



**NORTHERN
MIDLANDS
COUNCIL**

MINUTES

Ordinary Meeting of Council

Monday, 15 October 2018

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



MINUTES OF THE ORDINARY MEETING OF THE NORTHERN MIDLANDS COUNCIL HELD AT THE COUNCIL CHAMBERS, LONGFORD AT 5.00PM ON MONDAY, 15 OCTOBER 2018

275/18 ATTENDANCE

1 PRESENT

Mayor Downie, Cr Adams, Cr Calvert, Cr Goninon, Cr Gordon, Cr Goss, Cr Knowles OAM, Cr Lambert, Cr Polley AM

In Attendance:

Miss Bricknell – Acting General Manager/Corporate Services Manager, Mr Leigh McCullagh – Works Manager (to 8.28pm), Ms Boer – Regional & Urban Planner (from 6.45pm to 7.32pm), Mrs Jones – Administration Officer (from 6.45pm to 7.32pm), Mrs Eacher – Executive Officer (to 8.28pm)

2 APOLOGIES

Mr Jennings – General Manager, Mr Atkinson – Community & Development Supervisor

276/18 TABLE OF CONTENTS

275/18	ATTENDANCE	1272
1	PRESENT	1272
2	APOLOGIES	1272
276/18	TABLE OF CONTENTS	1272
277/18	DECLARATIONS OF ANY PECUNIARY INTEREST OF A COUNCILLOR OR CLOSE ASSOCIATE	1274
278/18	CONFIRMATION OF MINUTES	1274
1	OPEN COUNCIL – ORDINARY COUNCIL MEETING MINUTES – 17 SEPTEMBER 2018	1274
2	CONFIRMATION OF MINUTES OF COMMITTEES	1275
3	RECOMMENDATIONS OF SUB COMMITTEES	1275
279/18	DATE OF NEXT ORDINARY COUNCIL MEETING 19 NOVEMBER 2018	1277
280/18	INFORMATION ITEMS	1278
1	COUNCIL WORKSHOPS/MEETINGS HELD SINCE THE LAST ORDINARY MEETING	1278
2	MAYOR'S COMMUNICATIONS	1278
3	PETITIONS	1279
4	CONFERENCES & SEMINARS: REPORT ON ATTENDANCE BY COUNCIL DELEGATES	1279
5	132 & 337 CERTIFICATES ISSUED	1280
6	ANIMAL CONTROL	1280
7	HEALTH ISSUES	1280
8	CUSTOMER REQUEST RECEIPTS	1281
9	GIFTS & DONATIONS (UNDER SECTION 77 OF THE LGA)	1281
10	ACTION ITEMS: COUNCIL MINUTES	1282

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



11	KEY ISSUES BEING CONSIDERED: MANAGERS' REPORTS	1286
12	RESOURCE SHARING SUMMARY: 01 JULY 2018 to 30 JUNE 2019	1292
13	VANDALISM	1292
14	YOUTH PROGRAM UPDATE	1292
15	STRATEGIC PLANS UPDATE	1293
16	NORTHERN MIDLANDS EVENTS – CURRENT & UPCOMING	1298
19	TOURISM UPDATE	1303
18	TOURISM NORTHERN TASMANIA AGM 2018	1305
19	CAMPBELL TOWN WAR MEMORIAL OVAL PRECINCT CCTV SAFETY PROJECT	1306
281/18	GIFTS, BENEFITS & DONATIONS POLICY	1307
282/18	COMPULSORY VOTING IN LOCAL GOVERNMENT ELECTIONS	1309
	UNVEILING OF THE MAYOR'S HONOUR ROLL	1313
283/18	PUBLIC QUESTIONS & STATEMENTS	1314
1	PUBLIC QUESTIONS	1314
284/18	COUNCIL ACTING AS A PLANNING AUTHORITY	1315
2	STATEMENTS	1315
<i>PLAN 1</i>	<i>PLN18-0188 47 Main Street Cressy</i>	1315
<i>PLAN 4</i>	<i>PLN18-0210 110 High Street Campbell Town</i>	1315
<i>PLAN 5</i>	<i>PLN18-0195 165 Wellington Street Longford</i>	1316
<i>PLAN 6</i>	<i>PLN18-230 74 Wellington Street Longford</i>	1316
285/18	PLANNING APPLICATION PLN-18-0188 47 MAIN STREET, CRESSY	1317
286/18	PLANNING APPLICATION PLN-18-0201 HIGH STREET, EVANDALE	1332
287/18	PLANNING APPLICATION PLN-18-0208 18 DRUMMOND STREET, PERTH	1341
288/18	PLANNING APPLICATION PLN-18-0210 110 HIGH STREET, CAMPBELL TOWN	1350
289/18	PLANNING APPLICATION PLN-18-0195 165 WELLINGTON STREET, LONGFORD	1380
290/18	PLANNING APPLICATION PLN-18-0230 74 WELLINGTON STREET, LONGFORD	1399
291/18	DRAFT PLANNING SCHEME AMENDMENT 05/2018 HERITAGE LISTING OF ST MARK'S CHURCH, 3960 MACQUARIE ROAD, CRESSY	1408
292/18	DRAFT PLANNING SCHEME AMENDMENT 06/2018 HERITAGE LISTING OF HOLY TRINITY CHURCH, 110 MAIN STREET, CRESSY	1416
293/18	DRAFT PLANNING SCHEME AMENDMENT 07/2018 INCLUDE 6B SAUNDRIGE ROAD, CRESSY IN LIST OF ARCHAEOLOGICALLY SIGNIFICANT SITES	1424
294/18	COUNCIL ACTING AS A PLANNING AUTHORITY – CESSATION	1432
295/18	TRANSLINK LEAD GENERATION PILOT PROJECT: THE WAY FORWARD	1433
296/18	NORTHERN PRISON EXPRESSION OF INTEREST: SITE IDENTIFICATION PROCESS	1436
297/18	MONTHLY REPORT: DEVELOPMENT SERVICES	1439
298/18	MONTHLY FINANCIAL STATEMENT	1445
299/18	ROUND 2 ASSISTANCE – MAJOR FESTIVALS, EVENTS & PROMOTIONS	1450
	FAREWELL AND THANKS TO RETIRING MAYOR, DAVID DOWNIE	1453
301/18	ITEMS FOR THE CLOSED MEETING	1454

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



302/18	INFORMATION OF A PERSONAL AND CONFIDENTIAL NATURE OR INFORMATION PROVIDED TO THE COUNCIL ON THE CONDITION IT IS KEPT CONFIDENTIAL	1454
303/18	CONFIRMATION OF CLOSED COUNCIL MINUTES: ORDINARY COUNCIL MEETING	1454
304/18	APPLICATIONS BY COUNCILLORS FOR LEAVE OF ABSENCE	1454
305/18 (1)	PERSONNEL MATTERS	1454
305/18 (2)	INFORMATION OF A PERSONAL AND CONFIDENTIAL NATURE OR INFORMATION PROVIDED TO THE COUNCIL ON THE CONDITION IT IS KEPT CONFIDENTIAL	1454
305/18 (3)	MATTERS RELATING TO ACTUAL OR POSSIBLE LITIGATION TAKEN, OR TO BE TAKEN, BY OR INVOLVING THE COUNCIL OR AN EMPLOYEE OF THE COUNCIL	1454
305/18 (4)	INFORMATION OF A PERSONAL AND CONFIDENTIAL NATURE OR INFORMATION PROVIDED TO THE COUNCIL ON THE CONDITION IT IS KEPT CONFIDENTIAL	1454
305/18 (5)	INFORMATION OF A PERSONAL AND CONFIDENTIAL NATURE OR INFORMATION PROVIDED TO THE COUNCIL ON THE CONDITION IT IS KEPT CONFIDENTIAL	1454
306/18	MIDLAND HIGHWAY PERTH LINK ROADS: LAND ACQUISITION	1455
307/18	PERSONNEL MATTERS	1455

277/18 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.

Council **RESOLVED** to accept the following declarations of interest:

Cr Goninon	GOV 8 – TRANSLink Lead Generation Pilot Project: The Way Forward
Cr Gordon	GOV 8 – TRANSLink Lead Generation Pilot Project: The Way Forward
Cr Lambert	CORP 2 – Round 2 Assistance – Major Festivals, Events & Promotions – Australian Fly Fishing Championships

278/18 CONFIRMATION OF MINUTES

1 OPEN COUNCIL – ORDINARY COUNCIL MEETING MINUTES – 17 SEPTEMBER 2018

DECISION

Cr Gordon/Cr Knowles

That the Open Council Minutes of the Ordinary Meeting of the Northern Midlands Council held at the Council Chambers, Longford on Monday, 17 September 2018 be confirmed as a true record of proceedings.

Carried unanimously

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



2 CONFIRMATION OF MINUTES OF COMMITTEES

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

	Date	Committee	Meeting
i)	07/08/2018	Evandale Community Centre & Memorial Hall Management Committee	AGM
ii)	07/08/2018	Evandale Community Centre & Memorial Hall Management Committee	Ordinary
iii)	26/09/2018	Cressy Local District Committee	Ordinary
iv)	27/09/2018	Avoca, Royal George & Rossarden Local District Committee	Ordinary
v)	02/10/2018	Campbell Town District Forum	Ordinary
vi)	02/10/2018	Ross Local District Committee	Ordinary
vii)	02/10/2018	Perth Local District Committee	Ordinary
viii)	02/10/2018	Evandale Advisory Committee	Ordinary
ix)	03/10/2018	Longford Local District committee	Ordinary

DECISION

Cr Knowles/Cr Lambert

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

Carried unanimously

3 RECOMMENDATIONS OF SUB COMMITTEES

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

Ross Local District Committee

At the ordinary meeting of the Ross Local District Committee held on 2 October 2018 the following motions were recorded for Council's consideration:

7.2 Acknowledgement

The Ross Local District Committee wishes to acknowledge the thirty-two years of service to Local Government by Mayor Downie, and express its appreciation of the consideration and assistance provided to the Ross District during Mayor Downie's tenure at the Northern Midlands Council.

Officer's Recommendation:

That Councillors note the above motion from the Ross Local District Committee.

DECISION

Cr Lambert/Cr Gordon

That Councillors note the above motion from the Ross Local District Committee.

Carried unanimously

7.5 Dangerous Trees

The Ross Local District Committee request as custodians, the Northern Midlands Council take measures to remove overhanging tree limbs to ensure public safety on Tooms Lake Road (C305).

Officer's Comments:

Council Officers have previously investigated and inspected the road and identified that the tree limbs were not causing a hazard. Council's arborists report does not support the removal of the trees.

Officer's Recommendation:

That no further action be taken at this time.

DECISION

Cr Knowles/Cr Lambert

The Ross Local District Committee request as custodians, the Northern Midlands Council take measures to remove those overhanging tree limbs that present a risk to ensure public safety on Tooms Lake Road (C305).

Carried unanimously

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



7.8 Defibrillator

That Council consider relocating the defibrillator located inside the Ross Town hall to the proposed most suitable exterior location.

Officer's Comments:

Please see attachment with supporting documents tabled by Candyce Hurren.

Officer's Recommendation:

That Council note the supporting documents provided and that no further action be taken at this time.

Attachments:

Overview of location of defibrillators (Ross)

DECISION

Cr Lambert/Cr Gordon

That Council consider relocating the defibrillator located inside the Ross Town hall to the most suitable exterior location.

Carried unanimously

Perth Local District Committee

At the ordinary meeting of the Perth Local District Committee held on 2 October 2018 the following motion/s were recorded for Council's consideration:

Budget reallocation

That Council divert the funds allocated for the Childcare Parent Space & Entrance Shelter listed in the 2018/19 Municipal Budget to the Clarence Street (near Arthur St) Bus Shelter.

Officer's Comments:

The Committee previously requested that the Clarence Street Bus Shelter be deferred in favour of the installation of a bus shelter in the Main Street. Works have already commenced in relation to the Childcare Parent Space & Entrance Shelter.

Officer's Recommendation:

That the Clarence Street (near Arthur Street) Bus Shelter be considered in the 2019/2020 budget deliberations.

DECISION

Cr Goninon/Cr Calvert

That the Clarence Street (near Arthur Street) Bus Shelter be considered in the 2019/2020 budget deliberations.

Carried unanimously

Voting for the motion:

Mayor Downie, Cr Adams, Cr Calvert, Cr Goninon, Cr Goss, Cr Polley

Voting against the motion:

Cr Gordon, Cr Knowles, Cr Lambert

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



279/18 DATE OF NEXT ORDINARY COUNCIL MEETING
19 NOVEMBER 2018

Mayor Downie advised that the next Ordinary Council Meeting was scheduled to be held at the Northern Midlands Council Chambers at Longford at 5.00pm on Monday, 19 November 2018.

DECISION

Cr Adams/Cr Goninon

That:

- the workshop scheduled to be held on Monday, 29 October 2018 be cancelled;
- Council's new Mayor be sworn in on receipt of the Certificate of Election;
- an induction session be held for new Councillors;
- a civic reception be held for Her Excellency Professor The Honourable Kate Warner, AC, Governor of Tasmania on Monday, 12 November 2018;
- a Special Council Meeting be held on Monday, 12 November 2018 at 5.00pm, to table the Certificate of Election and receive Declarations of Office; and
- the next Ordinary Council Meeting be held at the Northern Midlands Council Chambers at Longford at 5.00pm be held on Monday, 19 November 2018, as scheduled.

Carried unanimously

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



280/18 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
01/10/2018	Council Workshop <i>Discussion/Presentations:</i> - Bendigo Bank Presentation - Draft Five-Year Annual Departmental Plan : 2019 - 2023 - Midland Highway Perth Link Roads – Landscaping Plan - Unveiling of the Honour Board - Cressy District High School: Inspiring Positive Futures and Chaplaincy Funding 2018 Department of Education Intake Area Review (Maps for Consultation) - Tom Roberts Interpretive Signage for Longford - Code of Tendering - Footpath Trading - Northern Prison Expressions of Interest - Tamar Estuary Management Taskforce - Perth Flower Pots - Councillors Farewell Function - Personnel matter
15/10/2018	Council Workshop <i>Discussion:</i> Council Meeting Agenda items

2 MAYOR'S COMMUNICATIONS

Mayor's Communications for the period 18 September 2018 to 15 October 2018 are as follows:

Date	Activity
18 September 2018	Attended Waste Not Awards, Launceston
19 September 2018	Attended meeting with Launceston City Council RE Strathroy Development, Launceston
20 September 2018	Attended meeting with Campbell Town Swimming Pool Committee, Campbell Town
26 September 2018	Attended Charter Signing at Cressy District High School, Cressy
26 September 2018	Attended meeting with Senator Duniam RE Council's Strategic Projects, Longford
27 September 2018	Attended meeting RE TasWater, Launceston
1 October 2018	Attended Council Workshop, Longford
2 October 2018	Attended interview with LGAT RE Longford Playground, Longford
3 October 2018	Attended teleconference with Anglican Bishop RE Churches, Campbell Town
4 October 2018	Attended teleconference interview with media, Campbell Town
5 October 2018	Attended meeting with National Party RE sale of churches, Hagley
9 October 2018	Attended Woolmers Estate Festival of Roses Official Launch, Longford
10 October 2018	Attended meeting RE TasWater, Campbell Town
15 October 2018	Attended Council Workshop and Meeting, Longford
Attended to email, phone, media and mail inquiries.	

