.

AGENDA – ORDINARY MEETING

29 JANUARY 2018



10 OPTIONS FOR COUNCIL TO CONSIDER

For the removal of dangerous trees, Council can charge:

- full discretionary fee of \$610;
- minor discretionary fee of \$372;
- the advertising fee only of \$245; or
- no planning application fees.

11 OFFICER'S COMMENTS/CONCLUSION

The Biodiversity Code states:

- P1 Clearance or disturbance of native vegetation within priority habitat may be allowed where a flora and fauna report prepared by a suitably qualified person demonstrates that development does not unduly compromise the representation of species or vegetation communities in the bioregion having regard to the:*
- a) quality and extent of the vegetation or habitat affected by the proposal, including the maintenance of species diversity and its value as a wildlife corridor; and*
 - b) means of removal; and*
 - c) value of riparian vegetation in protecting habitat values; and*
 - d) impacts of siting of development (including effluent disposal) and vegetation clearance or excavations, in proximity to habitat or vegetation; and*
 - e) need for and adequacy of proposed vegetation or habitat management; and*
 - f) conservation outcomes and long-term security of any offset in accordance with the General Offset Principles for the RMPS, Department of Primary Industries, Parks, Water and Environment.*

P2 Clearance or disturbance of native vegetation must be consistent with the purpose of this Code and not unduly compromise the representation of species or vegetation communities of significance in the bioregion having regard to the:

 - a) quality and extent of the vegetation or habitat affected by the proposal, including the maintenance of species diversity and its value as a wildlife corridor; and*
 - b) means of removal; and*
 - c) value of riparian vegetation in protecting habitat values; and*
 - d) impacts of siting of development (including effluent disposal) and vegetation clearance or excavations, in proximity to habitat or vegetation; and*
 - e) need for and adequacy of proposed vegetation or habitat management; and*
 - f) conservation outcomes and long-term security of any offset in accordance with the General Offset Principles for the RMPS, Department of Primary Industries, Parks, Water and Environment.*

It is recommended that applications for the removal of dangerous trees subject to the Biodiversity Code be accompanied by a flora and fauna report from a suitably qualified person.

It is recommended that applications for the removal of dangerous trees be accompanied by a supporting report from an arborist.

There are risk issues associated with dangerous trees, yet council is obliged to enforce the planning scheme and require a planning permit in certain circumstances. In accordance with Council's decision at its December meeting, no fees are to be charged for applications to remove dangerous trees.

12 ATTACHMENTS

N/A

RECOMMENDATION 1

That the matter be discussed.

AGENDA – ORDINARY MEETING

29 JANUARY 2018



RECOMMENDATION 2

- A That, for applications for the removal of dangerous trees due to safety reasons, Council:
- Require a supporting report from an arborist where the tree removal is subject to the Heritage Code.
 - Require a Flora and Fauna Report in accordance with the requirements of the planning scheme where the tree removal is subject to the Biodiversity Code.
 - Waive the planning application and advertising fee.
- B That the Devon Hills residents be formally advised.

DECISION

Cr

Cr

AGENDA – ORDINARY MEETING

29 JANUARY 2018



CORP 1 MONTHLY FINANCIAL STATEMENT

Attachments: Section 1 – Page 53

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 31 December 2017.

2 INTRODUCTION/BACKGROUND

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

31-Dec-17

6

A. Operating Income and Expenditure						
	Budget	Year to Date Budget	Actual	(\$,000)	Target 100%	Comments
Rate Revenue	-\$10,197,520	-\$10,197,520	-\$10,083,611	-\$114	98.9%	
Recurrent Grant Revenue	-\$4,143,153	-\$2,071,577	-\$1,854,253	-\$217	89.5%	
Fees and Charges Revenue	-\$1,630,430	-\$815,215	-\$840,540	\$25	103.1%	
Interest Revenue	-\$449,430	-\$224,715	-\$132,772	-\$92	59.1%	Accrued revenue adjustment included
Reimbursements Revenue	-\$81,834	-\$40,917	-\$56,826	\$16	138.9%	
Other Revenue	\$33,068	\$16,534	\$320,680	-\$304	1939.5%	
	-\$16,469,299	-\$13,333,410	-\$12,647,322	-\$686	94.9%	
Employee costs	\$3,458,620	\$1,729,310	\$1,496,965	\$232	86.6%	
Material & Services Expenditure	\$4,665,699	\$2,332,850	\$2,277,511	\$55	97.6%	
Depreciation Expenditure	\$5,327,756	\$2,663,878	\$2,663,636	\$0	100.0%	
Government Levies & Charges	\$687,512	\$343,756	\$59,373	\$284	17.3%	
Councillors Expenditure	\$192,960	\$96,480	\$92,460	\$4	95.8%	
Interest on Borrowings	\$0	\$0	\$117,996	-\$118		
Other Expenditure	\$1,192,699	\$807,380	\$709,918	\$97	87.9%	
Plant Expenditure Paid	\$493,570	\$246,785	\$284,151	-\$37	115.1%	
	\$16,018,816	\$8,220,438	\$7,702,010	\$518	93.7%	
	-\$450,483	-\$5,112,971	-\$4,945,312			
Gain on sale of Fixed Assets	\$0	\$0	-\$79,096	\$79	0.0%	
Loss on Sale of Fixed Assets	\$300,000	\$150,000	\$54,636	\$95	36.4%	
Underlying (Surplus) / Deficit	-\$150,483	-\$4,962,971	-\$4,969,772			1
	\$0		\$0			
Capital Grant Revenue	-\$2,750,765	-\$1,375,383	-\$10,000	-\$1,365	0.7%	
Subdivider Contributions	-\$433,000	-\$216,500	0	-\$217	0.0%	
Capital Revenue	-\$3,183,765	-\$1,591,883	-\$10,000			
	\$0		\$0			

Budget Alteration Requests

- For Council authorisation by absolute majority

Operating
Budget

Original Budget Surplus / (Deficit)	-\$150,483	1	see above
- Interest on Investments	-\$160,000	2	
- Governance Consultancy Ct Tennis Court	\$40,000	3	
- Governance Consultancy Solar Survey	\$4,800	3	

AGENDA – ORDINARY MEETING

29 JANUARY 2018



- Governance Consultancy Roundabout design	\$1,240		3
- Governance Consultancy Cressy Rec	\$1,128		3
- Rate Discount	\$8,500		4
- Fleet Cost Recoveries to be journaled from works to other departments contra entry	\$0		5
- AMAC membership additional budget	\$586		5a
- Rate Income	-\$100,000		6
- Loan Interest to be reimbursed by State Govt for nil cost	\$0		7
- Year end asset income adjustment	\$0		8
- Insurance refund to be transferred to Capital Income	\$0		9
- Perth Child Care services grant income increase	-\$53,812		10
- Perth Child Care expenses increased	\$53,812		10
- Cressy/Avoca Childcare grant income increase	-\$5,325		11
- Cressy/Avoca Childcare expenses increase	\$5,325		11
- Fire Levy increase in income	-\$20,000		12
- Fire Levy increase in expenditure	\$20,000		12
- Cara a Car Fleet replacement refund transfer to Capital Income		-\$15,945	13
- Reallocation of Economic & Tourism wages	-\$43,161		14
- Planning Fees increase	-\$25,336		15
- Strategic Planning Fees received last financial year	\$200,000		16
- Strategic Planning projects expenditure	\$25,709		17
- Planning compliance reduction in cost	-\$28,710		18
- Building Permit Authority fee income reduction	\$9,918		19
- Building compliance reduction in cost	-\$14,765		20
- Building Assessment fee income increase	-\$8,428		21
- Building Assessment services reduction	-\$26,989		22
- Plumbing Assessment fee income increase	-\$27,184		23
- Longford Flood Levee Augmentation Study	\$10,000		24
- Street Cleaning southern towns expenditure increase	\$20,000		25
- Street Furniture maintenance expenditure increase	\$5,000		26
- Ross Public Conveniences expenditure increase	\$5,000		27
- Cressy Recreation Ground water consumption	\$6,000		28
- Longford Caravan Park hot water cylinders to Capital		\$13,030	29
- Ross Canon Refurbishment grant Capital income		-\$9,091	30
- Ross Canon Refurbishment expenditure move to Capital		\$14,700	31
- Avoca Kitchen grant Capital income		-\$10,000	32
- Avoca Kitchen expenditure move to Capital		\$10,000	33
- NRM reduction in grant income and contra wages	\$0		34
- NRM additional budget to fund TEER project	\$10,000		34
- Loss on disposal of house Smith Street	\$156,524		
	-\$80,651		
- Care a car Fleet purchase	\$22,226		35
- Works Plant purchases additional	\$83,255		36
- Works Depot Improvements	-\$7,743	Defer	37
- Cressy Recreation Ground and dump point installation	-\$280,000	Defer	38
- Longford Playground upgrade additional tfr from Play Equipment	\$29,476		39
- Longford Sports Centre extension work in progress	-\$580,000	50% complete this period	40
- Longford Recreation Ground clubrooms redevelopment	-\$1,020,000	Defer	41
- Ross Toilet replacement additional	\$65,236		42
- Campbell Town Rec Ground redevelopment work in progress	-\$1,700,000	Defer	43
- Perth War Memorial Gun restoration	\$3,560		44
- Macquarie Road Ctown reconstruction additional	\$101,000		45
- High Street Ross reconstruction additional	\$61,202		46
- Barton Road reconstruction chn 8.09 to 10.23	-\$520,000	Defer	47
- Effra Street Perth kerb and reconstruction new project	\$24,132		48
- Campbell Town High Street improvements	-\$700,000	Defer	49
- High St Longford kerb and reconstruction tfr to Rec Ground entrance	-\$95,000	Defer	50
- Longford Rec Ground entrance upgrade for dual access	\$95,000	New project	51
- Seccombe Street Perth kerb and reconstruction additional	\$29,103		52
- Smith Street house demolition/clearance	\$20,000		53
- High Street Evandale stormwater improvements from unallocated budget	\$35,000	New project	54
- Morven Park stormwater eastern end	\$20,000	New project	55
	-\$4,310,859		

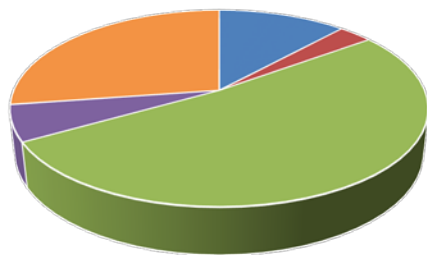
AGENDA – ORDINARY MEETING

29 JANUARY 2018

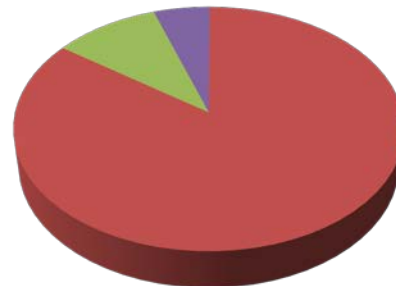


B. Balance Sheet Items					
	Year to Date Actual	Monthly Change		Same time last year	Comments
Cash & Cash Equivalents Balance					
- Opening Cash balance	\$12,382,946	\$21,266,759			
- Cash Inflow	\$16,978,518	\$776,133			
- Cash Payments	-\$9,275,146	-\$1,956,574			
- Closing Cash balance	\$20,086,318	\$20,086,318			
	-	-			
Account Breakdown					
- Trading Accounts	\$396,247				
- Investments	\$19,690,070				
	\$20,086,318				
	-				
Summary of Investments	Investment Date	Maturity Date	Interest Rate%	Purchase Price	Maturity Value
CBA Call Account	20/12/2017	31/12/2017	1.40	\$41,730	\$41,748
Tasmanian Public Finance Corporation Call Account	1/12/2017	31/12/2017	1.50	\$5,227	\$5,234
My State Financial	25/12/2017	25/12/2018	2.70	\$1,223,229	\$1,256,256
CBA	11/12/2017	11/01/2018	1.82	\$500,000	\$500,773
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	12/12/2017	12/02/2018	2.08	\$1,000,000	\$1,003,533
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	20/11/2017	20/03/2018	2.25	\$500,000	\$503,699
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
CBA	11/12/2017	12/06/2018	2.34	\$1,000,000	\$1,011,732
ANZ	14/11/2017	14/06/2018	2.35	\$1,365,147	\$1,383,780
ANZ	8/12/2017	8/12/2018	2.05	\$1,025,153	\$1,046,169
Westpac	4/07/2017	4/07/2022	3.37	\$5,500,000	\$6,427,258
Total Investments				\$19,690,070	\$20,812,603