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



3 PETITIONS

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

[Section 57 Substituted by No. 8 of 2005, s. 46, Applied:01 Jul 2005]

(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 the action requested; and

(b) in the case of a paper petition, a heading on each page indicating the subject matter; and

(c) in the case of a paper petition, 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) at the end of the petition –

(i) in the case of a paper petition, the full name, address and signature of the person lodging the petition; and

(ii) in the case of an electronic petition, the full name and address of the person lodging the petition and a statement by that person certifying that the statement of the subject matter and the action requested, as set out at the beginning of the petition, has not been changed.

(3) In this section –

electronic petition means a petition where the petition is created and circulated electronically and the signatories have added their details by electronic means;

paper petition means a petition where the petition is created on paper which is then circulated and to which the signatories have added their details directly onto the paper;

petition means a paper petition or electronic petition;

signatory means –

(a) in the case of a paper petition, a person who has added his or her details to the paper petition and signed the petition; and

(b) in the case of an electronic petition, a person who has added his or her details to the electronic petition.

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.

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

- Lead –
 - Leaders with Impact
Core Strategies:
 - ♦ Communicate – Connect with the community
 - ♦ Lead – Councillors represent honestly with integrity
 - ♦ Manage – Management is efficient and responsive
 - Best Business Practice & Compliance
Core Strategies:
 - ♦ Council complies with all Government legislation
 - ♦ Continuous improvement is embedded in staff culture

2 CONFERENCES AND SEMINARS

2.1 Tourism Northern Tasmania AGM 2018

Councillor Knowles and Council's Project Officer, Lorraine Green, represented Council at the TNT 2018 AGM on Tuesday evening 25th September. TNT's Chair James McKee and CEO Chris Griffin provided a comprehensive overview of the organisation's activities and achievements across 2017-2018 including:

- The Audience Centric marketing campaign;
- Attracting, developing and leveraging events and in particular, cool season events;
- Leading and inspiring industry via the development and implementation of destination action plans;

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



- Prospecting for investment via 'place-making through tourism' initiatives;
- Activation of the State Government's Visitor Engagement Strategy via the commencement of the Drive Journeys project.

A copy of the TNT Annual Report is available.

5 132 & 337 CERTIFICATES ISSUED

	No. of Certificates Issued 2018/2019 year												Total 2018/2019 YTD	Total 2017/18
	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June		
132	119	102	89										310	884
337	58	53	31										142	429

6 ANIMAL CONTROL

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

Item	Income/Issues 2017/2018		Income/Issues for Sept 2018		Income/Issues 2018/2019	
	No.	\$	No.	\$	No.	\$
Dogs Registered	4,250	106,006	751	20,297	3,639	83,636
Dogs Impounded	84	5,556	8	438	13	908
Euthanized	-	-	-	-	1	-
Re-claimed	71	-	7	-	10	-
Re-homed/To RSPCA	10	-	1	-	2	-
New Kennel Licences	12	840	1	144	4	288
Renewed Kennel Licences	64	2,752	9	396	82	3,608
Infringement Notices (paid in full)	76	12,458	6	1,898	6	1,898
Legal Action	-	-	-	-	-	-
Livestock Impounded	3	159	-	-	-	-
TOTAL		127,771		23,101		90,849

Registration Audit of the Municipality:

The audit being started again middle of October.

Kennel Licence Inspections:

Kennel licence inspections are complete with 1 licence being suspended.

Infringements:

2 infringements were issued in September

Attacks:

1 Attacks on sheep

Impounded dog:

8 dogs were impounded in September

7 HEALTH ISSUES

Immunisations

The *Public Health Act 1997* requires that Councils 'A council must develop and implement an approved program for immunisation in its municipal area'. 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	2016/2017		2017/2018		2018/2019	
	Persons	Vaccination	Persons	Vaccination	Persons	Vaccination
July-September	43	49	82	82		
October-December	46	52	39	31		
January-March	-	-	39	38		
April-June	16	45	39	37		

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



Immunisations are provided by the Longford Surgery during 2018 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	2015/2016	2016/17	2017/18	2018/19
Notifiable Diseases	5	4	4	0
Inspection of Food Premises	154	75	77	47

Notifiable Disease investigations are carried out at the request of the Department of Health and Human Services. Such investigations typically relate to cases of food borne illness.

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 2018.

8 CUSTOMER REQUEST RECEIPTS

Operational Area	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June
Animal Control	1	-	-									
Building & Planning	1	-	1									
Community Services	-	-	-									
Corporate Services	-	1	-									
Governance	-	-	-									
Waste	-	-	1									
Works (North)	10	26	30									
Works (South)	-	-	2									

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

Date	Recipient	Purpose	Amount
	Council wages and plant	Assistance to Campbell Town SES	38
Planning/Building Applications Remitted			
16-Jul-18	Parks & Wildlife Department	Ben Lomond Temporary Facilities	340
School & Bursary Programs			
19-Sep-18	Campbell Town District High School	Chaplaincy	1,500
19-Sep-18	Campbell Town District High School	Inspiring Positive Futures Program	8,000
2-Oct-18	Cressy District High School	Inspiring Positive Futures Program	8,000
Sporting/Academic Achievements			
17-Jul-18	Ms Sophie Fletcher	2018 Tas Senior Bowls Team	62
17-Jul-18	Ms Judy Gurr	2018 Tas Senior Bowls Team	62
18-Jul-18	Mr Jack Jarman	2018 Tas Senior Bowls Team	62
31-Jul-18	Ms Denise Middap	2018 Tas Senior Bowls Team	62
22-Aug-18	Ms N Cawthen	2018 Aust Indoor Bias Bowls Championships	62
22-Aug-18	Mr Simon Zaporozec	2018 Aust Indoor Bias Bowls Championships	62
22-Aug-18	Ms Shenaye Zaporozec	2018 Aust Indoor Bias Bowls Championships	62
22-Aug-18	Ms Julie Zaporozec	2018 Aust Indoor Bias Bowls Championships	62
21-Aug-18	Miss Ava Walker	Interschool Championships Equestrian Competition	62
21-Aug-18	Miss Lucy Johnston	Interschool Championships Equestrian Competition	62
21-Aug-18	Mr Archie Clayton	Karl Prosselt Cup U12 Soccer Team	62

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



Date	Recipient	Purpose	Amount
		TOTAL DONATIONS	\$ 18,560

10 ACTION ITEMS: COUNCIL MINUTES

Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
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. INFO report to September 2018 Council meeting.	
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. NOA Group engaged. Workshops arranged with Senior Managers of participating councils. NOA Group report finalised, GM's meeting to be arranged to finalise. Legal Services tender submissions being considered. NOA workshops on 5 priority Council functions. Completed, awaiting report.	
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	Projects to be progressed with Committee - State Government election funding. Concept plans imminent for kiosk and shade sail. Applying for further funding for play equipment.	
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	Information presented to 6 August Council workshop. Further report to Council.	31/12/2018
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	Presentation received at 1 October council workshop. Further report to Council.	
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.	General Manager	Approved, commences October 2018.	
21/05/2018	128/18	Conara Park	That Council seek quotes for the development of a concept plan for the Panec Street site.	General Manager	Quote being sought.	
20/08/2018	228/18	Water and Sewerage Reform: Tasmanian Government and Taswater	That Council support the resolutions at the TasWater Special General Meeting on 27 September 2018:	General Manager	Attended TasWater special meeting on 27 September.	
17/09/2018	245/18	Recommendations of Sub Committees - Longford Local District Committee - 6.7 Levee Banks	That the use of the levee banks be investigated and advice on use be sought.	General Manager	The Longford Urban Design Strategy (Sept 2017) identified an objective to utilise the existing levee as a pathway link and to add colour and interest along the Illawarra Road side of	

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
					the levee with low level planting patterns. A recommended action was to prepare a master plan and construction drawings, the matter will be listed for consideration in the 2019/2020 budget deliberations.	
17/09/2018	250/18	Northern Midlands Council Youth Services	That Council approve the employment of a part-time Youth Officer.	General Manager	Position description in development, prior to advertising.	
17/09/2018	251/18	Alterations And Additions: Northern Midlands Council Chambers, Office And Amenities	That 1) Council authorise the continuation of the alterations and additions to the Council Chambers and provide a budget allocation for the completion of the works in the 2019/2020 and 2020/2021 financial years.	General Manager	Inclusion in 2019/2020 budget deliberations	
17/09/2018	251/18	Alterations and Additions: Northern Midlands Council Chambers, Office And Amenities	That 2) A further report be presented to Council on the recommended improvement/ replacement of the roof and associated costs.	General Manager	Awaiting quote.	
17/09/2018	264/18	Powranna Truck Wash: Sealing of Access	That Council recommend to the Northern Midlands Business Association that they direct their request to the State Government for further funding for the project (inclusive of all sealing works), as the cost of the driveway and sealing works was overlooked by the State Government when preparing the original budget for the project.	General Manager	Contractor advised of outcome of meeting.	
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	Honour Board to be unveiled 15/10/2018.	
17/09/2018	249/18	ALGA National Local Roads And Transport Congress Attendance	That Works Manager, Mr Leigh McCullagh, be authorised to attend the 2018 ALGA National Local Roads and Transport Congress in Alice Springs from 20 to 22 November 2018.	Exec Assistant	Complete.	
17/09/2018	252/18	Policy Amendment: Code Of Tendering And Procurement	That Council approves the amendment of the Code of Tendering and Procurement Policy, in accordance with the Local Government (General) Regulations 2015, to increase the value for the minimum requirement for: i) Written Quotations to between \$20,000 and \$249,999; and ii) Public Tender to \$250,000 and greater.	Exec Assistant		
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.	
21/05/2018	132/18	Old Midland Highway - Perth to Breadalbane (Devon Hills): shared path (cycle and pedestrian)	That council request the Department of State Growth paint the shared path green as per the photo in the report and the guide posts be removed.	Works Manager	General Manager to discuss further with DSG at time of hand-over of Midland Highway Stage 1. Initial meetings have been held.	
17/09/2018	263/18	Stormwater Issues Longford: Cracroft Street, including	That Council i) install a stormwater pipe along the southern and western boundaries of 172 Wellington	Works Manager	Works programmed to commence October.	

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
		172 Wellington Street	Street and construct kerb and channel on the northern side of Cracroft Street.			
17/09/2018	263/18	Stormwater Issues Longford: Cracroft Street, Including 172 Wellington Street	That Council iii) a) construct kerb from Horne Street to Wellington Street; and b) install a 150mm stormwater pipe through 172 Wellington Street, and	Works Manager	Works programmed to commence November.	
20/08/2018	213/18	Information Items - Midland Highway	That the newly developed shared pathway on Haggerston Road (Old Midland Highway) at Devon Hills be designated as a cycleway only, as was originally intended, and that the Department of State Growth be requested to remove the guide posts.	Works Manager/ AGM	Email sent 21/8. Public consultation to be undertaken by State Growth.	
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 commenced with article in media.	
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 met with Council staff 30/1/2018 and listed to attend a future Council workshop. Traffic count undertaken in December 2017. NBN project underway in TRANSlink precinct.	
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	National Heritage Listing nomination submitted 26/2/2018. Outcome awaited. Letter sent regarding flood management.	
16/07/2018	187/18	Stage 3 Redevelopment - Longford's Village Green Playground	That i) Council agree to approve changing the play unit components of Stage Three of Longford's Village Green playground redevelopment from a Liberty Swing to an inclusive carousel, and a swing unit with a harnessed swing seat; and ii) it be confirmed with the Community Fund that they will still provide funding for this equipment.	Project Officer	TCF advised grant approved for changed Stage 3 redevelopment. Application for funding lodged with Variety Tasmania.	
17/09/2018	248/18	Translink Lead Generation Pilot Project: The Way Forward	That i) Council accept in-principle the Translink Pilot Project: Consultation, Analysis and Recommendations for Growing and Enhancing the Translink Business Precinct in Northern Tasmania Report, August 2018; and ii) a further report be provided to Council.	Project Officer	Report to October Council meeting.	
20/08/2018	214/18	Nomenclature: Naming of Park at Cressy – Bartholomew Park	That Council support the formal naming of Cressy Park to Bartholomew Park.	Executive & Comms Officer	21/8 Nomenclature Board advised. Awaiting approval/response, expected November/ December.	
17/09/2018	262/18	Nomenclature: Rescind Town Name "Lymington"; And Gazette Town Name "Nile"	That Council request assistance and proceed in proclaiming a new Town boundary of Nile.	Corporate Services Manager	In progress.	
17/09/2018	263/18	Stormwater Issues Longford: Cracroft Street, Including 172 Wellington Street	That Council ii) consider a budget adjustment to allow works to be carried out in the 2018/2019 financial year.	Corporate Services Manager	Included in 2018/19 Capital Works Program.	
17/09/2018	263/18	Stormwater Issues Longford: Cracroft Street, Including 172 Wellington Street	That Council iii) c) make the following budget allocation: 2018/19 \$70,000 and 2019/20 \$ 72,000	Corporate Services Manager	Noted.	