Investments by Institution



Total Investments by Rating (Standard & Poor's)



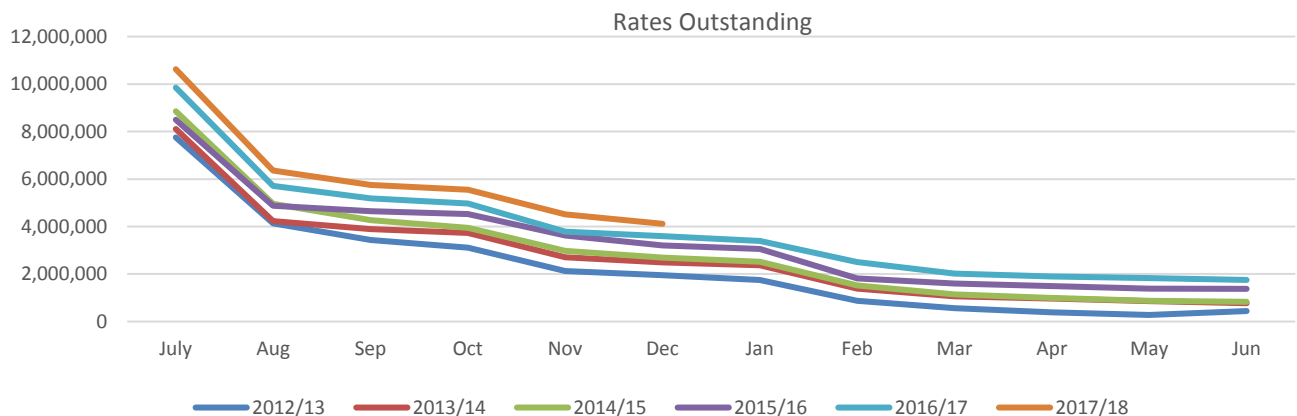
■ ANZ ■ B&E ■ CBA ■ MyState ■ Tascorp ■ Westpac

■ 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	\$10,141,873		\$9,667,404		
	\$11,884,318		\$11,033,189		
Rates collected	\$7,418,654	73.1%	\$7,089,160	73.3%	
Pension Rebates	\$444,322	4.4%	\$426,038	4.4%	
Discount & Remissions	\$48,507	0.4%	\$30,455	0.4%	
	\$7,911,483		\$7,545,653		
Rates Outstanding	\$4,116,303	40.6%	\$3,602,324	37.3%	
Advance Payments received	-\$143,468	1.4%	-\$114,787	1.2%	

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Trade Debtors

Current balance	\$109,952		
- 30 Days	\$49,019		
- 60 Days	\$7,990		
- 90 Days	\$1,036		
- More than 90 days	\$51,906		
Summary of Accounts more than 90 days:			
- Norfolk Plains Book sales		711	Paid by outlet as sold
- Hire/lease of facilities		6,912	
- Removal of fire hazards		6,863	
- Dog Registrations & Fines		33,465	Sent to Fines Enforcement
- Sales		-	Arrangement to pay
- Private Works		2,931	
- Grants		-	
- Regulatory Fees		1,025	

C.

Capital Program

	Budget	Actual (\$,000)	Target #REF!	Comments
Renewal	\$9,820,310	\$2,834,358	29%	
New assets	\$7,773,333	\$1,604,972	21%	
Total	\$17,593,643	\$4,439,329	25%	
Major projects:				
- Woolmers Bridge Replacement	\$2,830,000	\$183,614	6%	Commence early Jan 2018
- Campbell Town Recreation Ground Complex	\$2,020,000	\$218,323	11%	Tender stage
- Rossarden Road Bridge Replacement	\$220,770	\$184,858	84%	Complete
- Royal George Bridge Replacement	\$240,790	\$219,141	91%	Complete
- Barton Road Reconstruction	\$1,130,000	\$52,404	5%	Scheduled early 2018
- Longford Rec Ground Redevelopment	\$1,100,000	\$61,885	6%	BA stage
- Public Toilet Replacements	\$600,000	\$525,550	88%	Substantially complete
- Ross Village Green Development	\$300,000	\$30,324	10%	Design stage
- Longford Sports Centre Extension	\$1,000,000	\$60,422	6%	BA stage
- Recreation Lighting	\$1,040,000	\$98,690	9%	Tender stage

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

D.

Financial Health Indicators

	Target	Actual	Variance	Trend	
Financial Ratios					
- Rate Revenue / Total Revenue	61.9%	79.7%	-17.8%	↑	
- Own Source Revenue / Total Revenue	75%	85%	-10.5%	↘	
Sustainability Ratio					
- Operating Surplus / Operating Revenue	0.9%	39.3%	-38.4%	↘	
- Debt / Own Source Revenue	60.2%	68.7%	-8.6%	↔	
Efficiency Ratios					
- Receivables / Own Source Revenue	34.3%	33.4%	0.9%	↘	
- Employee costs / Revenue	21.0%	11.8%	9.2%	↗	
- Renewal / Depreciation	184.3%	106.4%	77.9%	↗	
Unit Costs					
- Waste Collection per bin	\$9.97	\$8.85		↔	
- Employee costs per hour	\$28.82	\$24.70		↗	
- Rate Revenue per property	\$1,460.75	\$1,444.44		↔	
- IT per employee hour	\$3.17	\$3.53		↘	

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E. Employee & WHS scorecard		
	YTD	This Month
Number of Employees	83.2	87
New Employees	8	3
Resignations	1	0
Total hours worked	60613.5	9511
Lost Time Injuries	0	0
Lost Time Days	0	0
Safety Incidents Reported	5	0
Hazards Reported	9	0
Risk Incidents Reported	2	2
Insurance claims - Public Liability	0	0
Insurance claims - Industrial	0	0
Insurance claims - Motor Vehicle	1	1
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 December 2017.
- 5.2 Capital Works Report to end December 2017.

RECOMMENDATION

That Council

- i) receive and note the Monthly Financial Report for the period ending 31 December 2017.
- ii) authorise budget alterations as detailed in section 3A above.

DECISION

Cr

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29 JANUARY 2018



W&I 1 MAIN STREET TREES PROGRAMME

Attachments: Section 1 – Page 84

Responsible Officer: Leigh McCullagh – Works Manager
Report prepared by: Leigh McCullagh – Works Manager, Wayne Chellis –Project Adviser;
Gail Eacher – Executive Assistant

1 PURPOSE OF REPORT

The purpose of this report is to:

- i) present to Council the Main Street Tree Planting Reports for Avoca, Campbell Town, Cressy, Evandale, Longford, Perth and Ross;
- ii) seek Council's endorsement of the reports and recommendations; and
- iii) seek Council's endorsement of the planting/works schedule for future plantings.

2 INTRODUCTION/BACKGROUND

A report was tabled at the Council Meeting of 23 January 2017, at which time it was the decision of Council to engage a suitably qualified person to undertake a survey and provide a report on future tree plantings in the Main Streets of Northern Midlands townships.

Mr Chellis who, during his tenure with Council was responsible for the planning and planting of street trees for a number of years, was appointed to undertake this project. Mr Leon Lange of Lange Design, Landscape Architects, was also engaged to work in conjunction with the Mr Chellis to achieve the best outcomes.

The report criteria included identification of existing infrastructure and services which may impact the future planting of trees and available space to plant additional trees in accordance with the tree planting strategy.

The following documents have been prepared and are attached to this report:

- Avoca: Main Street – Tree Planting Report
- Campbell Town: Main Street – Tree Planting Report
- Cressy: Main Street – Tree Planting Report
- Evandale: Main Street – Tree Planting Report
- Longford: Main Street – Tree Planting Report
- Perth: Main Street – Tree Planting Report
- Ross: Main Street – Tree Planting Report
- Street Tree Planting Program

Council does not currently have a formal program for the planting of street trees within the municipality, however, during the annual budget process an allocation is made for street trees for the municipality as a whole.

To date, in excess of 5,600 trees have been planted in Northern Midland's streets, parks and reserves which are recorded in Council's tree register.

3 STRATEGIC PLAN 2017/2027

The Strategic Plan 2017/2027 provides the guidelines within which Council operates. The following Strategic outcomes and strategies have relevance to this issue:

- People and Place
 - People
 - Sense of Place

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- Lifestyle*
 - Place
 - Environment*
- Core Departmental Responsibilities
 - Works and Infrastructure
 - Area Management Plan*

4 POLICY IMPLICATIONS

There is currently no policy in relation to this matter; however, a recognised process is followed in regard to the planting of street trees and the maintenance thereof.

5 STATUTORY REQUIREMENTS

Legislation allows for service providers such as Aurora and Telstra; as well as the Department of State Growth, to undertake maintenance/pruning of trees which are considered a threat to their infrastructure. Planning permits are applicable to plantings in some areas.

6 FINANCIAL IMPLICATIONS

Council allocates approximately \$70,000 annually to street tree maintenance and tree planting. The amount expended on the planting of new trees varies subject to maintenance requirements on existing plantings.

The cost of planting a tree ranges from \$500 to \$4,500 subject to location and associated infrastructure necessary to manage risk, tree protection, visual amenity and measures taken to ensure a tree can grow to its full potential.

The estimated costs related to the future plantings over the planned five-year period, as detailed in the attached reports, are as follows:

Total cost 2018/2019	\$103,000
Total cost 2019/2020	\$116,000
Total cost 2020/2021	\$164,000
Total cost 2021/2022	\$116,000
Total cost 2022/2023	\$108,800
Total cost	\$607,800

7 RISK ISSUE

Risk issues identified include:

- Trees planted on verges which are too narrow to allow for safe use of footpaths by users.
- Trees which overhang the road pavement.
- Trees which hinder line of sight of road users.
- Trees dying when they are young due to insufficient water.
- Parking issues created by inappropriate plantings.
- Destruction of, or interference with, overhead and underground assets.

Under the tree planting guidelines, the installation of root barriers is required by Council's insurers to ensure root growth does not cause damage to footpaths; such unhindered root growth can result in tripping hazards, which in turn have the potential to result in public liability claims.

8 COMMUNITY CONSULTATION

From time to time, Local District Committees and communities request that Council consider the planting of street trees. Consideration is given to these requests with trees being planted as deemed appropriate. Consideration is given to a number of factors, including verge width, presence of underground and/or

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overhead services; once a location and tree type is identified as being appropriate, the owners of neighbouring properties are consulted.

In general, residents in the Northern Midlands take responsibility for the maintenance of the nature strip at the frontage of their property and are therefore given consideration in relation to future maintenance expectations. Trees planted at the frontage of properties where the owners do not support the planting are generally unsuccessful. Prior to the planting of trees, Council corresponds with property owners advising of the proposed planting and seeking input.

Consultation is also to be undertaken with the Local District Committees.

9 OPTIONS FOR COUNCIL TO CONSIDER

Council

- i) may wish to endorse the reports and recommendations, as well as the planting/works schedule for future plantings;

OR

- ii) may not wish to endorse the reports and recommendations, as well as the planting/works schedule for future plantings.

10 OFFICER'S COMMENTS/CONCLUSION

The Northern Midlands Council trees are an important asset. Trees are crucial to the amenity of the unique townships within the municipality and provide numerous environmental, social, health and financial benefits to each of the towns and community.

Northern Midlands Council through judicious planting and maintenance of trees, aims to conserve and enhance streetscapes within the municipality, whilst maintaining safe access for pedestrians and road users to all public thoroughfares.

Council's priority is to maintain public safety with respect to the planning, provision and maintenance of its trees and streetscapes. Council is aware that trees will conflict with other elements of a streetscape but recognizes that all components of a streetscape are essential to provide a pleasant and functional environment.

The purpose of the attached reports is to formalise the process undertaken and put in place a strategy for future plantings in main streets within the Northern Midlands.

It is recommended that the attached reports (including recommendations) and the planting/works schedule for future plantings are endorsed and implemented.

11 ATTACHMENTS

- i) Avoca: Main Street – Tree Planting Report
- ii) Campbell Town: Main Street – Tree Planting Report
- iii) Cressy: Main Street – Tree Planting Report
- iv) Evandale: Main Street – Tree Planting Report
- v) Longford: Main Street – Tree Planting Report
- vi) Perth: Main Street – Tree Planting Report
- vii) Ross: Main Street – Tree Planting Report
- viii) Street Tree Planting Program
- ix) Council Minute 23 January 2017 minute reference 09/17

RECOMMENDATION 1

The matter be discussed.

AGENDA – ORDINARY MEETING

29 JANUARY 2018



RECOMMENDATION 2

That

- i) Council receive and endorse the Main Street Tree Planting Reports for Avoca, Campbell Town, Cressy, Evandale, Longford, Perth and Ross;
- ii) Council endorse the planting/works schedule for future plantings; and
- iii) Council endorse the following recommendations made within the reports:

Avoca	It is recommended that the trees, as suggested in the report, be planted in the order of priority as listed.
Campbell Town	It is recommended that a) the trees, as suggested in this report, be planted in the order of priority as listed; and b) the installation of a single 20 mm water connection, 25mm polythene pipe and spray jets be installed to the trees planted at each location with the exception of Esplanade to King streets, where water is available and easily accessed; and c) the bundling and raising of lower hydro wires at the two locations listed be undertaken within two years of the trees being planted, if required.
Cressy	It is recommended that a) Council consult with the property owners in close proximity to the locations Council is considering planting trees, prior to planting; and b) following satisfactory consultation, trees be planted in the order of priority as listed in Item 10.
Evandale	It is recommended that a) Due to the aesthetics and limited space available additional tree planting should not be undertaken in High Street and Russell Street, Evandale; and b) That Council prioritises the planting of additional trees in Pioneer Park (as per future plan).
Longford	It is recommended that the trees, as suggested in this report, be planted in the order of priority as listed in the spreadsheet.
Perth	It is recommended that council discuss items 1, 2, and 3 below with State Growth, discussion in regard to items 2 and 3 for the purpose of seeking funding prior to agreeing to become responsible for Perth Main Street carriageway. a) Enforce the use of the bus stop and shelter in Scone Street by Redline Bus Service and other services. b) Extend the kerb & gutter and construct a short section of road from No. 22 Main Street to Arthur Street. Reconfigure the white lines on Main Street, at Arthur Street Junction (removing the highlighted passing lane) to provide for a 2.9 metre sealed western verge for the purpose of planting trees. c) Reconstruct Main Street from Mary Street to Frederick Street and reconfigure the white lines. d) Once ownership of Perth Main Street is relinquished by the Department of State Growth, undertake construction/changes and tree planting as suggested within this report, be planted in the following order of priority:
Ross	It is recommended that a) That the current pruning regime in relation to the Dutch Elm trees in Church Street and Bridge Street Ross be maintained. and b) That subject to cost, the same contractors be engaged to treat the Elm Leaf Beetle in October or November every three years (three-year cycle).

- iv) on completion of the Campbell Town Streetscape Design and endorsement thereof, minor amendments be made to the Campbell Town Main Street tree plantings, as required.

DECISION

Cr

Cr

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PUBLIC QUESTIONS & STATEMENTS

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

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

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

1 PUBLIC QUESTIONS

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COUNCIL ACTING AS A PLANNING AUTHORITY

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

DECISION

Cr

That the Council intends to act as a Planning Authority under the *Land Use Planning and Approvals Act 1993* for Agenda item PLAN 1 - 2.

2 STATEMENTS

- | | |
|--------|---|
| PLAN 1 | PLANNING APPLICATION P17-287
33 Church Street, ROSS |
| PLAN 2 | PLANNING APPLICATION P17-271
Egerton Road, WHITE HILLS |

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PLAN 1 PLANNING APPLICATION P17-287 33 CHURCH STREET, ROSS

Attachments: Section 1 – Page 179

File Number: 400600.36 CT53141/1
Responsible Officer: Amanda Bond, Community & Development Manager
Report prepared by: Rebecca Green, Planning Consultant

1 INTRODUCTION

This report assesses an application for 33 Church Street, ROSS to construct Ross Village Green development (vary side setback [S], heritage precinct).

2 BACKGROUND

Applicant:
Loop Architecture Pty Ltd

Zone:
Local Business

Classification under the Scheme:
Passive recreation

Deemed Approval Date:
22-Dec-2017 (extension of time granted until 02-Feb-2018)

Owner:
Northern Midlands Council

Codes:
Heritage code

Existing Use:
vacant

Recommendation:
Approve

Discretionary Aspects of the Application

- Reliance on the Performance Criteria of the Heritage Code
- Development within Heritage Precincts Special Area
- Reliance on Performance Criteria Development Standards - setbacks

Planning Instrument: *Northern Midlands Interim Planning Scheme 2013*

Preliminary Discussion

The development plan was prepared after extensive consultation with the local community.

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Site from Church Street



3 STATUTORY REQUIREMENTS

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

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

4 ASSESSMENT

4.1 Proposal

It is proposed to:

- Undertake development of Ross Village Green development (incorporating entrance gate, amenities, public shelter and associated external works and landscaping).

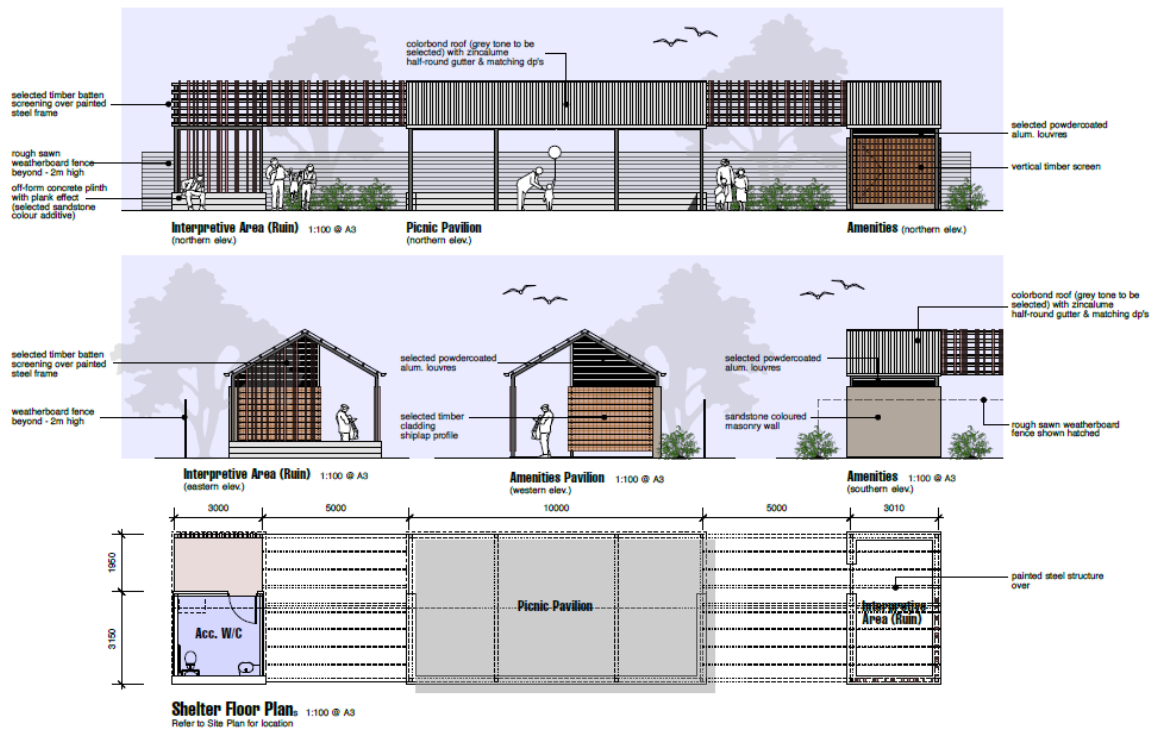
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Landscape Concept Plan

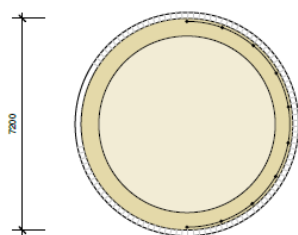


Elevations

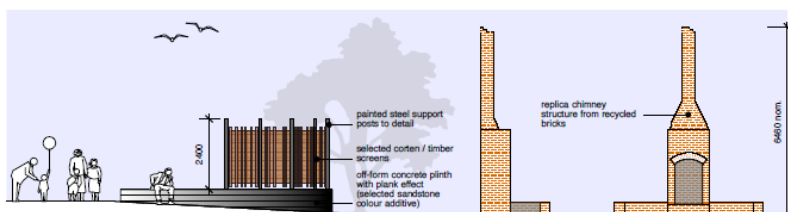


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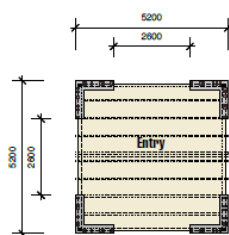


Bandstand Plan 1:100 @ A3
Refer to Site Plan for location & surface finishes

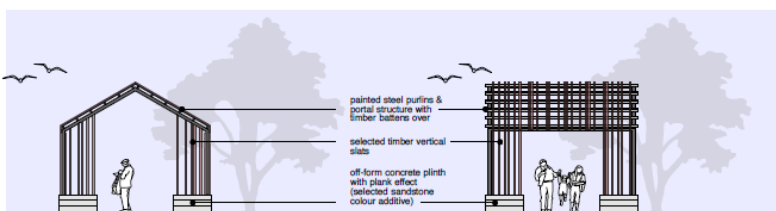


Bandstand 1:100 @ A3
(Side View)

Folly 1:100 @ A3
(Front & Side View)



Entry Plan 1:100 @ A3
Refer to Site Plan for location & surface finishes



Entry Gate 1:100 @ A3
(Street View)

Entry Gate 1:100 @ A3
(Side View)

4.2 Zone and land use

Zone Map – Local Business



The land is zoned *Local Business*, and is within the *Heritage precinct*.

The relevant Planning Scheme definition is:

Passive recreation

Use of land for informal leisure and recreation activities principally conducted in the open. Examples include public parks, gardens and playgrounds, and foreshore and riparian reserves.

Passive recreation is Permitted (No Permit Required) in the zone.

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4.3 Subject site and locality

A site visit was carried out on 14 November 2017. The site is centrally located within the Ross town centre and has a total area of 5,631 square metres with 59 metre street frontage. The site is within an existing serviced area with sewer, water and stormwater infrastructure located in Church Street.