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
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	Amendment being prepared.	31/12/2018
16/04/2018	93/18	Draft By-Law: Placement of Shipping Containers	a) In accordance with section 156 of the Local Government Act 1993, Council resolves that it intends to make the proposed Placement of Shipping Containers By-Law to regulate the placement of shipping containers in the Northern Midlands municipality; and b) Council endorse the attached Regulatory Impact Statement.	Senior Planner	Submissions received. Scheduled for discussion at Council workshop on 29 October.	30/09/2018
25/06/2018	154/18	Anglican Church: Sale of Churches and Cemeteries	ii) That Council pursue the heritage listing of all churches (internal and external)	Senior Planner	Amendment reports to 15 October Council meeting.	30/10/2018
17/09/2018	258/18	Initiation Of Draft Planning Scheme Amendment 04/2018 Include Flood Risk Mapping In The Planning Scheme For Land Along Sheepwash Creek From Arthur Street To Cemetery Road, Perth	That Council, acting as the Planning Authority, pursuant to section 34 of the former provisions of the Land Use Planning and Approvals Act 1993 resolve to initiate draft Planning Scheme Amendment 04/2018 to the Northern Midlands Interim Planning Scheme 2013 to include the flood risk mapping for land zoned General Residential and Future Residential, based on the mapping shown in the attachment, in the planning scheme maps.	Senior Planner	Certification Report to be tabled at 19 November Council meeting.	30/11/2018
17/09/2018	259/18	Draft Amendment Of The State Planning Provisions	That Council advise the Minister for Planning that it supports the draft amendment.	Senior Planner	Letter sent.	
20/08/2018	222/18	Dog Signage, Declared Areas and Proposed Off Lead Areas	That Council endorse the following areas: ...	Animal Control Officer	Signage delivered, installation to be progressed.	
20/08/2018	211/18	Confirmation Of Minutes - Perth Local District Committee	That a report be prepared for Council consideration regarding the notification of property owners in relation to development applications and the expansion of notification/advice to all affected property owners.	Community & Development Supervisor	For discussion at November Council workshop and then report to Council. Information awaited.	15/12/2018

LONG TERM ACTIONS

Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
20/04/2015	105/15	Northern Midlands Towns Entrance Statements	That Council authorises officers to investigate the cost to design and implement entrance statements for: a) Aveca; 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	Evandale entrance statement to be constructed 2018/19, final designs received. Conara entrance statement designed, seeking approvals.	
29/01/2018	14/18	Main Street Trees Programme	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.	Works Manager		
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.	
19/02/2018	34/18	Recommendations of Sub Committees - Perth Local District Committee - Perth Bicentenary 2021	That the appointment of a Special Committee to coordinate the 2021 Perth Bicentenary celebrations be discussed at a future Council workshop, prior to a Council report being prepared.	Exec Assistant	Special Committee discussions to be undertaken by PLDC, prior to report to Council. Held over by Committee for consideration in 2019.	
17/09/2018	245/18	Recommendations of Sub Committees - Longford Local	That Council investigate a broader concept for deposit legislation.	Engineering Officer	Investigations in progress through Northern	

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
		District Committee - 7.7 Keep Australia Beautiful Awards			Regional Waste Management Group.	

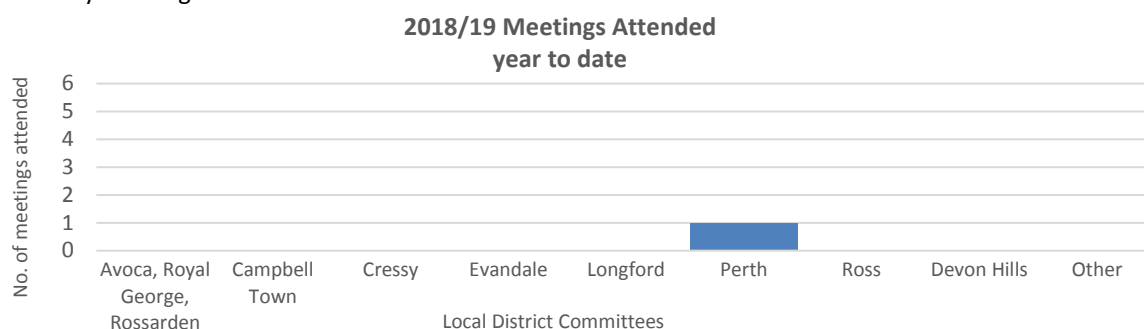
Matters that are grey shaded have been finalised and will be deleted from these schedules

11 KEY ISSUES BEING CONSIDERED: MANAGERS' REPORTS

1. GOVERNANCE

a. Governance – Meetings/Conferences

- Council meetings:
 - Ordinary meeting 17 September
- Council Workshops:
 - 3 September
 - 17 September
- Executive Management Team:
 - 26 September
- Staff Meeting
 - 4 September
 - 18 September
- Community meetings:



- Other Meetings:
 - Met with representatives from the Australian Government Department of Treasury
 - Met with architects re Campbell Town War Memorial Oval Project
 - Met with Ratepayer re Planning Appeal
 - Met with landowner re Translink detention basin
 - Met with landscape designers Lange Design
 - Met with proponents re development proposals Perth
 - Attended LGAT General Manager's Workshop
 - Met with Artist re project proposal
 - Met with Mark Walters IPD Consulting re Powranna Truck Wash
 - Met with Launceston City Council and proponents re development proposal
 - Met with Oliver Diprose, Gradco re Valley Field Road Quarry
 - Met with Chris Griffin, Tourism Northern Tasmania re drive journeys and heritage precincts
 - Attended Regional General Manager's meeting
 - Hosted Northern Gateway Precinct meeting
 - Met with Tim Gardner, Stornoway
 - Met with Senator Duniam re Election Priorities
 - Attended TasWater General Meeting
 - Met with proponent re potential development Perth
 - Met with Councillors:

b. General Business:

- Health & Safety and Risk Management Review

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



- 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
 - Carpentry Apprenticeship – Successful applicant commenced on 3 September 2018
 - Horticulture Apprenticeship – Successful applicant commences on 17 September 2018
 - Work Health & Safety (WHS) Officer – Successful applicant commenced on 27 August 2018
 - Pool Lifeguards – Advertisement extended till 28 Sep 2018. Local advertising through Country Courier and on shop noticeboards. Little interest thus far. Also, in contact with Aquatic Centre to ascertain if they have lifeguards wanting extra shifts
 - Backhoe Operator – Applications closed on 2 Sep 2018. Interviews to be held on 11 Sep 2018
- Corporate Services Department Review - Consultation survey completed by Corporate Services team and also managers and supervisors. In the process of analysing data and common themes, before preparing report for the General Manager
- Reviewed Gifts, Benefits and Donations Policy, Declaration Form and Register in accordance with the *Local Government (General) Regulations 2015* and the *Gifts and Donations Guidelines 2018* that have been released. Currently consulting with management team regarding their feedback and comment on the updated Policy and templates
- Annual review of the Pool Lifeguard and Pool Operations Manual
- General human resource matters - ongoing
- Performance management and disciplinary matters – ongoing (as required)
- Employee learning and development - ongoing
- Development and implementation of Human Resources Policies and Procedures - ongoing
- Management Agreements and Committee Administration
- Office improvements
- Media releases and news items
- Grant application administration and support letters
- Local District Committee project support
- Event management
- Emergency Management
- Strategic Plan
- Local Government Reform
- Newsletters
- General correspondence.

c. NRM

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

2. COMMUNITY & DEVELOPMENT

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

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



- Review of all declared areas within the municipality and report to Council
- Conduct dog microchipping service
- Progressing municipal wide dog registration audit
- Taking complaints regarding cat management and other animal related issues, including livestock matters

b. Building/Plumbing

- Plumbing and building inspections and assessments, as required
- Permit authority assessments
- Enquiries regarding Temporary Occupancy permits

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
- Attendance at forums regarding State Planning Portal development
- Consideration of Planning Directives
- Consideration of proposed planning legislative amendments
- Ongoing review of procedures
- Management of Perth Structure Plan project
- Preparation of Perth Recreation Strategy brief
- Northern Midlands 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
- 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, noting new permit system is now live, following up on complaints and feedback and sharing information about the permit requirements
- Audit of On Street Dining within the municipality

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
- Preparation of immunisation requirements for 2018
- Investigating environmental incidents, as required
- Investigating notifiable diseases, as required
- Use of drone for investigations as required, finalising licence requirements

f. Policy

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

g. Media and communications

- Preparation of monthly double page spread Council pages in Northern Midlands Courier

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



- 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
- 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

j. Health & wellbeing

- Participating in the quarterly Northern Midlands Health Service Providers Forums
- Member of the Northern Region Sport and Recreation Committee
- Submitted application for Parks and Leisure Australia, Victoria/Tasmania Awards for playspace, for Longford Village Green playground
- Progressing Council's End Men's Violence Against Women Campaign

k. Tourism

- Heritage Highway Tourism Region Association
 - Marketing activities, itineraries, newsletter and social media campaigns
 - Updating event directory
- Providing support and information for all Northern Midlands Visitor Centres and provision of information to Regional Tourism organisations and tourism operators
- Research and update of information signage, including the "Big Log" and information plaques in Campbell Town
- Attendance at Destination Action Plan workshops for region
- 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 2019 tender 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, superannuation, salary sacrifice, Workplace Legislation changes, EB provisions, salary reviews, staff

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



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. Manage Agency Debt Collection contracted 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 Disclosures.
- 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, 2018/19 Rating, coding and maintenance.
- General Finance issues, Grant Funding issues, Tax issues including GST, PAYG, FBT, Fuel & Land Tax, ATO Creditor information.
- 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.
- Incident reporting.
- 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.
- Claims maintenance and review.

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.
- Council Website, and Town / Local District Committee website maintenance and upgrades.
- Infonet system maintenance – new Livepro System setup to replace old Infonet.

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



- Office 365 'Out & About' system to replace in/out board.
- Support new Open Office Town Planning replacement implementation process.
- Cemetery and Convict Brick database developed and ongoing maintenance.
- Office telephone system maintenance & mobile phone plan review.
- Sundry database creation and maintenance – incl Outgoing Mail Register.
- 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 & CCTV camera setup and maintenance.
- Fleet tracking.
- ECM maintenance & training.
- Delegations software maintenance.
- 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.
- Setup of Longford After School Care service from term 3 2018.
- Review funding of replacement of BBF funding in 2018/19.
- Administer capital funding projects to improve services.

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

- Stage 2 of Holliejett subdivision (3 lots) in Edward Street, Perth has reached practical completion.
- Stage 3 of Holliejett subdivision (15 lots) off Edward Street, Perth at practical completion.
- 4 Lot Unathi subdivision has reached final completion.
- 7 lot Dixon subdivision, Pultney Street, Longford has reached final completion.
- Stage one, two and three 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

- Construction of new bridge on Woolmers Lane in progress.
- Tender for Campbell Town Main Street Urban Design and Traffic Management in progress.
- Tender for construction of new building at Longford Sports Centre – works have commenced.
- Tender for Sportsground Lighting – Light towers have been installed at Campbell Town, Longford and Perth, Evandale in progress
- Tender for construction of new community centre at Campbell Town War Memorial Oval – Work has commenced
- Tenders awarded for three bridges – Tooms Lake Road, Brambletye Road and Royal George Road

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



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

- Cressy stormwater upgrade – practically complete

12 RESOURCE SHARING SUMMARY: 01 JULY 2018 to 30 JUNE 2019

Resource Sharing Summary 1/7/18 to 30/6/19 As at 30/9/18	Amount Billed GST Exclusive \$
Meander Valley Council	
Service Provided by NMC to MVC	
Street Sweeping Plant Operator Wages and Oncosts	-
Street Sweeper - Plant Hire Hours	-
Total Services Provided by NMC to Meander Valley Council	-
Service Provided by Meander Valley Council to NMC	
Wages and Oncosts	
Plumbing Inspector Services	10,128.45
Total Service Provided by MVC to NMC	10,128.45
Net Income Flow	- 10,128.45
Total Net	- 10,128.45

Private Works and Council Funded Works for External Organisations

	Hours	
Economic & Community Development Department		
Northern Midlands Business Association		
Promotion Centre Expenditure		Not Charged to Association
- Tourism Officer	24.00	Funded from Council Budget
Works Department Private Works Carried Out	69.00	
	93.00	

13 VANDALISM

Prepared by: Jonathan Galbraith; Engineering Officer

Incident	Location	Estimated Cost of Damages		
		Sep 2018	Total 2018/19	Sep 2017
Replacement of toilet block locks	Campbell Town	\$ 300		
TOTAL COST VANDALISM		\$ 300	\$ 3,300	\$ 600

14 YOUTH PROGRAM UPDATE

Prepared by: Lucie Copas, Executive & Communications Officer

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

An update was not received regarding the Longford PCYC sessions in time for the preparation of the Agenda.

The Perth and Evandale sessions run by the PCYC in August were as follows:

- Perth – 2nd = 15, 9th = 15, 16th = 15, 23rd = 12 and 30th = 9 - TOTAL = 63 (5 sessions)

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



- Evandale – 3rd = 14, 10th and 17th (Not held – Poor weather), 24th = 21 and 31st (Not held – Poor weather) - TOTAL = 35 (2 sessions)

All of the sessions for Perth went ahead and were pretty consistent with regard to attendance. Generally good behaviour once again with minimal disruptions.

Poor weather led to 3 cancellations in Evandale. The remaining 2 sessions that were held were productive and well attended.

15 STRATEGIC PLANS UPDATE

Prepared by: Lorraine Green, Project Officer

STRATEGIC PLANS SPREADSHEET CURRENT AS OF 1 OCTOBER 2018

Strategic Plans By Location & Consultant	Start Date	Completion Date	Current Status
	(contract signed)	(report accepted by Council)	
Blessington			
Feasibility Study: Investment in Ben Lomond Skifield Northern Tasmania (TRC Tourism)	Jun-15	Nov-15	• Ongoing collaboration with Parks and Wildlife Services and other key stakeholders to progress implementation of report recommendations. • Potential private investor showing interest in late 2016 • Ben Lomond Committee received \$60,000 election commitment to assist with improving the water supply of the ski fields • State Government budget included commitment of \$400,000 to upgrade the shuttle bus carpark below Jacob's Ladder
Campbell Town			
War Memorial Oval Precinct			
a) Development Plan (Jeff McClintock)	Apr-14	Dec-14	• Development Plan submitted to Council Sept 2014.
b) Financial & Economic Analysis Report (Strategy 42 South)	Jun-15	Dec-15	• Council requested assessment of the viability of the Multi-Function Centre • Appendix to the report requested: resultant 'Indicative Financial Analysis of Multi-Functional 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 federal Liberal Govt to fund Multi-Function Centre \$750,000. Advice received Sept 16 that election commitment would be funded through the Community Development Programme. Funding agreement signed February 2017.
c) Management of Redevelopment (Philp Lighton Architects)			• 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. • Oct 2016: request to Guy Barnett MP for advice re opportunities to access state govt funding for the redevelopment. • 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. Work commenced May 2018. • 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 -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.