The site is unused at present. The site adjoins the Man O’Ross Hotel to the south and a bakery to the north. To the west, the site adjoins undeveloped land that is partially zoned Local Business and partially General Residential (26 Bond Street and 13 Bridge Street).

Aerial photograph of area



Photographs of subject site



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4.4 Permit/site history

No relevant permit history was found for the subject land.

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:

- Christopher Bearman and Stephanie Morrison, 13 Bridge Street, Ross (1)
- Keith and Jennifer Jolly, 9 Bridge Street, Ross (2)
- Arthur Thorpe, 42 Bridge Street, Ross (3)
- Graham and Michelle Littlewood, 26 Bond Street, Ross (4)
- Multiple authors (5)
- Kim Peart, 39 Bridge Street, Ross (6)
- Helen Davies, 43 Church Street, Ross (7)
- Anthony Thorogood, 12-20 Tasman Street, Ross (8)
- Stephen Robinson, 7 Bridge Street, Ross (9)
- Candy Hurren, Address Unknown (10)
- Fiona Doe, 10 High Street, Ross (late rep – not valid)

Map showing location of representors' properties in relation to subject site



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

Issue 1

- Concerns with the process of getting to this stage in the planning, without undertaking a thorough assessment of the available public land in Ross

Planner's comment:

The Ross Town Square Master Plan report prepared by JMG Engineers and Planners was accepted by Council at the 12 December 2016 meeting, at which time the name 'Village Green' was endorsed for the site.

Northern Midlands Council acquired land at 33 Church Street, Ross in May 2016 with the intention of developing the site for public open space. The aim of the project is to improve the amenity of the town centre for residents and visitors in a way that furthers the local community's aspirations and complements the town's existing range of recreational facilities. The Ross Town Square Master Plan report considered existing Council-owned public recreational assets and their usage, and the function of these existing assets was an important consideration for this project, specifically, what the desired function of the subject site is and the need or otherwise for additional types of facilities.

Issue 2

- The areas designed to attract activity in the park i.e. the pavilion, the amenities room and the play area are all sited on the south border adjacent to residential uses and the residential amenity and noise in general is a concern. Current location does not provide for convenience of the general public and the general security of the area.

Planner's comment:

Preliminary community consultation indicated a consistent vision for the site, albeit with some differences in opinion on specific details. The buildings are deliberately located away from the streetscape and designed in accordance with prevalent secondary structures. The proposal is intended to suit all ages, with the play areas being peripheral and not the focus of the site.

The draft Master Plan was exhibited by Council during October 2016, during which time any member of the community had the opportunity to review the draft document, provide comment and/or complete a survey. Council adopted the Parkland Style Design (Option 1) for the site at its December 2016 meeting.

Facilities will be lit and secured after hours, but not lit in any way to provide illumination outside the property boundaries. Consideration was given to the broader needs of the community through community consultation. Physical separation of the active play area to the closest known habitable room (main dwelling) is at least 32 metres. An outbuilding/holiday unit and private open space is located closer, but screened with vegetation on the adjacent lot. It is noted however, that the multi-purpose shelter is located somewhat closer to the southern boundary than the initial concept and with no proposed hedging vegetation as previously indicated. It would seem reasonable to place a condition on any approval requiring the multi-purpose structure to be relocated at least 4 metres (similar width of landscaping as that proposed immediately to the east of this area) from the southern boundary and inclusion/extension of landscaping as depicted on plan (number legend 20) to provide privacy and screening solution to the southern boundary.

Issue 3

- Concept of a Village Green is more about the green aspect rather than structures. Concerns raised that this is not a Village Green given the amount of structures proposed, making the design too busy.

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Planner's comment:

Council's contracted Heritage Consultant, Praxis Environment recommended that the site be named 'Village Green' as this is supported on heritage grounds and is broadly supported in the community. Several focus groups and a community 'drop-in session' were held at the Ross Town Hall in August 2016. Specific ideas and issues raised in the three focus groups included 'Ross Village Green' as a suitable name. The October 2016 survey results overwhelmingly supported naming the site 'Village Green' rather than 'Town Square'. The inclusion of structures was based on community consultation and not duplicating existing facilities. The parklike style provides a large portion of the site will remain as landscaped/ green areas. The removal of the folly from the design will assist in provision of even more landscaped/green space and less structures.

Issue 4

- Concerns that the current plan is different to the ideas of the community, including extra infrastructure, the folly, and that a BBQ is missing from the design.

Planner's comment:

Preliminary community consultation indicated a consistent vision for the site, albeit with some differences in opinion on specific details. Generally, the desired outcome was for a simple, landscaped space for passive recreation and community events. Two design concepts were prepared to demonstrate alternate ways of interpreting the space and achieving the desired outcomes. The designs contained similar elements but were configured differently and included:

- Option 1 – a more organic, naturalistic layout taking a direct reference from the 'Parkland' style; and
- Option 2 – a more geometric interpretation of the period

The final recommendation sought to balance feedback from the community, Council, the team's heritage consultant whilst maintaining best practice design principles.

The draft Master Plan was exhibited by Council during October 2016, during which time any member of the community had the opportunity to review the draft document, provide comment and/or complete a survey. Council adopted the Parkland Style Design (Option 1) for the site at its December 2016 meeting.

As existing BBQ facilities are located within the Ross River Reservation at present, duplication of such facilities was not considered necessary as part of this project. The folly is to be removed from the proposal.

Issue 5

- Concerns raised by adjoining land owner to the east, particularly noting annotation provided on the Landscape Concept Plan indicating future pathway connections to that adjoining lot (private property).

Planner's comment:

The draft Master Plan was exhibited by Council during October 2016, during which time any member of the community had the opportunity to review the draft document, provide comment and/or complete a survey. Council adopted the Parkland Style Design (Option 1) for the site at its December 2016 meeting. No works are proposed on adjacent land as part of this proposal, no further consideration can be provided as the notation indicated "future" works, which may not even occur.

Issue 6

- Concerns raised in relation to architectural style of structures being complementary to an existing barn and other outbuildings which are not "Georgian" and not part of the streetscape and the bandstand being a jarring shape as well as a safety risk without the walls during times when the walls are removed.

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Planner's comment:

Praxis Environment provided preliminary advice in relation to heritage consultancy towards the project. Praxis Environment observed that Ross is a very important example of a colonial Georgian town. The principles of the Georgian townscape are stark, symmetrical, minimalist and unembellished buildings and landscape. The key heritage principles for consideration in the design of the project were:

- Authenticity i.e. the design should avoid presenting as an original feature.
- Georgian design principles i.e. a minimalist design response to the site is preferable.
- Interpretation i.e. the use of simple timber frames, sandstone paving/ walls, high-pitched hipped roof forms, timber shingles etc are likely valid approaches to interpreting rather than mimicking traditional forms.
- Relationship to Church Street i.e. The existing appearance of linear street plantings should be maintained.

The Bandstand has been designed as a platform which will have permanent, visually permeable screens. This area is low-level and translucent, and not considered barn-styled. In relation to materials selection, blockwork has been chosen to replicate sandstone colour/texture and is not to be visible from the street, with plinth elements coloured accordingly. New buildings within the site will eventually be concealed/diffused by vegetation. The proposed buildings are intended to be recessive and subservient to the landscaped street treatment. The structures are intended to be simplistic, skeletal and visually non-intrusive. The proposed significant vegetation is intended to dominate the proposal or streetscape.

Issue 7

- Concerns raised in relation to material selection. Noting that Ross is a sandstone village.

Planner's comment:

It was envisaged through the master plan process that the design of structures within the site would provide a sense of continuity through appropriate selection of materials and simple design elements.

Issue 8

- Concerns raised in relation to the inclusion of a playground, where a playground is already provided by the camping grounds. This is unattractive and not conducive with the park-like qualities sought.

Planner's comment:

The 'wetlands' area is part of a Water Sensitive Urban Design approach and also forming part of the 'nature based play' environment. This is an alternative idea to formal play equipment. It is generally appreciated that existing formal play equipment is located on Bridge Street and did not need to be duplicated.

The buildings are deliberately located away from the streetscape and designed in accordance with prevalent secondary structures. The proposal is intended to suit all ages, with the play areas being peripheral and not the focus of the site.

Issue 9

- Concerns raised in relation to the inclusion of water play area, and risks associated with the inclusion of water and children.

Planner's comment:

The 'wetlands' area is part of a Water Sensitive Urban Design approach and also forming part of the 'nature based play' environment. This is an alternative idea to formal play equipment. A significant portion of the community did not want a typical playground facility. The design concepts incorporated more subtle features that would appeal to children. The proposed water feature is designed to a depth

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of 100-200mm. The base will be level with the sides sloping from the consolidated gravel surrounds. The feature will have a walkable surface on the base. The area will be drained, with no water to be pooled or stored.

Issue 10

- Concerns raised in relation to the inclusion of the folly, creating a structure with the ability to be climbed by children, and risks associated with the design and accident prevention.

Planner's comment:

The applicant has considered the representations received and has advised the removal of the folly (chimney) from the proposal. A condition requiring amended plans to show the removal of the structure would be appropriate prior to any works commencing to ensure that this commitment is adhered to.

Issue 11

- Concerns raised that the design is not what the majority of the community came up with. The inclusion of a BBQ is needed. The grandstand is not wanted.

Planner's comment:

Preliminary community consultation indicated a consistent vision for the site, albeit with some differences in opinion on specific details. As existing BBQ facilities are located within the Ross River Reservation at present, duplication of such facilities was not considered necessary as part of this project. The Bandstand will be a platform that has permanent, visually permeable screens.

4.6 Referrals

The only referrals required were as follows:

Council's Works Department

Precis: Council's Works Department (Jonathan Galbraith) reported on 14/11/17 that stormwater must be connected to Council's stormwater system and their recommended conditions are included in the conditions of approval.

Heritage Adviser

Council's Heritage Advisor, David Denman, reviewed the application on the 21 December 2017. Mr Denman noted that he had no objections to the proposal. Mr Denman noted the following:

"The development plan was prepared after extensive consultation with the local community, I understand that two design options were considered and this proposal was the preferred option. Apart from the small entrance structure, the other proposed structures are set back a considerable distance from the Church Street boundary. The proposed structures are in a traditional form and will be sympathetic with the historic streetscape, whilst not being historic replica designs. Therefore, the visual impact of the structures will not have an adverse impact on the historic streetscape values. The functional aspects of the development and their impact on adjoining residential amenity is not a heritage issue."

General Manager

Precis: Application signed by the General Manager.

4.7 Planning Scheme Assessment

LOCAL BUSINESS ZONE
ZONE PURPOSE
<i>To provide for business, professional and retail services which meet the convenience needs of a local area.</i> <i>To limit use and development that would have the effect of elevating a centre to a higher level in the retail and business hierarchy. Limits are imposed on the sizes of premises to ensure that the established hierarchy is not distorted.</i> <i>To maintain or improve the function, character, appearance and distinctive qualities of each of the identified local business centres of Avoca, Cressy, Evandale and Ross and to ensure that the design of development is sympathetic to the setting and compatible with the character of each of the local business centres in terms of building scale, height and density.</i> <i>To minimise conflict between adjoining commercial and residential activities.</i> <i>To ensure that vehicular access and parking is designed so that the environmental quality of the local area is protected and enhanced.</i>

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To provide for community interaction by encouraging developments such as cafes, restaurants, parks and community meeting places.

Assessment: The proposal meets the zone purpose, the proposal provides for community interaction by establishment of a park.

LOCAL AREA OBJECTIVES

To consolidate growth within the existing urban land use framework of Avoca, Cressy, Evandale and Ross. In Evandale and Ross to manage development in the Local business zone so as to conserve and enhance the quality of the Heritage Precincts in these villages.

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

Assessment: The proposal meets the local area objectives.

20.3 Use Standards

20.3.1 Amenity

Objective

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

Acceptable Solutions	Performance Criteria
A1 Commercial vehicles (except for visitor accommodation and recreation) must only operate between 6.00am and 10.00pm Monday to Sunday.	P1 Commercial vehicles (except for visitor accommodation and recreation) must not unreasonably impact on the amenity of any adjoining General Residential and Urban Mixed Use zones, having regard to: a) Traffic, the hours of delivery and despatch of goods and materials; and b) Hours of operation; and c) Light spill.
A2.1 Noise levels at the boundary of the site with any adjoining land must not exceed: a) 50dB(A) day time; and b) 40dB(A) night time; and A2.2 Noise levels in habitable rooms of nearby sensitive uses must not exceed 5dB(A) above background.	P2 Noise must not cause unreasonable loss of amenity to nearby sensitive uses.

Comment:

It is not anticipated that the play areas and amenities will be utilised after day light hours, with the facility being secured after such time. The closest known habitable room (of the main dwelling) is located some 32m to the south of the subject site. The inclusion of an increased setback to structures on the southern side and further landscaping will ensure the acceptable solution is met.

20.4 Development Standards

20.4.1 Siting, Design and Built Form

Objective

To ensure that development is visually compatible with surrounding area.

Acceptable Solutions	Performance Criteria
A1 The entrance of a building must: a) Be clearly visible from the road or publically accessible areas on the site; and b) Provide a safe access for pedestrians.	P1 No performance criteria.
A2 Building height must not exceed: a) 8m; or b) 1m greater than the average of the heights of buildings on immediately adjoining lots.	P2 Building height must: a) Be consistent with the local area objectives if any; and b) Have regard to the streetscape and the desirability of a greater setback for upper floors from the frontage; and c) Avoid unreasonable levels of overshadowing to public places or adjoining properties.
A3.1 Buildings must be:	P3 Building setback must:

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Objective To ensure that development is visually compatible with surrounding area.	
Acceptable Solutions	Performance Criteria
The same as or less than the setback of an immediately adjoining building. A3.2 Extensions or alterations to existing buildings must not reduce the existing setbacks.	a) Provide for enhanced levels of public interaction or public activity; and b) Ensure the efficient use of the site; and c) Be consistent with the established setbacks within the immediate area and the same zone; and d) Be consistent with the local area objectives; and e) Provide for emergency vehicle access.
<i>Comment:</i> <i>The buildings are deliberately located away from the streetscape and designed in accordance with prevalent secondary structures. The buildings will be lit but secured after daylight hours. The gated entry to the subject site is clearly visible from the road and safe pedestrian access is provided throughout the site with the inclusion of lit pathways. All proposed structures are less than 8 metres in height. Buildings are setback to ensure enhanced levels of public interaction and efficient use of the site for large community gatherings. A condition requiring increased setbacks of structures along the southern boundary will ensure consistency with established setbacks of the area and particularly adjoining lots</i>	

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

ASSESSMENT AGAINST E13.0 LOCAL HISTORIC HERITAGE CODE

E13.1 Purpose

E13.1.1 The purpose of this provision is to:

- a) protect and enhance the historic cultural heritage significance of local heritage places and heritage precincts; and*
- b) encourage and facilitate the continued use of these items for beneficial purposes; and*
- c) discourage the deterioration, demolition or removal of buildings and items of assessed heritage significance; and*
- d) ensure that new use and development is undertaken in a manner that is sympathetic to, and does not detract from, the cultural significance of the land, buildings and items and their settings; and*
- e) conserve specifically identified heritage places by allowing a use that otherwise may be prohibited if this will demonstratively assist in conserving that place*

E13.2 Application of the Code

E13.2.1 This code applies to use or development of land that is:

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- a) within a Heritage Precinct;
- b) a local heritage place;
- c) a place of identified archaeological significance.

E13.3 Use or Development Exempt from this Code

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

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

Comment:

The subject site is within a Heritage Precinct.

E13.5 USE STANDARDS

E13.5.1 Alternative Use of heritage buildings

N/a

E13.6 DEVELOPMENT STANDARDS

E13.6.1 Demolition

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

Acceptable Solutions	Performance Criteria
A1 Removal of non-original cladding to expose original cladding.	P1.1 Existing buildings, parts of buildings and structures must be retained except: a) where the physical condition of place makes restoration inconsistent with maintaining the cultural significance of a place in the long term; or b) the demolition is necessary to secure the long term future of a building or structure through renovation, reconstruction or rebuilding; or c) there are overriding environmental, economic considerations in terms of the building or practical considerations for its removal, either wholly or in part; or d) the building is identified as non-contributory within a precinct identified in Table E13.1: Heritage Precincts, if any; and P1.2 Demolition must not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.

Comment: N/a

E13.6.2 Subdivision and development density

Objective: To ensure that subdivision and development density does not impact on the historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.

Acceptable Solutions	Performance Criteria
A1 No acceptable solution.	P1 Subdivision must: a) be consistent with and reflect the historic development pattern of the precinct or area; and b) not facilitate buildings or a building pattern unsympathetic to the character or layout of buildings and lots in the area; and

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	c) not result in the separation of building or structures from their original context where this leads to a loss of historic heritage significance; and d) not require the removal of vegetation, significant trees or garden settings where this is assessed as detrimental to conserving the historic heritage significance of a place or heritage precinct; and e) not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.
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Comment: N/a

E13.6.3 Site Cover

Objective: To ensure that site coverage is consistent with historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts, if any.

Acceptable Solutions	Performance Criteria
A1 Site coverage must be in accordance with the acceptable development criterion for site coverage within a precinct identified in Table E13.1: Heritage Precincts, if any.	P1 The site coverage must: a) be appropriate to maintaining the character and appearance of the building or place, and the appearance of adjacent buildings and the area; and b) not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.

Comment: Satisfies the performance criteria.

E13.6.4 Height and Bulk of Buildings

Objective: To ensure that the height and bulk of buildings are consistent with historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.

Acceptable Solutions	Performance Criteria
A1 New building must be in accordance with the acceptable development criteria for heights of buildings or structures within a precinct identified in Table E13.1: Heritage Precincts, if any.	P1.1 The height and bulk of any proposed buildings must not adversely affect the importance, character and appearance of the building or place, and the appearance of adjacent buildings; and P1.2 Extensions proposed to the front or sides of an existing building must not detract from the historic heritage significance of the building; and P1.3 The height and bulk of any proposed buildings must not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.

Comment: Satisfies the performance criteria.

E13.6.5 Fences

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

Acceptable Solutions	Performance Criteria
A1 New fences must be in accordance with the acceptable development criteria for fence type and materials within a precinct identified in Table E13.1: Heritage Precincts, if any.	P1 New fences must: a) be designed to be complementary to the architectural style of the dominant buildings on the site or b) be consistent with the dominant fencing style in the heritage precinct; and c) not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.

Comment: N/a

E13.6.6 Roof Form and Materials

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

Acceptable Solutions	Performance Criteria
A1 Roof form and materials must be in accordance with the acceptable	P1 Roof form and materials for new buildings and structures must:

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development criteria for roof form and materials within a precinct identified in Table E13.1: Heritage Precincts, if any.	a) be sympathetic to the historic heritage significance, design and period of construction of the dominant existing buildings on the site; and b) not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.
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Comment: Satisfies the performance criteria.

E13.6.7 Wall materials

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

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

Comment: Satisfies the performance criteria.

E13.6.8 Siting of Buildings and Structures

Objective: To ensure that the siting of buildings, does not detract from the historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.

Acceptable Solutions	Performance Criteria
A1 New buildings and structures must be in accordance with the acceptable development criteria for setbacks of buildings and structures to the road within a precinct identified in Table E13.1: Heritage Precincts, if any.	P1 The front setback for new buildings or structure must: a) be consistent with the setback of surrounding buildings; and b) be set at a distance that does not detract from the historic heritage significance of the place; and c) not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.

Comment: Satisfies the performance criteria.

E13.6.9 Outbuildings and Structures

Objective: To ensure that the siting of outbuildings and structures does not detract from the historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.

Acceptable Solutions	Performance Criteria
A1 Outbuildings and structures must be:	P1 New outbuildings and structures must be designed and located;
a) set back an equal or greater distance from the principal frontage than the principal buildings on the site; and	a) to be subservient to the primary buildings on the site; and
b) in accordance with the acceptable development criteria for roof form, wall material and site coverage within a precinct identified in Table E13.1: Heritage Precincts, if any.	b) to not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.

Comment: Satisfies the performance criteria.

E13.6.10 Access Strips and Parking

Objective: To ensure that access and parking does not detract from the historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.

Acceptable Solutions	Performance Criteria
A1 Car parking areas for non-residential purposes must be:	P1 Car parking areas for non-residential purposes must not:
a) located behind the primary buildings on the site; or	a) result in the loss of building fabric or the removal of gardens or vegetated areas where this would

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b) in accordance with the acceptable development criteria for access and parking as within a precinct identified in Table 1: Heritage Precincts, if any.	be detrimental to the setting of a building or its historic heritage significance; and b) detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.
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Comment: N/a

E13.6.11 Places of Archaeological Significance

Objective: To ensure that places identified in Table E13.3 as having archaeological significance are appropriately managed.

Acceptable Solutions	Performance Criteria
A1 No acceptable solution.	P1 For works impacting on places listed in Table E13.3: a) it must be demonstrated that all identified archaeological remains will be identified, recorded and conserved; and b) details of survey, sampling and recording techniques technique be provided; and c) that places of identified historic heritage significance will not be destroyed unless there is no prudent and feasible alternative.

Comment: N/a

E13.6.12 Tree and Vegetation Removal

Objective: To ensure that the removal, destruction or lopping of trees or the removal of vegetation does not detract from the historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.

Acceptable Solutions	Performance Criteria
A1 No acceptable solution.	P1 The removal of vegetation must not: a) unreasonably impact on the historic cultural significance of the place; and b) detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.

Comment: N/a

E13.6.13 Signage

Objective: To ensure that signage is appropriate to conserve the historic heritage significance of local heritage places and precincts.

Acceptable Solutions	Performance Criteria
A1 Must be a sign identifying the number, use, heritage significance, name or occupation of the owners of the property not greater than 0.2m².	P1 New signs must be of a size and location to ensure that: a) period details, windows, doors and other architectural details are not covered or removed; and b) heritage fabric is not removed or destroyed through attaching signage; and c) the signage does not detract from the setting of a heritage place or does not unreasonably impact on the view of the place from public viewpoints; and d) signage does not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.

Comment: N/a

E13.6.14 Maintenance and Repair

Objective

To ensure that maintenance and repair of buildings is undertaken to be sympathetic to, and not detract from the [historic cultural heritage significance](#) of local heritage places and precincts.

Acceptable Solution

New materials and finishes used in the maintenance and repair of buildings match the materials and finishes that are being replaced.

Comment: N/a

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Table E13.1: Local Heritage Precincts

For the purpose of this table, Heritage Precincts refers to those areas listed, and shown on the Planning Scheme maps as Heritage Precincts.

Existing Character Statement - Description and Significance
ROSS HERITAGE PRECINCT CHARACTER STATEMENT The Ross Heritage Precinct is unique because it is the intact core of a nineteenth century townscape, with its rich and significant built fabric and the village atmosphere. Its historic charm, wide tree lined streets and quiet rural environment all contribute to its unique character. Its traditional buildings comprise simple colonial forms that are predominantly one storey, while the prominent elements are its significant trees and Church spires. Most commercial activities are located in Church Street as the main axis of the village, which directs attention to the War Memorial and the Uniting Church on the hill. The existing and original street pattern creates linear views out to the surrounding countryside. The quiet rural feel of the township is complemented by a mix of businesses serving local needs, tourism and historic interpretation. Ross' heritage ambience has been acknowledged, embraced and built on by many of those who live in or visit the village.
Management Objectives
To ensure that new buildings, additions to existing buildings, and other developments which are within the Heritage Precincts do not adversely impact on the heritage qualities of the streetscape, but contribute positively to the Precinct. To ensure developments within street reservations in the towns and villages having Heritage Precincts do not adversely impact on the character of the streetscape but contribute positively to the Heritage Precincts in each settlement.