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



Strategic Plans By Location & Consultant	Start Date	Completion Date	Current Status
d) Multi-Functional Centre (Vos Group)	Feb-18		- Grant deed executed and funds received. - AFL Business Case for oval improvements prepared: seeking \$150,000 from AFL. Funding secured February 2018. Payment 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. Grant deed executed. - Feb 2018: State liberal election commitment of \$70,000 towards the redevelopment of the cenotaph precinct. Grant deed signed. - Expression of interest submitted to Levelling the Playing Field Grant Program – not successful. - Tennis court tenders close 10 October. - First progress report to Australian Govt Community Deveopment program being prepared. - Tenders for the multi-function centre closed 12 October: discussed at 30 October 2017 Workshop. Vos Group tender accepted at February 2018 Council Meeting. . - Feb 2018: variation to Community Development Programme Funding Agreement signed – extending completion date from June 2018 to June 2019. 18 April 2018: work on oval lighting upgrade underway. 27 April 2018: Phil Lighton provided planning drawings for centre and courts ready to be lodged for planning approval and advertising by Council. - Works commenced Sept 2018
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. - Stage 1 concept plan received April 2018. - State Liberal election commitment of \$1.9million for Midland Highway underpass near War Memorial Oval precinct. - Main Street Tree Planting Report received Feb 2018.
Cressy			
Swimming Pool Master Plan (Loop Architecture)	Dec 15	Oct 17	- Draft Master Plan received May 2016: structural assessment approved Aug 2016 - Final report accepted at October 2017 Council meeting. Report requested on the integrity of the pool structure. - Liberal election commitment of \$100,000 to upgrade the kiosk, install a shade structure and a playground. Grant deed signed. - Funding applications to Tasmanian Community Fund and Stronger Communities Program for the children's playground submitted
Recreational Ground Master Plan (Lange Design)	Feb-17	April 18	- 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 Master Plan accepted at October 2017 Council Meeting – released for public comment. - Council accepted the 2030 Master Plan at April 2018 Council Meeting.

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



Strategic Plans By Location & Consultant	Start Date	Completion Date	Current Status
			April 2018: option study for change rooms and club facilities being undertaken by D Denman & Associates.
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 i) accepted in principle the Honeysuckle Banks Plan; ii) consider funding the minor works components of the plan in future Council budgets, and iii) 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. Work underway June 2018. - March 2017 assisted with application for solar panels on clubrooms - Draft Master plan accepted at October 2017 Council Meeting – released for public comment. - State Liberal election commitment of \$33,000 for cricket pitch upgrade; \$158,000 towards grounds upgrade and \$30,000 for new electronic scoreboard. Paperwork submitted on behalf of the Football Club 23 April to activate the \$30,000 payment. - Council accepted 2030 Master Plan at April 2018 Council Meeting. - June 2018: oval lighting and scoreboard upgrades underway. - Expression of Interest submitted for Levelling the Playing Field Grant – notified successful and work on stage 2 of the application process underway. - Tas Community Fund grant secured towards the expansion of the outdoor gym. Application for additional funding being prepared to Sport and Recreation Tasmania. - Application to the Community Sport Infrastructure Programme for the upgrade of the oval drainage submitted.
Longford			
Community Sports Centre Master Plan (RT & NJ Construction Services)	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. - March 2018: Tender for new gym and amenities shed awarded to RT & NJ Construction Services. Work underway. - Funding application to TCF for funds towards the fitness room, meeting rooms, entrance, amenities and external services upgrade submitted August 2018.
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 MR Cagney)	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 received.

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



Strategic Plans By Location & Consultant	Start Date	Completion Date	Current Status
			• 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. • Negotiations underway February 2018 with State Growth towards development of a deed regarding the future maintenance of the Illawarra Road roundabout.
Recreation Ground Master Plan (Lange Design)	Dec-15	Nov-16	• 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. • 17 Jan 2017: Council advised State Govt has approved \$550,000 for the Ground Amenities Upgrade through the Northern Economic Stimulus Package. • May 2017: Artas Architects contracted to prepare specification for amenities redevelopment. • 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. • Council accepted Recreation Ground 2030 Master Plan at August 2017 Council meeting. • 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. • State Liberal election commitment of \$10,000 for Cricket Club storage shed, \$30,000 for cricket nets, \$30,000 for new electronic scoreboard and \$20,000 for Little Athletics equipment. Letter of permission provided for Football and Cricket Clubs • Full application submitted for Levelling the Playing Field Grant in Sept 2018: outcome anticipated Feb 2019.
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 and launched 8 December 2017. • Stage 3: Funding application submitted to Tasmanian Community Fund; advised application successful June 2018. • Funding application for \$10,000 to Variety Tas submitted April 2018: advised June 2018 application unsuccessful. • Council approved variance to stage 3 at the July 2018 Council meeting: Ultimate Play preparing new stage 3 concept plan & request lodged with TCF for variance to the funding approval. Request approved. • Request submitted August 2018 to Variety for funding towards the revised

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



Strategic Plans By Location & Consultant	Start Date	Completion Date	Current Status
			- stage 3. Outcome awaited. - Play units ordered Sept 2018. - LGAT video of the playground in use filmed 2 October.
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 Sept -Oct 2018 – weather permitting. - Funding deed with State Growth finalised February 2018. Monthly progress reports being submitted. - June 2018: Bridge interpretation panel produced.
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. - Community engagement process closed 18 July 2018. Feedback being compiled.
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. - Kitchen upgraded funded by a State Government Election commitment completed.
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 - May 2018: costings being reviewed.
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. - Perth Prospectus prepared January 2018. - April 2018: Awaiting finalisation of the Perth Bypass prior to progressing the structure plan.
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. - Stage 1 work completed and interpretation signage installed. - July 2018: WSUD Open Space Corridor Concept Plan and costings – Phillip St to Drummond St - received - August 2018: drone footage of 'mature' WSUD projects interstate being sought.
Ross			
Swimming Pool Master Plan (Loop Architecture)	Dec-15		Draft Master Plan received May 2016: structural assessment approved August 2016

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



Strategic Plans By Location & Consultant	Start Date	Completion Date	Current Status
			- 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. Pool usage data received May 2018.
Village Green Master Plan (Lange Design, Loop Architecture)	Jun-16	Dec-16	- Master Plan accepted in principle at Council 12 December 2016 Meeting. - Jan 2017: cost estimate for design and documentation, tender process and project management received from JMG. 17 Jan 2017: Council advised State Government has approved \$300,000 loan through the Northern Economic Stimulus Package for the implementation of the Master Plan. - Feb 2017: Application lodged with Building Better Regions Fund for \$237,660 to enable the Master Plan to be implemented in its entirety. Application unsuccessful. - Feb 2017: Lange Design and Loop Architecture contracted to manage the implementation of the master plan - Concept design presented to Council workshop on 8 May. - Planning application advertised: closed 28 November 2017. - Planning approval with conditions to be met passed at January 2018 Council Meeting. - March 2018: Lange Design submitted full project package for Village Green, ready for planning application to be prepared by Council officers. - June 2018: quotes received for new switchboard and mains - July 2018: costings being reviewed.
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. - Liberal election commitment of \$5.5million upgrade of Evandale Main Road between the Breadalbane roundabout and the airport, and \$1million for edge-widening and other works to improve safety along Evandale Main Road from the airport to Evandale. - March 2018: Council seeking meeting with Dept of State Growth to discuss planning for the Evandale Main Road upgrade, Breadalbane roundabout to Airport roundabout. State Government budget papers state this planning is to commence in the first quarter 2019. - Project committee met Sept 2018.
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 December 2017 for Round Two Building Better Regions Fund: notified July 2018 unsuccessful.

16 NORTHERN MIDLANDS EVENTS – CURRENT & UPCOMING

Prepared by: *Fiona Dewar, Tourism Officer*

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

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

The directory is updated on a weekly basis.

A more comprehensive directory of events for the Heritage Highway region is issued each Thursday and is distributed to the five visitor centres in the Northern Midlands; the Tourism Visitor Information Network's 'Yellow i' centres around the state; the Heritage Highway Tourism Region Association board members and social media writer; Tourism Northern Tasmania; Destination Southern Tasmania; a number of event organisers; the Northern Midlands Courier;

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



and individuals as requested. Each month the directory is distributed to several hundred tourism operators in the Heritage Highway region for sharing with their visitors.

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

Date	Village / Town	Event	About the event	NMC support
October 2018				
3 Oct 2018	Longford Lyttleton St	Rock & Rhyme	Longford Library Spring into Spring School Holiday Fun. Join in for modern and traditional songs and rhymes, musical instruments and puppets. Ages 0 – 4. 10.15- 10.45.	
4 Oct 2018	Longford Lyttleton St	Springtime Garden and Peg Animals	Longford Library Spring into Spring School Holiday Fun. Join in and make a sweet springtime garden from paper including a tulip and a paper heart flower. Transform pegs into cute animals to complete your Spring scene. Ages 5 - 1. 11am - 12pm.	
5 Oct 2018	Relbia Relbia Rd	The Great Chefs Series Alex Atala	Be part of an exceptional experience with some of the most influential culinary minds working with cookery students, showcasing Tasmanian produce.	
6 Oct 2018	Campbell Town 4 Commonwealth Lane	Chinese Buffet Night	Hosted by The Grange Campbell Town. All you can eat. Adults \$35. 3 - 16 yrs \$15. Under 3 yrs free. No BYO. 5pm - 8.30pm. Please book.	
6 Oct 2018 1st Sat each month	Longford 2 William St	Art Group	The Old Sunday School Art Group comes together on the 1st Saturday each month. New participants are most welcome. The group encourages, develops, and fosters the love of art, providing a meeting place for artists, and those wishing to learn how to draw and paint. Guidance for beginners. BYO materials. BYO lunch. \$5 per person. 10.30am-3pm.	
7 Oct 2018	Longford 159 Wellington St	Riverlands Concert	Featuring: Choir of High Hopes. The concert at Riverlands is to promote the wonderful work of the Marudyan Society. Hear the philosophy and work of the charity in India. Afternoon tea provided. 2.30pm. \$10 donation.	
7 Oct 2018	Symmons Plains Midland Hwy	Cars Bikes Bands	Come and watch the Bathurst 1000 on the big screen, drive or ride cruise laps on the track, enjoy the static display, live music by Zac Walsh and the Young Guns, & DJ Jack. Kids activities, radio controlled cars, kite flying, vintage go carts, race car simulators, trophies, trade stalls, food, refreshments. Driver entry is free. Public entry \$10. Free parking. No pets or alcohol. Fun for the whole family. All details on the facebook page.	
7 Oct 2018	Evandale 11 Russell St	Sunday Live Music in the Garden	Every Sunday at the Clarendon Arms join us for some live music from great local artists.	
7 Oct 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 Oct 2018	Longford Lyttleton St	Rock & Rhyme	Longford Library Spring into Spring School Holiday Fun. Join in for modern and traditional songs and rhymes, musical instruments and puppets. Ages 0 – 4. 10.15- 10.45.	
11 Oct 2018	Longford Lyttleton St	What's in a box?	Longford Library Spring into Spring School Holiday Fun. What will spring up after the lid is raised: Ages 5 - 10. 11am - 12pm.	
13 Oct 2018	Symmons Plains Midland Hwy	October Ride Day - Race Day Weekend	Hosted by Tasmanian Motorcycle Club Events, from 8.30 am - 4pm. Ride Days are all about having fun. Opportunity to ride without oncoming traffic and nasty surprises around the corner, riding as fast as you can and not losing your licence, exploring your own, and your bike's limits. Safe environment, minimal cost. Full details on facebook event page.	
13 Oct 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.	
13 Oct 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.	
13 - 14 Oct 2018	Powranna Powranna Rd	Burnout Madness 2018	Two full days of tyre frying action at Tas Dragway with a night burnout session and a spot in the Tassie Nats 2019 Top 30 up for grabs. Free Camping on Saturday night. 9am - 4pm. Full details on the facebook event.	

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



Date	Village / Town	Event	About the event	NMC support
14 Oct 2018	Evandale 11 Russell St	Sunday Live Music in the Garden	Every Sunday at the Clarendon Arms join us for some live music from great local artists.	
14 Oct 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	
14 Oct 2018	Longford 658 Woolmers Lane	Woolmers Wedding Showcase	Weddings at the Albert presents the Woolmers Wedding Showcase. 10 am - 3pm. Free entry.	
20 Oct 2018 3rd Sat each month	Campbell Town 55 High St	Trivia Night	Hosted by The Church & Hall Campbell Town, fun prizes. \$20 per person, limited numbers, please book. 6 - 10pm.	
20 Oct 2018	Longford Marlborough St	Longford Show	The best family show in Tasmania. Lots of free entertainment, things to see, animals, nursery, puppet show, displays, music, home industries and school sections, art and craft, food, horse and dog events and side show alley. Longford Showground	y
21 Oct 2018	Evandale 11 Russell St	Sunday Live Music in the Garden	Every Sunday at the Clarendon Arms join us for some live music from great local artists.	
21 Oct 2016 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	
21 Oct 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.	
26 - 28 Oct 2018	Longford & Evandale	Tasmanian Chamber Music Festival	A romantic spring weekend. A boutique classical music festival for Tasmania, featuring fine classical music from some of the world's finest musicians and captivating performances, fine food and wine. Set amongst the exquisite halls, churches, and barns of historic Evandale and the World heritage listed Woolmers & Brickendon Estates at Longford, Multiple venues around Evandale. Local, national, and international artists. Visit the website for the program of venues and artists.	
27 Oct 2018	Campbell Town 55 High St	Great British Pub Food Night	A night of great British pub food hosted by The Church & Hall Campbell Town. \$39 per person. 12 yrs and under \$19. 3 yrs and under are free. 5.30pm.	
27 Oct 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.	
27 Oct 2018 last Saturday each month	Longford 78 Wellington St	Market	RSL Longford Market. A mix of Farmers Market, produce, gifts, crafts and car book sale for trash & treasure. 9am - 1pm.	
28 Oct 2018	Carrick 1425 Illawarra Rd	Horse Training Clinic	Two day horse training clinic hosted by Elite Horsemanship at Andrew Wilson's Indoor Arena at Carrick. Suitable for everyone from beginner to advanced. Groundwork and exercises focus on providing a solid foundation for a wide range of disciplines. Full details on the facebook event.	
28 Oct 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 Oct 2018	Evandale 11 Russell St	Sunday Live Music in the Garden	Every Sunday at the Clarendon Arms join us for some live music from great local artists.	
28 Oct 2018	Ross Church St	Arts & Makers Market	The Ross Arts & Makers Market is a fabulous opportunity to see fine coin jewellery, ceramics, handmade glass and painted wooden beads, scented candles, wild art, books, comics, photographs, textiles, felt work, needlework, embroidery, paintings (see the artist in action). Venue is Ross Town Hall, from 9am. Free admission.	
28 Oct 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	
November 2018				
3 Nov 2018 1st Sat each month	Longford 2 William St	Art Group	The Old Sunday School Art Group comes together on the 1st Saturday each month. New participants are most welcome. The group encourages, develops, and fosters the love of art, providing a meeting place for artists, and those wishing to learn how to draw and paint. Guidance for beginners. BYO materials. BYO lunch. \$5 per person. 10.30am-3pm.	
3 Nov 2018	Campbell Town 55 High St	High Tea	Hosted by The Church & Hall Campbell Town. Sittings at 1pm, 1.30pm, 2pm, 2.30pm. Stay as long as you like up to 4pm. Bookings essential. \$29 adults. \$19 12 yrs and under. 3 and under is free.	
3 Nov 2018	Symmons Plains Midland Hwy	Symmons Plains Skid Pan	Skid Pan Fun! Drive your car on the Symmons Plains skid pan. Fun, safe, sideways. Super safe fun. Learn to slide your car safely around road cones. \$60 per driver. \$15	

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



Date	Village / Town	Event	About the event	NMC support
			passengers/spectators. 12 pm - 5 pm. Details on the facebook event.	
3 Nov 2018	Symmons Plains Midland Hwy	Symmons Plains Track Day	Join Performance Driving Australia at Symmons Plains Raceway for a full track day in your own car. Coaching available throughout the day. See facebook event for full details. 9am - 4pm. \$199	
3 Nov 2018	Powranna Powranna Rd	Street Car Shoot Out / Nostalgia Drags	1/4 mile drag racing open to all cars. Nostalgia class (pre 1988). 11am - 5.30pm. See the facebook event for details.	
4 Nov 2018	Evandale 11 Russell St	Sunday Live Music in the Garden	Every Sunday at the Clarendon Arms join us for some live music from great local artists.	
4 Nov 2018	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 Nov 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 Nov 2018	Symmons Plains Midland Hwy	November Ride Day - Race Day Weekend	Hosted by Tasmanian Motorcycle Club Events, from 8.30 am - 4pm. Ride Days are all about having fun. Opportunity to ride without oncoming traffic and nasty surprises around tyre corner, riding as fast as you can and not losing your licence, exploring your own, and your bike's limits. Safe environment, minimal cost. Full details on facebook event page.	
10 Nov 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 & 11 Nov 2018	Nile 234 Clarendon Station Rd	Tasmanian Fly Fishing Expo	The first Tasmanian Fly Fishing Expo is hosted by the Australian Fly Fishing Museum. Presentations, fly tying, casting and more. Details on the facebook event page.	
11 Nov 2018	Evandale 11 Russell St	Sunday Live Music in the Garden	Every Sunday at the Clarendon Arms join us for some live music from great local artists.	
11 Nov 2018	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 Nov 2018	Longford Wellington St	Centenary of Armistice Commemoration Service	Northern Midlands RSL Sub Branch is conducting a Centenary of Armistice Commemoration Service at 10.45am, Longford Village Green. Service broadcast on 160 radio stations nationwide. Followed by a free BBQ with entertainment and refreshments. Northern Tasmania Light Horse Troop, City of Launceston RSL Band, The Longford Singers.	
16 Nov 2018	Longford	Spirit of Tasmania Cycling Tour	Premier race on the cycling Australia National Road Series calendar. Starting in Launceston, running from 15 - 17 Nov, the racing action comes to Longford on 16 Nov. A 71.5km road Race, commencing at 10am, from Archer St Longford to Poatina.	
16 - 18 Nov 2018	Relbia 370 Relbia Rd	Effervescence Tasmania	The 'Effervescence Tasmania' Sparkling Weekend is a celebration of sparkling wines from Tasmania. One of the best wine festivals in the world, events include special dinners and other feasts, master classes, tastings, interviews, tours, music. Full details on the website.	
17 Nov 2018 3rd Sat each month	Campbell Town 55 High St	Trivia Night	Hosted by The Church & Hall Campbell Town, fun prizes. \$20 per person, limited numbers, please book. 6 - 10pm.	
17 Nov 2018	Relbia 370 Relbia Rd	Masterclass: Effervescence Tasmania	Huon Salmon & Clover Hill Masterclass at Effervescence Tasmania. Ever wanted to try curing or smoking salmon. Learn the process and tips you need to create your very own. 3.15-4.15pm. \$45. Details on the facebook event.	
17 Nov 2018	Relbia 370 Relbia Rd	Meet the Maker - Clover Hill at Effervescence Tasmania	As part of Effervescence Tasmania don't miss the opportunity to listen to winemakers talk about the process, techniques and outcomes of viticulture and wine making craft at Clover Hill. 3 - 4pm. \$30.	
17 - 18 Nov 2018	Longford	Longford Blooms Open Gardens	12 wonderful private gardens open this weekend for you to explore, 8 each day, with some of the larger gardens open both days, so you can plan your visit. Some gardens will have stalls and refreshments. \$5 per person.	
17 & 18 Nov 2018	Longford Wellington St	Spring Flower Show	The annual Longford Garden Club's Spring Flower Show is on at the Longford Town Hall. Come and immerse yourself in colour and beauty. \$2 per person. 10am - 4pm.	
17 - 18 Nov 2018	Longford 658 Woolmers Lane	Woolmers Antiques Fair	Featuring top interstate and local dealers. Grand opening Saturday 17 with complimentary glass of champagne. 10am -	

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



Date	Village / Town	Event	About the event	NMC support
			4pm. Saturday \$10 per person, Sunday \$5 per person. Under 16 free.	
18 Nov 2018	Longford 658 Woolmers Lane	Festival of Roses at Woolmers	Woolmers Estate is a unique and fascinating reflection of colonial life in Tasmania and is one of the most historically significant heritage properties in Australia. Woolmers will be displaying thousands of roses, Antique Fair, Art Exhibition together with showcasing local produce. Over 80 stalls ranging from wine, food, jewellery, plants, art and crafts. Special Guests are Ben Milbourne, Gardening Guru Angus Stewart and Henry & Anna from Tasmanian Truffles. There will be guided tours in the rose garden, kite flying, whip cracking, Thomas the Train and much much more for family and children. 9am - 4pm. \$10 per person	
18 Nov 2018	Evandale 11 Russell St	Sunday Live Music in the Garden	Every Sunday at the Clarendon Arms join us for some live music from great local artists.	
18 Nov 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 Nov 2018	Symmons Plains Midland Hwy	Tasmanian Super Series Round 6	Round 6 of the Tasmanian Super Series. 9am - 6pm. Check out the facebook event for full details.	
18 Nov 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 Nov 2018	Breadalbane 859 Hobart Rd	Playing with Fire: Beadmaking	Fascinating workshop into the safe realms of playing with fire. A quick study of how hot glass works, beadmaking basics, learn 5 designs - enough for a necklace and earrings combo, or whatever you like. Two hours teaching, then stay as long as you like to practice your new skills. 1pm start. \$80.00	
24 Nov 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.	
24 Nov 2018 Last Saturday each month	Longford 78 Wellington St	Market	RSL Longford Market. A mix of Farmers Market, produce, gifts, crafts and car book sale for trash & treasure. 9am - 1pm.	
25 Nov 2018	Longford 658 Woolmers Lane	Fun Run Longford	The Liz Ellis Memorial Fun Run. 2km kids and walkers. 4 km & 8km run. Food and drinks available to purchase. Free to enter. No dogs.	
25 Nov 2018	Breadalbane 859 Hobart Rd	Beginners Hot Glass Introduction	Join in a hot glass intro, make your very own glass paperweights and even try your hand at glassblowing. Step by step. 10am - 4pm.	
25 Nov 2018	Evandale 11 Russell St	Sunday Live Music in the Garden	Every Sunday at the Clarendon Arms join us for some live music from great local artists.	
25 Nov 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 Nov 2018	Symmons Plains 1487 Midland Hwy	2018 CAMS Tasmanian Super Sprint Championship	Hosted by Light Car Club of Tasmania, the oldest continuously operating Tasmanian Car Club. 9am to 6pm. See the facebook event for details.	
25 Nov 2018	Ross	Ross Motorcycle Rally	The Vintage Motorcycle Club of Tasmania brings you the Ross Motorcycle Rally. Come see all kinds of bikes from the early 1900s to today. Swap meet. Ross Oval, from 10am. \$5 entry.	
25 Nov 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	
December 2018				
1 Dec 2018 1st Sat each month	Longford 2 William St	Art Group	The Old Sunday School Art Group comes together on the 1st Saturday each month. New participants are most welcome. The group encourages, develops, and fosters the love of art, providing a meeting place for artists, and those wishing to learn how to draw and paint. Guidance for beginners. BYO materials. BYO lunch. \$5 per person. 10.30am-3pm.	
1 Dec 2018	Campbell Town 55 High St	Christmas Lunch	Hosted by The Church Campbell Town, starting at 12pm. \$49 per person, \$29 child under 12, Free under 3 years. See the facebook event for scrumptious menu.	
2 Dec 2018	Breadalbane 859 Hobart Rd	Blowing Glass: Taking it Further	Take hot glass skills even further, make a tumbler, a bowl, spin out a platter. 9.30 am - 4.30 pm. Bookings and prices via the facebook event page.	
2 Dec 2018	Campbell Town 55 High St	Christmas Lunch	Hosted by The Church Campbell Town, starting at 12pm. \$49 per person, \$29 child under 12, Free under 3 years. See the facebook event for scrumptious menu.	

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



Date	Village / Town	Event	About the event	NMC support
2 Dec 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	
2 Dec 2018	Evandale 11 Russell St	Sunday Live Music in the Garden	Every Sunday at the Clarendon Arms join us for some live music from great local artists.	
8 Dec 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.	
8 Dec 2018 2nd Sat each month	Liffey 1443 Liffey Rd	Liffey Valley Market	Brows stalls in lovely surroundings. Upcycled and pre-loved treasurers, bric-a-brac, homemade baked goodies, plants, vegies, handcrafts, collectables and much more. 9am - 1pm, Sept - May.	
9 Dec 2018	Campbell Town 55 High St	Christmas Lunch	Hosted by The Church Campbell Town, starting at 12pm. \$49 per person, \$29 child under 12, Free under 3 years. See the facebook event for scrumptious menu.	
9 Dec 2018	Evandale 11 Russell St	Sunday Live Music in the Garden	Every Sunday at the Clarendon Arms join us for some live music from great local artists.	
9 Dec 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 Dec 2018	Campbell Town 55 High St	Christmas Lunch	Hosted by The Church Campbell Town, starting at 12pm. \$49 per person, \$29 child under 12, Free under 3 years. See the facebook event for scrumptious menu.	
15 Dec 2018	Perth 35 Drummond St	Adams Distillery first Release Launch	Held at Glen Ireh Estate - First Preview, Tastings and Official Launch of Adams Distilleries First Release Single Malt Whisky Including First Release Sales. Drinks and walk around dinner. Semi-Formal Dress. Tickets \$65.	
15 Dec 2018 3rd Sat each month	Campbell Town 55 High St	Trivia Night	Hosted by The Church & Hall Campbell Town, fun prizes. \$20 per person, limited numbers, please book. 6 - 10pm.	
16 Dec 2018	Evandale 11 Russell St	Sunday Live Music in the Garden	Every Sunday at the Clarendon Arms join us for some live music from great local artists.	
16 Dec 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	
16 Dec 2018 3rd Sunday each month	Ross Church St	Market	A country market in an historic village. Find local handcrafts, produce and other delicious treats. From 9am.	
22 Dec 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.	
23 Dec 2018	Evandale 11 Russell St	Sunday Live Music in the Garden	Every Sunday at the Clarendon Arms join us for some live music from great local artists.	
23 Dec 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	
29 Dec 2018 Last Saturday each month	Longford 78 Wellington St	Market	RSL Longford Market. A mix of Farmers Market, produce, gifts, crafts and car book sale for trash & treasure. 9am - 1pm.	
30 Dec 2018	Evandale 11 Russell St	Sunday Live Music in the Garden	Every Sunday at the Clarendon Arms join us for some live music from great local artists.	
30 Dec 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	
30 Dec 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	

19 TOURISM UPDATE

Prepared by: Lorraine Green, Project Officer; and
Fiona Dewar, Tourism Officer

Current as of 9 October 2018

New products/Experiences

Project	Partners/funding sources	Current status
Longford Village Green Playground Stage 3	Council Tas. Community Fund Variety Tas (TBC)	- Council approved revised stage 3 July 2018: total cost \$45,341.50. - TCF grant of \$29,539 secured. - Variety grant of \$7,703 requested. Outcome due 18.10.18. - Community fundraised \$3,100. - Council committed \$5,000. Order placed Sept 2018.