Comment: The proposal is consistent with the Ross Heritage Precinct Character Statement and satisfies the Management Objectives.

Assessment against F2.0 (Heritage Precincts Specific Area Plan)

F2.1 Purpose of Specific Area Plan

F2.1.1 In addition to, and consistent with, the purpose of E13.0 Local Historic Heritage Code, the purpose of this Specific Area Plan is to ensure that development makes a positive contribution to the streetscape within the Heritage Precincts.

F2.2 Application of Specific Area Plan

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

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

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

F2.3 Definitions

F2.3.1 Streetscape

For the purpose of this specific area plan 'streetscape' refers to the street reservation and all design elements within it, and that area of a private property from the street reservation; including the whole of the frontage, front setback, building façade, porch or verandah, roof form, and side fences; and includes the front elevation of a garage, carport or outbuilding visible from the street (refer Figure F2.1 and F2.2).

F2.3.2 Heritage-Listed Building

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For the purpose of this Plan 'heritage-listed building' refers to a building listed in Table F2.1 or listed on the Tasmanian Heritage Register.

Comment: The subject site is within the Heritage Precincts Specific Area Plan and a design statement was provided.

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 a variation to the side setback (south) and the subject site being location within a heritage precinct.

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
- Representations & applicant's response

RECOMMENDATION

That land at 33 Church Street, ROSS be approved to be developed and used for a Ross Village Green development (vary side setback [S], heritage precinct) in accordance with application P17-287, and subject to the following conditions:

1 Layout not altered

The use and development shall be in accordance with the endorsed plans (except as varied by condition 2, below) numbered **P1 Landscape Concept Plan** (*Lange Design; dated 17 April 2017*) and **P2-P3 Building Plans and Details** (*Loop Architecture, dated July 2017, Revision: D*) and **D1 Design Statement** (*Loop Architecture, dated: 7 September 2017*).

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2 Amended Plans Required

Prior to works commencing on site, amended plans must be submitted to and approved by the Council. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions.

The plans must show:

- (a) Removal of brick chimney (folly) from proposal;
- (b) Increased setback to southern boundary of minimum 4 metres to the Shelter building (incorporating amenities, picnic pavilion and interpretive area (ruin)); and
- (c) Incorporation/extension of landscaping between the southern boundary and the Shelter building including black oak thicket with a lomandra understorey (legend no. 20 as indicated on Landscape Concept Plan).

3 Council's Works Department conditions

3.1 Stormwater

- (a) The building 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) Concentrated stormwater must not be discharged into neighbouring properties
- (c) Landscaping and hardstand areas must not interfere with natural stormwater run-off from neighbouring properties.

DECISION

Cr

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PLAN 2 PLANNING APPLICATION P17-271 EGERTON ROAD, WHITE HILLS

Attachments: Section 1 – Page 233

File Number: 201900.03; CT135736/2
Responsible Officer: Amanda Bond, Community & Development Manager
Report prepared by: Erin Boer, Urban & Regional Planner

1 INTRODUCTION

This report assesses an application for Egerton Road, White Hills to construct a machinery shed, amenities building & chemical store (Resource Development - vary setbacks) & new access.

2 BACKGROUND

Applicant:
6ty Degrees (obo Smith & Sons)

Owner:
Smith and Sons Pty Ltd

Zone:
Rural Resource

Codes:
Road & Railway Assets Code
Car Parking & Sustainable Transport Code

Classification under the Scheme:
Resource development

Existing Use:
Resource Development

Deemed Approval Date:
19-Jan-2018 (EOT till 02-Feb-2018)

Recommendation:
Approve

Discretionary Aspects of the Application

- Variation to the zone development standards (setback); and
- New access

Planning Instrument: *Northern Midlands Interim Planning Scheme 2013*

Preliminary Discussion

Prior to the application being placed on public exhibition, further information was requested from the applicant, requiring a Traffic Impact Assessment to be supplied.

Site from Egerton Lane



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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.

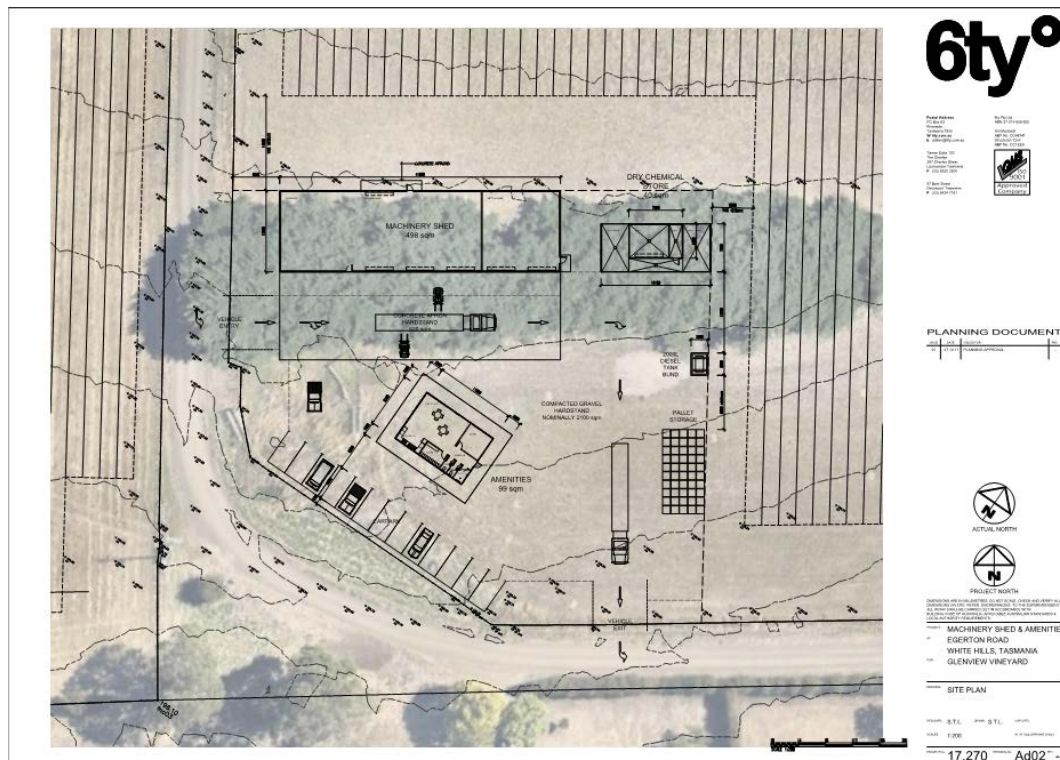
4 ASSESSMENT

4.1 Proposal

It is proposed to:

- Construct a machinery shed, amenities building & chemical store (Resource Development - vary setbacks) & new access.

Site Plan

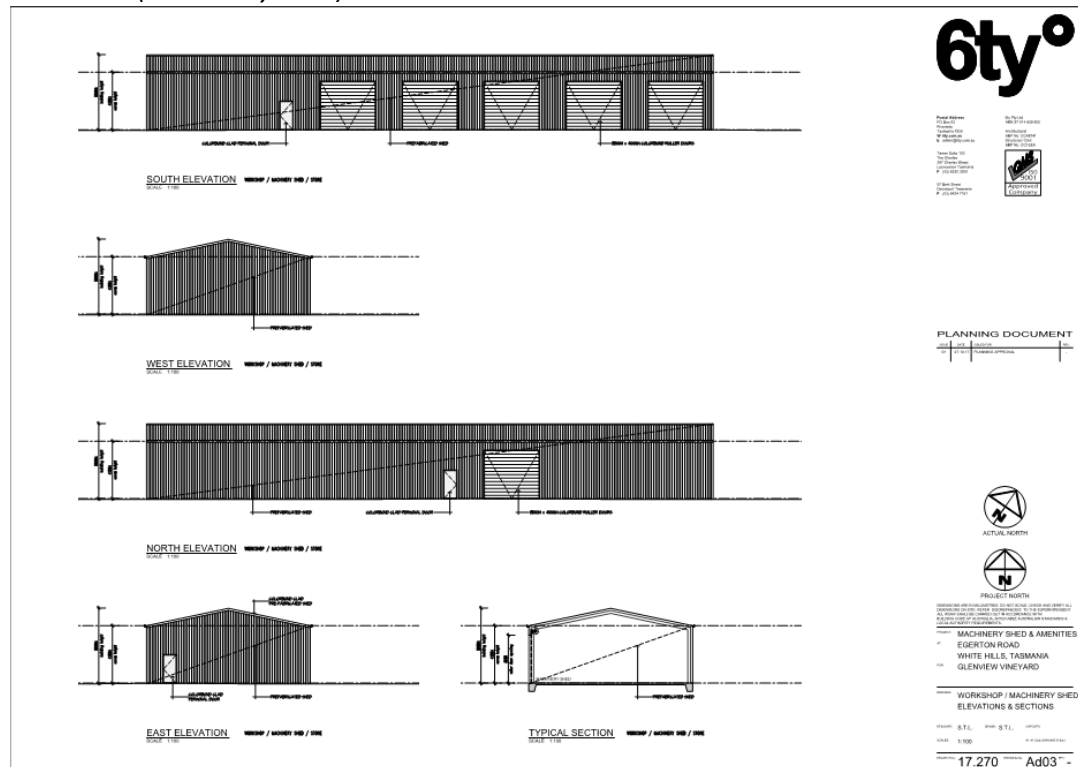


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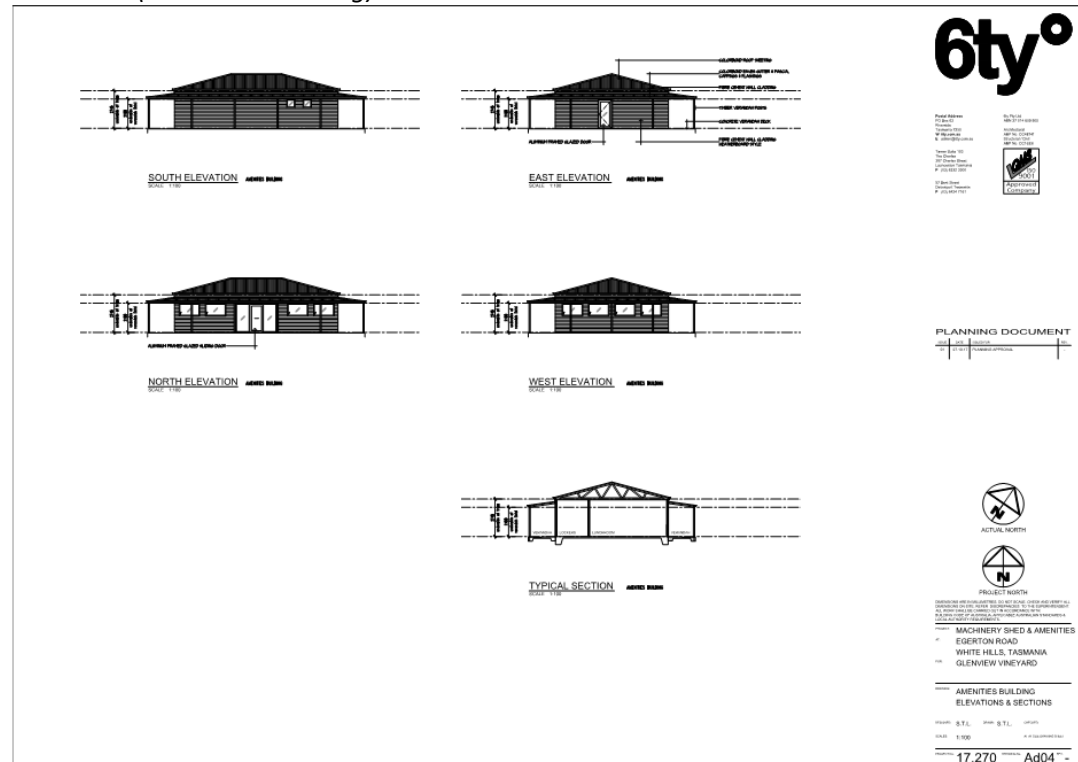
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Elevations (Machinery Shed)



Elevations (Amenities building)



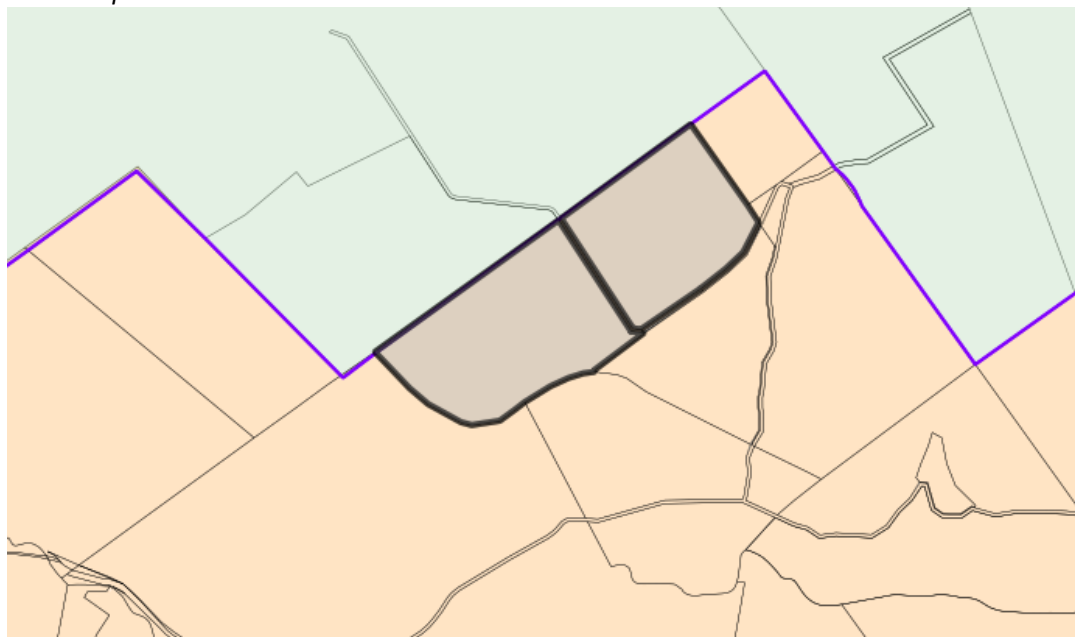
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4.2 Zone and land use

Zone Map –Rural Resource



The land is zoned *Rural Resource*, and is subject to the *Road and Railway Assets Code* and *Car Parking and Sustainable Transport Code*.

The relevant Planning Scheme definition is:

<i>Resource development</i>	<i>use of land for propagating, cultivating or harvesting plants or for keeping and breeding of livestock or fishstock. If the land is so used, the use may include the handling, packing or storing of produce for dispatch to processors. Examples include agricultural use, aquaculture, bee keeping, controlled environment agriculture, crop production, horse stud, intensive animal husbandry, plantation forestry and turf growing.</i>
<i>Agricultural use</i>	<i>means use of the land for propagating, cultivating or harvesting plants or for keeping and breeding of animals, excluding pets. It includes the handling, packing or storing of plant and animal produce for dispatch to processors. It includes controlled environment agriculture, intensive tree farming and plantation forestry.</i>

Resource development is permitted (no permit required) in the zone; however, due to a variation to the development standards of the zone and reliance on the performance criteria of the Road and Railway Assets Code for new access to the site, the application became discretionary.

4.3 Subject site and locality

The author of this report carried out a site visit on the 19th December 2017. The subject site is mostly rectangular and consists of a total area of 47.68ha which is dissected by Egerton Road. Currently, the site consists of farming land which has been prepared for planting of vines.

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Aerial photograph of area



Photographs of subject site



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4.4 Permit/site history

There is no relevant permit history for the site, as the land has previously been used for farming.

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:

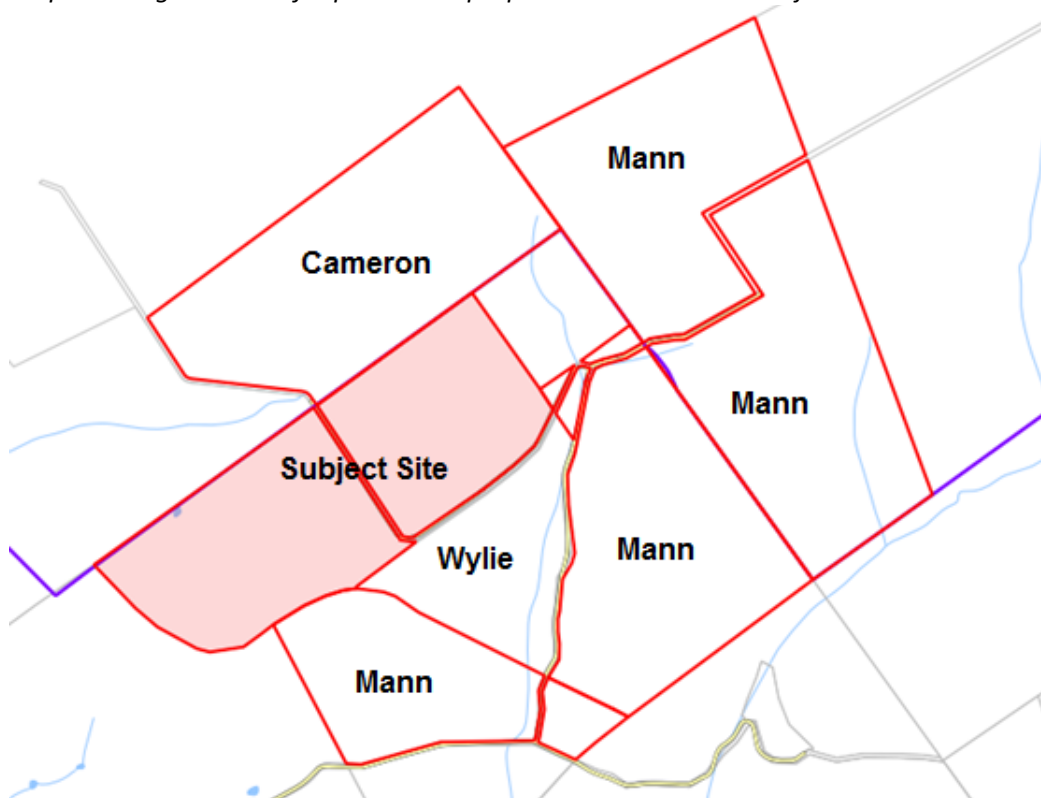
Name	Address of adjoining lot (if owner &/or occupier)
Richard & Sarah Wylie	'Glenard', 232 Egerton Rd, White Hills, 7258
Don & Marlene Cameron	'Toomindhill', 183 Egerton Lane, White Hills, 7258
Christine Mann	'Glenelm', 324 Everton Lane, White Hills, 7258

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Map showing location of representors properties in relation to subject site:



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

Issue 1

- Traffic concerns (Vehicle movements, site distances & passing of vehicles)

Planner's comment:

Each of the representations received raised concerns about the access road and associated vehicle movements. There is also a degree of conflict between the proposal plans and the traffic impact assessment (TIA), where the plans show vehicles exiting the south-eastern access turning left and the TIA stating that it is anticipated that all traffic movements will be to the west (i.e. turning right). It has been confirmed with the building designer that there is nothing inhibiting vehicles from turning right out of the eastern access and that traffic directions were shown for illustrative purposes.

The section of Egerton Road to the east of the subject site, the junction with Everton Lane, and Everton Lane itself, are not suitable for regular heavy vehicle traffic, due to these sections of road being very narrow, windy, numerous blind corners and steep drop offs. While the northern section of Egerton Road is also reasonably narrow, vehicles will only need to traverse a 2km section from the subject site before reaching White Hills Road and feeding onto Blessington Road.

To ensure that all truck movements from the site do not exit via a left turn from the site (ie. toward Everton Lane), a condition may be applied to the permit to require the installation of signage requiring all vehicles over 4.5 tonnes GVM (ie. light rigid vehicle or above) to turn right only from the site. This is the most convenient route back to Launceston in any case.

Beyond the subject site are Council maintained roads, and the vehicle load limits are at the discretion of the relevant authority.

Issue 2

- Classification of the development's use under the planning scheme

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Planner's comment:

The application's use has been classified as Resource Development, which is defined as:

"use of land for propagating, cultivating or harvesting plants or for keeping and breeding of livestock or fishstock. If the land is so used, the use may include the handling, packing or storing of produce for dispatch to processors."

The development of a machinery shed, amenities building, dry chemical store and pallet storage are completely integral and subservient to the use of the property as a vineyard, which is a 'no permit required' use in the zone. Such developments are common in a farming environment, and essential to the primary industry operation of the land. Resource processing, where associated with produce from the site is also a permitted use in the zone.

Issue 3

- Conflict with residential uses (variation to setbacks & proximity to existing residential use)

Planner's comment:

The issues raised in the representation demonstrate the potential for conflict between rural and residential uses. Agricultural uses do have the potential to create amenity issues, such as dust, noise, chemical use and traffic movements. The land is zoned accordingly to protect these uses and legislation has been enacted to protect primary producers from nuisance complaints in the form of the *Primary Industry Activities Protection Act 1995*. The planning scheme classifies a new residential use as 'discretionary' and has strict use class standards to limit new residential uses being established in the Rural Resource zone.

The 200m setback referred to in the representation is the acceptable solution that applies when a new sensitive use (i.e. a dwelling) is proposed. The required setback for non-sensitive uses is 50m; however, the corresponding performance criteria looks at the impact on primary industry uses, not established residential use.

Issue 4

- Noise

Planner's comment:

The subject site is zoned rural resource. The primary purpose of this zone is to provide for Resource Development uses. The nature of these uses result in a certain degree of noise generation via machinery, vehicles, pumps, irrigation, harvesting equipment and the like. Accordingly, the noise limits that can be expected in a residential zone cannot be guaranteed in a Rural Resource zone.

Issue 5

- Security

Planner's comment:

The correlation between the establishment of a new primary industry enterprise and an increase in theft and trespass cannot be established. There are no provisions within the planning scheme against which assess this issue.

Issue 6

- Safety (chemical use)

Planner's comment:

The Tasmanian legislation regulating the use of agricultural chemicals is the *Agricultural and Veterinary Chemicals (Control of Use) Act 1995* and the regulations under this Act. The Act and regulations outline requirements for neighbour notification. Application of chemicals for agricultural spraying should be

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undertaken by persons who have completed training in chemical use. Enforcement of this legislation is outside of the scope of the planning application process.

Issue 7

- Loss of views & agricultural vista (removal of macrocarpa trees)

Planner's comment:

The removal of the Macrocarpa trees was exempt under clause 6.3.2 (a) (i). The owner of the property checked any planning requirements for the removal of these trees, prior to their removal.