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



Project	Partners/funding sources	Current status
Longford Destination Dog Park	Council Mars Petcare Esk Ridge	• \$3,000 grant secured from Mars Petcare. • Council committed \$5,000. • Esk Ridge contracted to design and produce agility equipment and is donating additional features. • Concept plan for equipment layout prepared and awaiting planning approval.
Woolmers Lane Bridge Interpretation	Council Bridge Renewal Program	• Panel designed, approved by Australian Government, and produced. • Planning approval preparation in process.
Northern Heritage Precinct Destination Action Plan (DAP)	Council Tourism Northern Tasmania Visitor Centre volunteers	• Participated in workshops to develop the DAP: currently in draft format. • Working with TNT on a Northern Heritage Precinct attractions and experiences tear-off map.
Heritage Highway Region DAP	Council Heritage Highway Tourism Region Association Destination Southern Tas Tourism Northern Tas	• Participated in workshops to develop DAP: currently in draft format. • Collaborated on the development of the 'Ross Revealed – Augmented Realty' project. • Funding application submitted to Tas Community Fund. Await notification in mid December.
Northern Tasmania Dog Friendly Tourism Strategy	Council Tourism Northern Tas	• Collaborating to develop an online user-friendly resource to inform visitors and locals on places to go and experiences to have in Northern Tasmania that are dog friendly.
Evandale Catholic Cemetery Peace Garden	Council Friends of Evandale Catholic Cemetery	• Prepared application to Tas Community Fund: \$11,980 secured. • Preliminary work underway.
Poatina Playground	Council Fusion Australia	• Assisting with funding applications for the redevelopment of the Poatina playground.
Cressy Swimming Pool Playground	Council Swimming Pool Committee	• Concept plan developed. • Funding applications submitted to Tas Community Fund and Stronger Communities Programme.
Ross Village Green public update sign	Council	• Sign is completed and has been installed.
Council Event Funding	Council	Round 2 applications received from: • Longford Fishing Club for National Gone Fishing Day • Ross Progress Group for Ross Spring Festival • Northern District Cycling Club for P E Green Memorial Cycle Race • Poatina for Terra Populous • Campbell Town ANZAC Group Inc for the ANZAC breakfast and Lewis McGee Medallion Award • Longford Project for 10 Days On The Island event • Longford Show Society for the Longford Show
Tour of Tasmania Cycling event at Longford	Council Tour of Tasmania	• Premier race on the cycling Australia National Road Series calendar. Starting in Launceston, running from 6 - 10 Nov, with Northern Midlands racing action on 8 Nov. Starting at Longford, a 71.5km road race, commencing at 10am, from Longford to Poatina. It also includes a Women's Race for the first time ever. Organisers are working with council to enable re logistics and promotion.
Campbell Town Plaques Replacement	Council	• Will replace a few each year, with design in keeping with the new signs in Valentine Park. • Commenced discussions with designers and Works Dept. investigating options for panels without sharp edges. • Liaising with Campbell Town Museum to determine if changes required to the information.
Paddle Tas	Council Paddle About Tasmania	• Participated in a visioning workshop on the proposal for Paddle Tas to become the Southern Hemisphere Premier whitewater sport and recreation destination. Has potential for involvement of Longford Mill dam and Poatina Dam Tailrace. Await further advice from Paddle Tas
Drone Park	Council	• Several possible locations have been identified and now investigating viability.
Heritage Highway Tourism Region Association – signage Avoca	Council	• With the removal of the old Avoca welcome signs, the HH signs look lost high up on the posts. To relocate the sign at the eastern side of Avoca to the Northern Midlands boundary along with the NMC sign, and to relocate the sign near the Midland Highway on shorter poles. Liaising with Jonathan to progress.
Drive Journeys	Council Tourism Northern Tasmania	• Contributing to the conversation and development of Tourism Tasmania's 4 drive journeys, to ensure the northern midlands receives suitable representation.
Ross Cannon Visual Presentation	Council	• To create a short 1 or 2 minute long video presentation about the Ross Cannon. • Liaising with a military historian and a local videographer re content and format.
Visitor Information display at Perth	Council	• The new highway signage for Perth includes the White "i" indicating visitor information is available. We identified the Perth Post Office already displays historic photos and would be an ideal location for a small visitor information brochure display. Liaised with the owner who has agreed to display 2 racks of information. Provided rails and display racks, along with relevant brochures.

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



Project	Partners/funding sources	Current status
Tear off maps for Ross and Campbell Town	Council	Investigate the viability of producing a tear off map for Ross and Campbell Town.

Other activities

Activity	Current status
Heritage Highway Tourism Region Association	- Supporting HHTRA through financial contributions, provision of secretarial support, assistance with projects including: - Social Media Campaign: plan and manage comprehensive campaign in collaboration with the HHTRA Board. Provide content, review and approve blog posts. - Update website as relevant. - DAP – Ross Revealed Augmented Reality project, as described above in new projects. - Quick Reference Guide: a practical guide on tourism facilities and features is updated yearly and distributed to visitor centres around the state. - Currently organising the AGM for 8 November 2018.
Forthcoming Heritage Highway region events calendar	Comprehensive calendar maintained and updated weekly. Calendar contents used to populate the Council and HHTRA websites, the ATDW database and CMCA website, as well as distributed to visitor centres around the state, tourism operators in the northern and southern midlands, other key tourism industry organisations.
Northern Midlands Business Promotion and Visitor Information Centre	Manage the centre and volunteers. All 3 volunteers recently participated in Council's volunteer inductions, required every 2 years. One of the volunteers noted some power cords were not compliant as shown at the induction, and these have since been replaced.
Ross highway sign	Created original design, worked with professional designer to polish up. Design complete and is now with Dept of State Growth.
Convict Brick Trail	Discussions re progressing the expansion of the trail.
Ross Bridge National Heritage Listing application	Council developed application with assistance from Nic Haygarth. Application submitted. Expect to hear during 2018 if the application has progressed to the next stage.
Northern Midlands Visitor Centres Network	- Plan and manage quarterly meeting for the centre volunteers. Useful networking, discuss issues/challenges and solutions, share advice, assist with sourcing brochures for their centres. - Represent Ross and Evandale Visitor Centres at Tourism Visitor Information Network (TVIN) Quarterly Northern Region meetings, networking and sharing information about tourism related happenings in the whole northern midlands, bringing information back to the NMVCs, assisting the NMVCs to participate in training and development activities, i.e. this year the NMVCs had the opportunity to participate in customer service training delivered via an online portal, and the modules were distributed via email to the centres as well. - General distribution of NM related brochures statewide as practicable.
Accommodation and Eateries information update	Summaries of accommodation and eateries in the Northern Midlands have been distributed to relevant operators for updates. Currently collating updates and will distribute updated versions to the local visitor centres who want them when complete.
Artists digital presentations	Similar to Ross Cannon format, highlighting the famous artists of the region, i.e. Tom Roberts & Michael McWilliams. In planning stage.
General event information and tourism related information from the region.	- The Ross Rodeo has folded, with 2018 being the last. - A new Markers and Artists Market as part of the Ross Spring Festival is considering becoming an annual event. - The Old Quarry at Ross is awaiting landscaping (for which the TWC received a greening grant, and signage, expecting to soon be open for visitors to explore. The ABC ran a story on the quarry on 8.10.18. - The Ross Vintage Red Phone Box Speaking History project is in its final stages. - Campbell Town Museum volunteers are researching the WW1 Hospital that was at Campbell town, with a view to creating an exhibition. Also researching more info of the Harold Gatty Story to expand the display and interpretation.

18 TOURISM NORTHERN TASMANIA AGM 2018

Prepared by Lorraine Green, Project Officer

Councillor Knowles and Council's Project Officer represented Council at the TNT 2018 AGM on Tuesday evening 25th September. TNT's Chair James McKee and CEO Chris Griffin provided a comprehensive overview of the organisation's activities and achievements across 2017-2018 including:

- The Audience Centric marketing campaign;
- Attracting, developing and leveraging events and in particular, cool season events;
- Leading and inspiring industry via the development and implementation of destination action plans;
- Prospecting for investment via 'place-making through tourism' initiatives;
- Activation of the State Government's Visitor Engagement Strategy via the commencement of the Drive Journeys project.

A copy of the TNT Annual Report is available.

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



19 CAMPBELL TOWN WAR MEMORIAL OVAL PRECINCT CCTV SAFETY PROJECT

Prepared by: Lorraine Green, Project Officer

Council's Engineering Officer Jonathan Galbraith and I collaborated to prepare a funding application to Round Three of the Australian Government's Safer Communities Fund for the Campbell Town War Memorial Oval Precinct CCTV Safety Project.

This project will result in the installation of 16 CCTV cameras at strategic locations throughout the precinct:

- 1 CCTV camera at each of the following locations – tennis/netball courts, the new public toilet facility, skate park and Cenotaph;
- 2 CCTV cameras at the swimming pool and the car park;
- 8 CCTV cameras externally and internally at the multi-function centre.

The total cost of the project is \$34,650 and the application is requesting this amount of funding.

The outcome of the application is anticipated in early 2019.

DECISION

Cr Lambert/Cr Goninon

That the Information items be received.

Carried unanimously

Cr Knowles/Cr Adams

That

- i) Consideration be given to entrance statements for small towns, including Nile and Blackwood Creek, as well as construction standards;
- ii) Shade sails for the Longford playground be listed for future consideration at a Council meeting;
- iii) *Cat Management Responsible Ownership* information be promoted in the news media;
- iv) the matter of a Council Weeds Officer be placed on the Council workshop agenda.

Carried unanimously

Cr Lambert/Cr Goninon

That

- i) Council invite the Department of State Growth to attend the next Council workshop to discuss a number of issues, including: the completion of Stage 1 of the Perth Links Road project, the status of the shared cycleway between Breadalbane and Perth (entry/access and egress of the cycleway at Breadalbane, reflectors, wide vehicles, drainage and to provide timelines for completion of works); the removal of trees (radiata pines).
- ii) Council receive an update on the status of the benchmarking project; and
- ii) a report be tabled at a future Council meeting in relation to the banking service options which Bendigo Bank are able to offer.

Carried unanimously

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



281/18 GIFTS, BENEFITS & DONATIONS POLICY

File: 15/013, 2/03/01/01
Responsible Officer: Des Jennings, General Manager
Report prepared by: Samantha Dhillon, People & Culture Business Partner

1 PURPOSE OF REPORT

The purpose of this report is to provide Council with the newly developed Gifts, Benefits & Donations Policy and Declaration Form for their endorsement. Once endorsed, this will replace the Gifts & Benefits Policy (Min. No: 155/15) which originated in June 2015 and be incorporated in the Council Policy Manual as well as the Human Resource Policy and Procedure Manual.

2 INTRODUCTION/BACKGROUND

The People & Culture Business Partner has recently reviewed the original version of this policy in accordance with the *Local Government (General) Regulations 2015* and the *Gifts and Donations Guideline – August 2018*. Whilst progressing this review, the Officer has ensured the template and framework of this policy is consistent with that of the HR Policy and Procedure Manual.

The major changes from the two pieces of legislation are:

- Councils are required to have a Gifts and Donations register, effective from 1 August 2018, which the General Manager is responsible for keeping.
- It is not currently required for the register to be made public, however some Councils have chosen to publish the register on their website for transparency purposes.
- The amendments to the Regulations provide details of what is to be included by Councillors and Council Officials on the register.
- In summary, a gift, benefit or donation valued at \$50 or more is required to be disclosed.
- Councillors and Council Officials need to assess in what capacity, a gift, donation or benefit has been given to them i.e. personal or professional capacity.
- Councillors and Council Officials should ask themselves 'should the gift, benefit or donation' be accepted?

3 STRATEGIC PLAN 2017-2027

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

- Lead –
 - Leaders with Impact
Core Strategies:
 - ♦ Lead – Councillors represent honesty and integrity
 - Practice open, accountable governance
 - Apply best practice, compliant governance
 - Best Practice and Compliance
Core Strategies:
 - ♦ Council complies with all Government legislation
 - Amend governance regulations as per legislation
 - Update compliance policy and procedure as required
 - Train staff in all compliance policy changes
 - Workforce Standards
Core Strategies:
 - ♦ People and Culture Framework generates Professionalism

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



- The People and Culture Framework is best practice

4 POLICY IMPLICATIONS

It is imperative that Council operate within the guidelines stipulated for local government and abide by the principles of good governance. This will ensure a fair, transparent and consistent process followed by all.

5 STATUTORY REQUIREMENTS

The following legislation is applicable to the new policies:

- *Local Government (General) Regulations*
- *Gifts and Donations Guidelines – August 2018*
- *Local Government Act 1993 (TAS)*

6 FINANCIAL IMPLICATIONS

N/A

7 RISK ISSUES

Council has a responsibility to operate in accordance with legislation and ensure that we abide by the principles of good governance.

8 CONSULTATION WITH STATE GOVERNMENT

N/A

9 COMMUNITY CONSULTATION

N/A

10 OPTIONS FOR COUNCIL TO CONSIDER

N/A

11 OFFICER'S COMMENTS/CONCLUSION

It is imperative that Council operate within the guidelines stipulated for local government and abide by the principles of good governance. This will ensure a fair, transparent and consistent process followed by all.

12 ATTACHMENTS

12.1 Gifts, Benefits and Donations Policy

12.2 Gifts, Benefits and Donations Register

RECOMMENDATION

The revised Gifts, Benefits and Donations Policy and Register is endorsed by Council.

DECISION

Cr Goninon/Cr Knowles

The Council endorse the revised Gifts, Benefits and Donations Policy and Register.

Carried unanimously

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



282/18 COMPULSORY VOTING IN LOCAL GOVERNMENT ELECTIONS

Responsible Officer: Des Jennings, General Manager

Report prepared by: Gail Eacher, Executive Assistant

1 PURPOSE OF REPORT

The purpose of this report is to gauge Council's position regarding a request from the City of Hobart Council to seek support in requesting that the Local Government Association of Tasmania lobby the State Government to review compulsory voting at a local government level.

2 INTRODUCTION/BACKGROUND

Council received a letter from the General Manager of Hobart City Council, dated 13 September 2018, advising that at their Council meeting held on 23 July 2018, the Hobart City Council had considered a notice of motion requesting *that the low rate of voter participation and the high number of informal votes cast at the 2014 election be addressed*. The motion included a request that consultation be undertaken with other Tasmanian Council's and the State Government with a view to introducing compulsory voting for Local Government elections.

It is noted that during the 2014 elections the average return rate of postal ballots across the State was 54.58%. By comparison, and to demonstrate a clear pattern of decline the return rate for the past four elections (spanning 11 years) was:

- 2014 - 54.58%
- 2011 - 54.28%
- 2009 - 55.54%
- 2007 - 57.43%

In February 2012 LGAT released a paper titled *Inquiry into Local Government Elections* based on the formal policy position of LGAT as determined through a vote at a General Meeting. The following information has been extracted from the document (attached):

Motions in support of compulsory voting have been considered by LGAT members on a number of occasions, particularly during the review of the Local Government Act 1993 and at the 2008, 2010 and 2011 General Meetings associated with the LGAT AGM and Annual Conference.

At the Annual Local Government Conference in 2008, the then Premier, David Bartlett announced that his Government would be introducing compulsory voting for Local Government. A working group was formed, with LGAT represented, and a discussion paper released to councils for comment.

Although LGAT was represented on the Working Group, compulsory voting was not supported by LGAT on the basis of its present policy position. However, a recommendation by others on the Working Group was submitted to the Premier favouring compulsory voting.

The State Government has argued that compulsory voting at Local Government elections would result in:

- *Significantly increased voter turnout.*
- *Greater involvement in local government issues.*
- *Enhanced status of local government.*
- *Councils that are more representative of the broader community.*

However, evidence to support those arguments is scarce for all but the issue of voter turnout and even that must be treated with some caution given that some Tasmanian councils are already attaining turn-out rates equivalent to those experienced where compulsory voting is in place.

...

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



The 2011 vote on the matter reflected a shift away from support for compulsory voting compared to 2010 (i.e. less councils voted in support of the motion).

LGAT Position

The Local Government Association of Tasmania does not support compulsory voting in Local Government Elections as determined through a vote of members.