4.6 Referrals

The following referrals were required:

Council's Works Department

Precis: Council's Works Department (Jonathan Galbraith) made the following comments on the 20/12/17:

No W&I comment – I have previously inspected the access and site distance is acceptable as confirmed by the 6ty Degrees traffic impact assessment.

Environmental Health Officer

Precis: Council's Environmental Health Officer, Chris Wicks, made the following comments on the 20/12/2017:

We will need the wastewater system design report to be included with the plumbing permit application at the building permit stage. The site is of sufficient size to contain a Waste Water Treatment System.

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, as it proposes an agricultural use.	

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</i>

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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.

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, as the development proposed is consistent with rural enterprises in the area and is not located within a prominent elevated position or flood plain.

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 – no permit required use.	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: ii) 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 – no permit required use.	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:

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	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 – no permit required use.	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 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 – no permit required use.	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 – no permit required use.	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.

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N/a – no dwelling is proposed.

N/a

26.3.3 Irrigation Districts

Objective:

To ensure that land within irrigation districts proclaimed under Part 9 of the *Water Management Act 1999* is not converted to uses that will compromise the utilisation of water resources.

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.
The subject site is located within the newly developed North Esk Water District, but the proposed development is ancillary to an agricultural use.	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 with A1 (b). The machinery shed has a maximum height of 5.5m and the amenities building has a maximum height of 2.75m. The chemical store building has a maximum height of 4.25m.	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.
Does not comply with A2 (a) due to being less than 50m from the south-eastern boundary and relies on Performance Criteria P2. Part (b) & (c) do not apply to	The proposed development for a machinery shed, amenities building and chemical store ancillary to an agricultural use is not likely to constrain adjoining primary industry operations, which consists mainly of grazing, cropping and a nearby olive grove. The development complies with P2 as follows:

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this development as no residential use is proposed.	a) The topography of the land in the location of the development is mainly flat land, adjacent to the road. The topography of the land does not affect the developments impact on other primary industry operations. b) The development is surrounded by the agricultural use it serves to the north, north-east and south-west. Egerton Road forms a buffer between the subject site and the residential use located on a 16.02ha parcel of land to the south. The agricultural potential of this lot is somewhat constrained by the topography of the site. The establishment of the proposed development (machinery shed, amenities building and chemical store) is unlikely to impact on future primary industry operation of the adjoining land. c) The only nearby development on adjoining lots is the dwelling across the road. This clause relates only to the impact of the development on adjoining primary industry operations, not residential uses. d) As previously noted, the development is mostly surrounded by the use it serves, except for a 16.02ha parcel of land containing a single dwelling to the south. A representation to the development notes that the future intended use of the site is to “improve the land (and use it productively for a number of healthy/organic agricultural activities). The proposed development will not prohibit the future agricultural use of the neighbouring site, noting that the use of the property as a vineyard does not require a permit. e) The reduced setback to the road is sufficient as follows: i) The development is not for a sensitive use and the low traffic environment does not warrant extensive landscaping for traffic mitigation. ii) There is sufficient scope within the existing road reservation for the upgrading of the road. Major upgrades are unlikely given the low number of users of the road. iii) The reduced setback to the road is unlikely to cause a traffic hazard, with the angle of the proposed development allowing for site lines to be retained. iv) The development is not for a sensitive use and therefore noise attenuation is not a concern.
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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.
E.5.0 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
E15.0 SIGNS CODE	N/a

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ASSESSMENT AGAINST E4.0 ROAD & 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 – non-sensitive use proposed.	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 – Rural gravel roads have a speed limit of 80km/h unless otherwise sign posted.	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.
Does not comply with Acceptable Solution A3 – See assessment against Performance Criteria P3.	P3 (a) & (b) are not applicable. (c) The proposal included a Traffic Impact Assessment (TIA) which concluded that the existing road network is sufficient to accommodate existing and predicted traffic, but did make recommendations regarding widening of the accesses to allow for the sweep paths for turning vehicles, and vegetation management to ensure sight distances are retained. The TIA also recommends speed warning signs be installed on the approaches to the road corner adjacent to the development site (condition required). The TIA also notes that all traffic to and from the site is anticipated to be from the west. A condition may be applied to the permit to ensure heavy vehicles utilise this route to the west of the site and avoid the narrow and windy sections of Egerton road to the east of the site. The Everton Lane route is not anticipated to provide convenient access to the site, except for local traffic.

E4.7 Development Standards

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

Objective

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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 areas 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	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.
Does not comply with acceptable solution A2. See assessment against performance criteria P2.	P2 (a) & (b) are not applicable. As per E4.6.1 P2 (c), the following applies: (c) The proposal included a Traffic Impact Assessment (TIA) which concluded that the existing road network is sufficient to accommodate existing and predicted traffic, but did make recommendations regarding widening of the accesses to allow for the sweep paths for turning vehicles, and vegetation management to ensure sight distances are retained. The TIA also recommends speed warning signs be installed on the approaches to the road corner adjacent to the development site (condition required). The TIA also notes that all traffic to and from the

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	site is anticipated to be from the west. A condition may be applied to the permit to ensure heavy vehicles utilise this route to the west of the site and avoid the narrow and windy sections of Egerton road to the east of the site. The Everton Lane route is not anticipated to provide convenient access to the site, except for local traffic.
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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.
Meets acceptable solution A1 – refer to TIA for details. A condition shall be applied to the permit to require maintenance of the road verge to ensure sight lines are retained, as per the TIA recommendations.	N/a

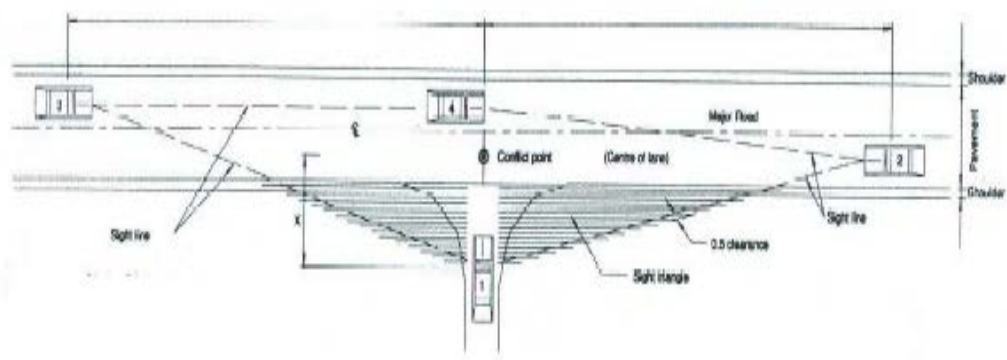


Figure E4.7.4 Sight Lines for Accesses and Junctions

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.

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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
		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

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	ii) the pattern of parking in the locality; and iii) any existing structure on the land.
Comment: Table E6.1 lists 'no requirement set' for resource development, other than aquaculture. Nevertheless, car parking will be made available to suit the parking requirements of the operation.	

Table E6.1: Parking Space Requirements

Use	Parking Requirement	
	Vehicle	Bicycle
Resource Development:		
Aquaculture	2 spaces per 3 employees	1 spaces per 5 employees
Other	No requirement	No requirement

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:
A1.2	The number of spaces must be in accordance with a parking precinct plan contained in Table E6.6: Precinct Parking Plans.	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.

Comment:
N/a

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

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

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:	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.
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.		

Comment:
Although not required, the car parking provided will meet the performance criteria requirements.

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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 performance criteria - The planning scheme does not require parking, but informal (mostly seasonal) parking will be provided adjacent to the amenities building.

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.
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Comment:

Although not required by the planning scheme, the parking provided complies with the performance criteria.

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
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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; 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: If disabled parking is provided (although not required by the scheme), it should be constructed in accordance with <i>Australian Standards AS/NZ 2890.6 2009</i>. A note can be added to the permit to require this.			

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	P1	Bicycle parking spaces must be safe, secure, convenient and located where they will encourage use.
A1.2	Parking space for residents' and employees' bicycles must be under cover and capable of being secured by lock or bicycle lock.		
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.

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Comment:
N/a

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.

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
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.

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7 DISCUSSION

Discretion to refuse the application is limited to a variation to the development standards (setback) of the Rural Resource Zone and the establishment of a new access (and subsequent reliance on the performance criteria of the Road and Railway Assets Code).

Three representations were received in objection to the proposal, relating to the following issues:

- Traffic concerns (vehicle movements, site distances & passing of vehicles)
- Classification of the development's use under the planning scheme
- Conflict with residential uses
- Noise
- Security
- Safety (chemical use)
- Loss of views & agricultural vista

The use of the development (Resource Development) is a 'no permit required' use in the zone, and is protected by the provisions of the planning scheme. Resource Development uses are known to potentially impact on residential amenity, hence, a new residential use is discretionary in the zone. Established residential uses are not offered any protection by the planning scheme in respect to the development of new Resource Development uses.

Concerns relating to vehicle movements east of the site via the new access locations are proposed to be dealt with via a condition on the permit, requiring larger vehicles to exit the site to the west.

8 ATTACHMENTS

- A. Application & plans
- B. Responses from referral agencies
- C. Representations

RECOMMENDATION

That land at Egerton Road, White Hills be approved to be developed and used for a machinery shed, amenities building & chemical store (Resource Development - vary setbacks) & new access, in accordance with application P17-271, and subject to the following conditions:

1 Layout not altered

The use and development shall be in accordance with document **D1** (Planning Submission by 6ty; project number 17.270; dated: 27.10.2017); including Appendix B: endorsed plans numbered **P1 – P6** (*Drawing No: 17.270; Sheet No's: Cover page & Ad01-05; Dated: 27.10.2017*) & Appendix C: Traffic Impact Assessment by 6ty; project number 17.270; dated: 06.12.2017

2 Exit signage

Prior to the commencement of the use, signage must be installed at both accesses requiring all vehicles over 4.5 tonnes GVM to turn right only from the site.

3 Traffic Impact Assessment Requirements

Prior to the commencement of the use, and ongoing for the duration of the use, the three recommendations (access widening, road verge maintenance & speed warning signs) listed in part 14.0 of the endorsed Traffic Impact Assessment (*by 6ty; project number 17.270; dated: 06.12.2017*) must be complied with.

PERMIT NOTES:

- i) If disabled parking is provided, it must be constructed in accordance with Australian Standards AS/NZ 2890.6 2009.

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- ii) A Wastewater System Design Report is to be included with the Plumbing Permit application at the Building Application stage.

DECISION

Cr

COUNCIL ACTING AS A PLANNING AUTHORITY – CESSATION

RECOMMENDATION

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

DECISION

Cr

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

AGENDA – ORDINARY MEETING

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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*.
Table of Contents

CON 2 APPLICATIONS BY COUNCILLORS FOR LEAVE OF ABSENCE

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

CON 3 (1) PERSONNEL MATTERS

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

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

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

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

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

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

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

CON 4 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*.
Consent Proposal

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

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

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

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

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CON 7 CONTRACTS, AND TENDERS, FOR THE SUPPLY OF GOODS AND SERVICES AND THEIR TERMS, CONDITIONS, APPROVAL AND RENEWAL

As per provisions of Section 15(2)(d) of the *Local Government (Meeting Procedures) Regulations 2015*.
Sports Oval Lighting

CON 8 INFORMATION OF A PERSONAL AND CONFIDENTIAL NATURE OR INFORMATION PROVIDED TO THE COUNCIL ON THE CONDITION IT IS KEPT CONFIDENTIAL

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

CON 9 INFORMATION OF A PERSONAL AND CONFIDENTIAL NATURE OR INFORMATION PROVIDED TO THE COUNCIL ON THE CONDITION IT IS KEPT CONFIDENTIAL

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

CON 10 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*.
Rates Matter

CON 11 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