Reservations around the introduction of compulsory voting are linked to the following:

- The introduction of postal voting resulted in a significant increase in the number of people voting in Local Government elections. This is done on a voluntary basis because people want to vote and to be involved. The introduction of compulsory voting might marginally increase the number of people voting but it would also bring with it the responsibility to pursue those who do not vote and the consequent enforcement costs.*
- Compulsory voting has the potential to result in increased informal voting as people are being forced to vote rather than exercising their democratic right by choice.*
- Compulsory voting may lead to an increase of party politics in Local Government with detrimental effect on community representation.*

The 2011 motion was lost 22/31.

The following motion was put forward by the Hobart City Council to the July 2016 LGAT General Meeting:
The Local Government Association of Tasmania urge the State Government to consider making voting at Local Government elections compulsory.

The motion was lost 26/29. The following comments were provided in LGAT's July 2016 report:

Background Comment

The Hobart City Council has supported the move to compulsory voting for Local Government elections for some years. The Council's view is that the underlying principles that support compulsory voting include:

- Increasing participating in local democracy;*
- Engaging the full electorate;*
- Building the relevance of Local Government, and*
- Providing consistency across all levels of government.*

LGAT Comment

This matter has been considered most recently in July 2015 with the motion LOST. The formal position on record is that compulsory voting is not supported (by majority vote) nor is a move to ballot box voting.

The recent Legislative Council Inquiry into the Electoral Commission also considered the issue of compulsory voting for Local Government elections and recommended the current system of voting remain unchanged. Significant electoral reform in relation to Local Government was enacted in 2014.

Tasmanian Government Agency Comment

A suite of Local Government electoral reforms were proposed in 2012 including compulsory voting. There was not strong support from councils at the time for compulsory voting, five councils supported compulsory voting and a further three supported a proposal for opt-in compulsory voting.

Following the consultation, the Government of the day supported compulsory voting. Legislation that would have allowed compulsory voting was rejected by Parliament in 2013.

3 STRATEGIC PLAN 2017-2027

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

- Lead –
 - Leaders with ImpactCore Strategies:
 - ♦ Communicate – Connect with the community
 - ♦ Lead – Councillors represent honestly with integrity
- People –

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



- Lifestyle – Strong, Vibrant, Safe and Connected Communities
Core Strategies:
 - ♦ Communicate – Communities speak & leaders listen

4 POLICY IMPLICATIONS

Not applicable.

5 STATUTORY REQUIREMENTS

No statutory requirement for compulsory voting.

6 FINANCIAL IMPLICATIONS

There are no identified financial implications for Council to oppose this request, however if compulsory voting was supported it is reasonable to expect additional monitoring and compliance election costs.

7 RISK ISSUES

Nil identified.

8 CONSULTATION WITH STATE GOVERNMENT

Not applicable.

9 COMMUNITY CONSULTATION

Council has not undertaken any community consultation regarding this issue.

10 OPTIONS FOR COUNCIL TO CONSIDER

To support or not support the Hobart City Council in requesting LGAT to lobby the State Government to review compulsory voting at a local government level.

11 OFFICER'S COMMENTS/CONCLUSION

There is no requirement for Council to support or not support the Hobart City Council in regard to their request to LGAT to lobby the State Government to review compulsory voting at a local government level.

The following percentage returns have been recorded over the past four elections:

Year	Northern Midlands	Statewide	Northern Midlands Council Detail
2014	61.75%	54.58%	9,628 Northern Midlands electors were enrolled for the 2014 elections, comprising 9,480; (98.46%) from the State House of Assembly roll and 148 (1.54%) from the General Manager's roll.
2011	56.79%	54.28%	9,352 Northern Midlands electors were enrolled for the 2011 elections, comprising 9,199 (98.36%) from the State House of Assembly roll and 153 (1.64%) from the General Manager's roll.
2009	58.57%	55.54%	9,103 Northern Midlands electors were enrolled for the 2009 elections, comprising 9,046 (99.37%) from the State House of Assembly roll and 57 (0.63%) from the General Manager's roll.
2007	66.76%	57.43%	8,994 Northern Midlands electors were enrolled for the 2007 elections, comprising 8,855 (98.45%) from the State House of Assembly roll and 139 (1.55%) from the General Manager's roll.

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



12 ATTACHMENTS

- 12.1 Letter from Nick Heath, General Manager, City of Hobart.
- 12.2 2012 LGAT paper titled *Inquiry into Local Government Elections*.

RECOMMENDATION

That Council advise Hobart City Council of the Northern Midlands Council decision to

a) support

OR

b) not support

a request to LGAT to lobby the State Government to review compulsory voting at a local government level.

DECISION

Cr Polley/Cr Goss

That the matter be discussed.

Carried unanimously

Cr Polley/Cr Goss

That Council advise Hobart City Council of the Northern Midlands Council decision to support a request to LGAT to lobby the State Government to review compulsory voting at a local government level.

Carried

Voting for the motion:

Mayor Downie, Cr Adams, Cr Gordon, Cr Goss, Cr Knowles, Cr Lambert, Cr Polley

Voting against the motion:

Cr Calvert, Cr Goninon

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



UNVEILING OF THE MAYOR'S HONOUR ROLL

Prior to adjourning the meeting for the meal break, Mayor Downie took the opportunity to unveil the Mayor's Honour Roll of the Northern Midlands Council.

Mayor Downie acknowledged the forethought of Councillor Polley in initiating and pursuing the project, which was followed by the unveiling of the Northern Midlands Council Honour Roll.

Mayor Downie adjourned the meeting for the meal break at 5.45pm.

Mayor Downie reconvened the meeting after the meal break at 6.45pm, at which time Miss Boer and Mrs Jones attended the meeting.

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



283/18 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

No questions were forthcoming from the gallery.

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



284/18 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 Goninon/Cr Knowles

That the Council intends to act as a Planning Authority under the *Land Use Planning and Approvals Act 1993* for Agenda items PLAN 1-9.

Carried unanimously

2 STATEMENTS

PLAN 1 **PLN18-0188 47 Main Street Cressy**

Deborah Best, Cressy

Mrs Best spoke to the following statement which she provided.

Our shed will be solely for the purpose of Boxing training, for our own personal use.

There will be no extra traffic, cars or pedestrians.

There will be no daily deliveries or visitors.

Our block, (the front part) is actually zoned Light Business, and not residential.

We have lived at our current address for over 18 years, and we have never had an issue regarding rowdy behaviour.

Our hose is 3 doors down from the Public Swimming Pool and Cressy Bowls Club and approximately 6 doors down, in the opposite direction, for the Ringwood Hotel. I would suggest that anyone of those venues would produce more rowdy behaviour, and increased noise levels, than us, in our shed.

Regarding the appearance of the shed, as mentioned before, of the 3 homes between our property and the Public Pool, 2 of the homes, have been re-clad in colour bond steel. The pool fence is also corrugated painted steel. Our shed will not stand out from the neighbouring properties.

We have chosen colours that will blend with the surrounding houses. We also have a landscape plan, to assist in softening the appearance of the shed.

If in future, we do decide to become a registered business, we will consult with the council, and follow all the council guidelines, legal requirements and Planning and Zoning regulations as required.

Thank you ...

PLAN 4 **PLN18-0210 110 High Street Campbell Town**

Claire Gregg, Planning Consultant, Metier Planning

Ms Gregg advised that

- the property has a connection with transport and the proposal pays tribute to its past uses.
- the building will make use of existing equipment as well as some from the Deloraine 50's Diner.
- the Diner is likely to be a destination, not only being reliant on passing traffic.
- the location is within close proximity to Council's car park.
- the design is Art Deco, drawing inspiration from the town hall and consultancy advice.

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



PLAN 5 *PLN18-0195 165 Wellington Street Longford*

Paul Smith, Longford

Mr Smith advised:

- that the proposal was in accordance with the Planning Scheme.
- that in a spirit of neighborliness additional provisions had been proposed, including:
 - installation of 15 km/h speed limit signage,
 - convex mirror for ease of access/exit,
 - hedge screening to provide privacy and diffuse lighting,
 - increase in setback from 10m to 15m.

PLAN 6 *PLN18-230 74 Wellington Street Longford*

John Cauchi, Longford

Mr Cauchi his concerns as follows:

- the carport was partially built prior to application being made
- no notice had been provided that the application was retrospective to the commencement of building works
- the proposal is a 5.4m structure in very close proximity to the boundary alongside the historic Toll House, without provision for a gutter
- there is a further 8m to the back boundary, the carport should house vehicles end on end instead of side by side
- the carport makes no reference to the streetscape, with the plain gable not being in-keeping with the surrounds
- does not believe the fence is in compliance with heritage area
- the gas supply ledge abuts the carport.

Trevor Martin, Longford

Mr Martin addressed Council in support of his application, he noted:

- with the changes in planning, he had been of the understanding approvals were not required for the size of the building, and not realised the requirements of the heritage precinct
- he ceased work immediately on being advised of the requirements and no further works had or would be undertaken on the carport without approval
- the carport was sympathetic to the house structure
- that the width and length of the carport would allow for undercover parking for the 3 vehicles used by the occupants
- advice had been received from Council's senior planner that the fence was permitted

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



285/18 PLANNING APPLICATION PLN-18-0188 47 MAIN STREET, CRESSY

File Number: 109000.24; CT18369/1
Responsible Officer: Des Jennings, General Manager
Report prepared by: Erin Boer, Urban & Regional Planner

1 INTRODUCTION

This report assesses an application for 47 Main Street, Cressy to construct a 30m x 10m x 4.8m high shed, ancillary to the existing residence on site.

2 BACKGROUND

Applicant:

Mr Craig Best

Zone:

General Residential & Local Business
(development located entirely within Local Business Zone)

Classification under the Scheme:

Discretionary

Deemed Approval Date:

Extension of time granted until 19-Oct-18

Owner:

Craig Simon & Deborah Anne Best

Codes:

Car Parking & Sustainable Transport Code

Existing Use:

Residential

Recommendation:

Approve

Discretionary Aspects of the Application

- Discretionary use in the Local Business Zone

Planning Instrument: *Northern Midlands Interim Planning Scheme 2013*

Subject site from Main Street



MINUTES – ORDINARY MEETING

15 OCTOBER 2018



3 STATUTORY REQUIREMENTS

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

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

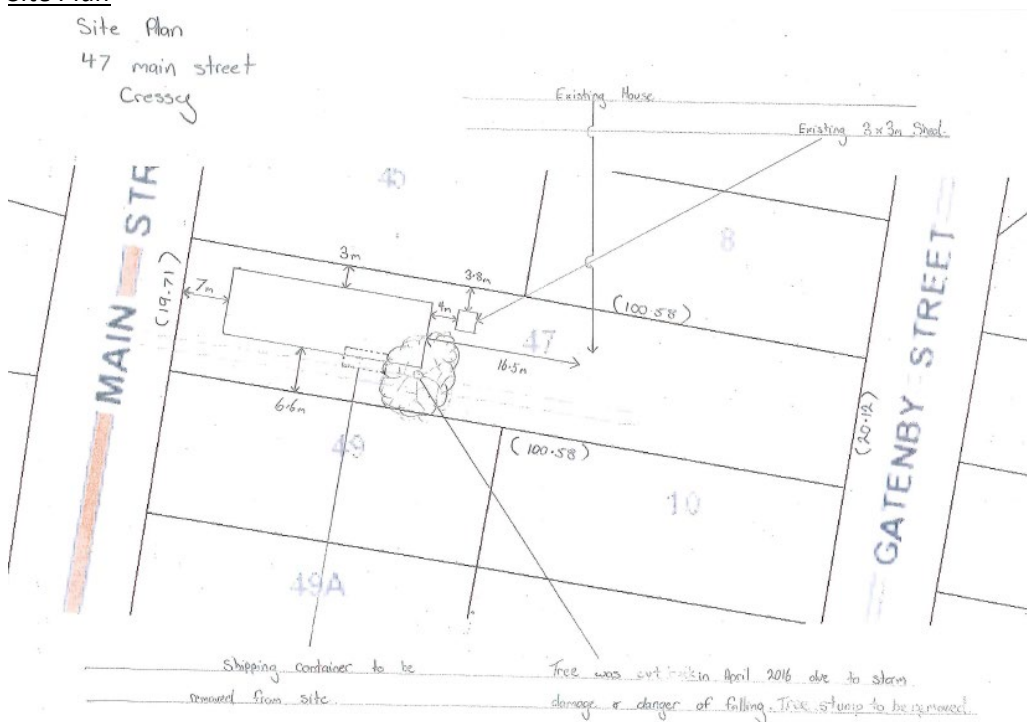
4 ASSESSMENT

4.1 Proposal

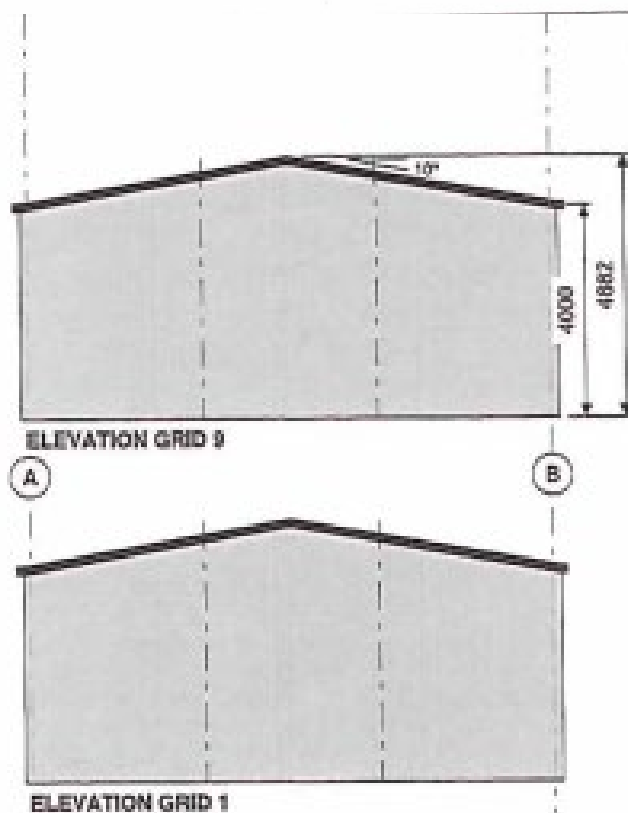
It is proposed to:

- Construct a 30m x 10m x 4.8m high shed ancillary to residence. The shed is to be wholly located within the Local Business zone.
- The proposal includes the removal of a shipping container.

Site Plan



**NORTHERN
MIDLANDS
COUNCIL**

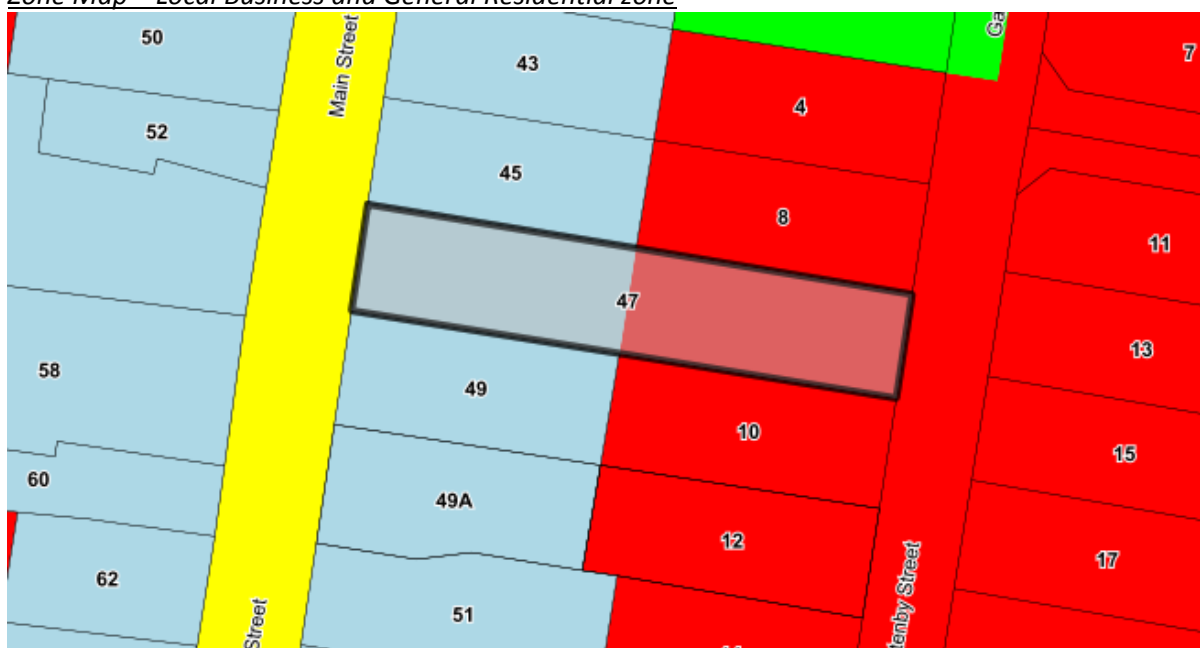
[illegible]

MINUTES – ORDINARY MEETING

15 OCTOBER 2018

4.2 Zone and land use

Zone Map – Local Business and General Residential zone



The land is zoned part Local Business zone and part General Residential zone.

The relevant Planning Scheme definition is:

<i>single dwelling</i>	<i>means a dwelling on a lot on which no other dwelling is situated; or a dwelling and an ancillary dwelling on a lot on which no other dwelling is situated.</i>
<i>outbuilding</i>	<i>means a non-habitable detached building of Class 10a of the Building Code of Australia and includes a garage, carport or shed.</i>

Residential use within the General Residential zone is a *no permit required* status, whereas a Residential use within the Local Business zone is a *discretionary* use. The proposed development is located wholly within the Local Business zone.

4.3 Subject site and locality

The author of this report carried out a site visit on 28 August 2018. The subject site is a 1973m² lot, with the front western half zoned Local Business and the rear eastern half zoned General Residential. The existing residence is located in the eastern portion of the lot but is accessed from, and faces toward, Main Street. Although the adjoining lots to the north and south of the development area are zoned Local Business, they contain existing residential uses.

MINUTES – ORDINARY MEETING

15 OCTOBER 2018

Aerial photograph of area



Photographs of subject site



^Subject site behind existing front fence (approximately 1.5m high)

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



^Looking south toward subject site



^Looking north-east at location of proposed shed

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



^Looking east down driveway (shipping container to be removed)



^Looking south-east at driveway and neighbouring property to the south

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



^Looking north at existing access and front of subject site



^Front of subject site (Main Street frontage)

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



^Rear of subject site (Gatenby Street frontage)

4.4 Permit/site history

A building certificate was issued for the site on the 13 November 2000, for a Dwelling addition including: Kitchen, laundry, bathroom, 2 utility rooms and verandah.

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 three (3) representations (attached) were received from:

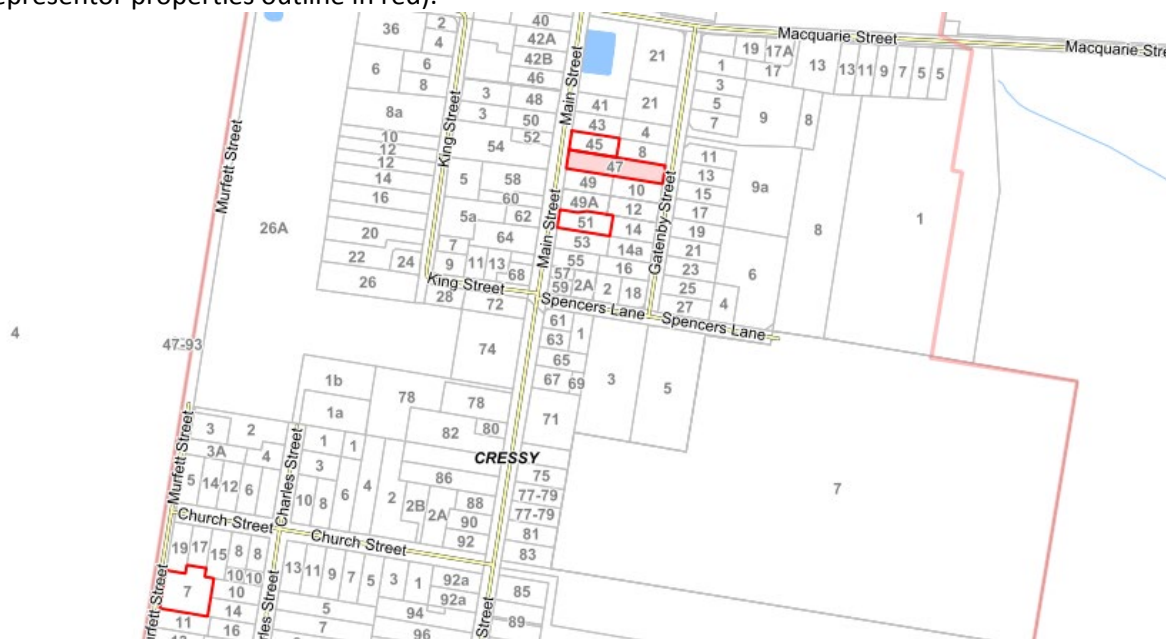
- John and Shirley Franks, 51 Main Street Cressy
- Kerry Williams obo Peggy Williams, Sharmane Jones and Merrilyn Shelton, owners of 45 Main Street, Cressy
- Jason Cox, 7 Murfett Street, Cressy

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



Map showing location of representor/s properties in relation to subject site (subject site highlighted, representor properties outline in red).



Issue 1

- Size of the shed

Planner's comment:

The Local Business Zone provisions of the *Northern Midlands Interim Planning Scheme 2013* do not place any restriction on the size of outbuildings or site coverage.

Issue 2

- Street appeal/amenity impact

Planner's comment:

The Local Business Zone provisions of the *Northern Midlands Interim Planning Scheme 2013* do not have any provisions relating the potential impacts of buildings on the streetscape. The site is not within any 'special areas' (such as a heritage precinct).

Issue 3

- Impact on residential amenity (noise/hours of operation & associated enforcement)

Planner's comment:

Conditions may be applied to the permit to restrict noise levels in accordance with the use standards of the zone and hours of operation to be in accordance with those applied for (4.30pm – 8.00pm weekdays and 3.00pm – 6.00pm weekends).

Issue 4

- Potential devaluation of adjoining properties.

Planner's comment:

The potential devaluation of adjoining properties is not a matter that can be considered under the planning scheme.

Issue 5

- Potential future use as commercial gymnasium

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



Planner's comment:

In response to the applicant's query about potential future operation of a commercial gym facility, they were advised there were two options that they could apply for:

- 1) Apply for the shed as ancillary to the *residential* use of the property (discretionary use) and do a future change of use application to *sports and recreation* (also discretionary in the zone) to allow the facility to be used by the public; or
- 2) Apply for the shed initially as *sports and recreation*, which would allow for the facility to be used privately initially and then open to public use as the need arises. As *sports and recreation* is prohibited in the General Residential Zone (the zoning of the eastern half of the lot where the house is located), all infrastructure (including car parking areas) would need to be located entirely within the Local Business Zone portion of the site. There would be an expectation that formed car parking spaces be provided. You may wish to also apply for signage which could be installed if and when the facility opened on a commercial basis.

4.6 Referrals

The only referral required was as follows:

TasWater

Precis: A Taswater Submission to Planning Authority Notice was issued on 03/09/2018 (Taswater Ref: TWDA 2018/01415-NMC).

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> <i>To provide for community interaction by encouraging developments such as cafes, restaurants, parks and community meeting places.</i>
Assessment: The development is ancillary to the existing residential use of the site.
LOCAL AREA OBJECTIVES
<i>To consolidate growth within the existing urban land use framework of Avoca, Cressy, Evandale and Ross.</i> <i>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.</i> <i>To ensure developments within street reservations contribute positively to the Heritage Precincts.</i>
Assessment: The proposal meets the local area objectives. The site is not within a Heritage Precinct.

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

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



	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.
N/a – the use does not propose any commercial vehicle movements.	N/a
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.
A condition may be placed on the permit, if issued, to ensure compliance with acceptable solutions A2.1 and A2.2.	N/a

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 publicly accessible areas on the site; and b) Provide a safe access for pedestrians.	P1 No performance criteria.
Complies with A1 (a) & (b) – as the building is not used for a commercial use, the applicant has opted for screening along the front boundary, to soften the impact of the shed on the streetscape. If a future commercial use of the site is proposed, the building entrance will be clearly visible to those within the site. The site is level and provides safe access for pedestrians.	N/a
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.
Complies with A2 – the building does not exceed 8m in height.	N/a
A3.1 Buildings must be: 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.	P3 Building setback must: 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.
Complies with A3.1 – the building setback is consistent with the setback of the adjoining dwellings. This is the	N/a

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



preferable outcome, as a reduced setback would be inconsistent with the surrounding streetscape. A3.2 is not applicable – no extensions or alterations proposed.	
---	--

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 – no increase in vehicle movements while the development is ancillary to the existing residential use of the site.
E5.0 FLOOD PRONE AREAS CODE	N/a
E6.0 CAR PARKING AND SUSTAINABLE TRANSPORT CODE	Complies – No change as the development is ancillary to the existing residential use of the site. The development is not proposed is a location currently used for car parking.
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

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

STATE POLICIES
The proposal is consistent with all State Policies.

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

STRATEGIC PLAN/ANNUAL PLAN/COUNCIL POLICIES
Strategic Plan 2017-2027 <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.

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



7 DISCUSSION

Discretion to refuse the application is limited to the discretionary use of the development (*Residential*) within the Local Business Zone. The proposal complies with all other provisions of the planning scheme.

Three (3) representations were received in objection to the proposal, citing concerns about:

- The size of the shed;
- Street appeal/amenity impact;
- Impact on residential amenity (noise/hours of operation & associated enforcement);
- Potential devaluation of adjoining properties; and
- Potential future use as commercial gymnasium.

Although the site is zoned local business, it is noted that the majority of the adjoining properties contain residential uses. If the owners wish to intensify the use of the building to open as a commercial premises, they will need to apply for a change of use permit to *Sports and Recreation*.

The applicant provided a description of how they envisaged the use of the shed would operate, as well as a landscaping proposal to soften the impact of the development on the streetscape.

Conditions that relate to any aspect of the application can be placed on a permit and it is recommended conditions regarding landscaping, noise limits and hours of operation are included.

8 ATTACHMENTS

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

RECOMMENDATION

That land at 47 Main Street, Cressy be approved to be developed and used for a 30m x 10m x 4.8m high shed ancillary to residence in accordance with application PLN-18-0188, and subject to the following conditions:

1 Layout not altered

The use and development shall be in accordance with the endorsed plans numbered **P1 – P12** (*Site plan, Aerial Plan – Google Map, Landscaping Plan, Landscaping Schedule, Colour Schedule, Shed Elevations – drawing no's: LAUNC3-8876, Sheets: 1-2 & drawing no's: 381308-GA, sheets: 1-5*) & **D1** *Description of use – letter by C & D Best, dated 30.7.2018*.

2 Landscaping

2.1 Within one (1) month of the completion of the development approved by this permit or within one (1) month of the commencement of use of the development approved by this permit (whichever occurs first), landscaping in accordance with the endorsed landscaping plan shall be planted and maintained for the duration of the use (including replacement of deceased plants), to the satisfaction of the General Manager.

2.2 Plants must be established to a minimum height of 80cm (not including pot height), prior to planting.

3 Noise Limits

The use approved by this permit must not result in noise levels at the boundary of the site with any adjoining land, to exceed:

- a) 50dB(A) day time; and
- b) 40dB(A) night time; or,

Cause the noise levels in habitable rooms of nearby sensitive uses to exceed 5dB(A) above background levels.

4 Hours of Operations

Use of the building for boxing training ancillary to the residential use of the site, shall be limited to the following hours unless express permission by the General Manager is provided in writing, for a variation to

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



these times:

- 4.30pm – 8.00pm weekdays
- 3.00pm – 6.00pm weekends
- 10am – 6pm public holidays

5 TasWater conditions

Sewer and water services shall be provided in accordance with TasWater's Planning Authority Notice (reference number TWDA 2018/01415-NMC).

DECISION

Cr Goninon/Cr Knowles

That land at 47 Main Street, Cressy be approved to be developed and used for a 30m x 10m x 4.8m high shed ancillary to residence in accordance with application PLN-18-0188, and subject to the following conditions:

1 Layout not altered

The use and development shall be in accordance with the endorsed plans numbered **P1 – P12** (*Site plan, Aerial Plan – Google Map, Landscaping Plan, Landscaping Schedule, Colour Schedule, Shed Elevations – drawing no's: LAUNC3-8876, Sheets: 1-2 & drawing no's: 381308-GA, sheets: 1-5*) & **D1** *Description of use – letter by C & D Best, dated 30.7.2018.*

2 Landscaping

2.1 Within one (1) month of the completion of the development approved by this permit or within one (1) month of the commencement of use of the development approved by this permit (whichever occurs first), landscaping in accordance with the endorsed landscaping plan shall be planted and maintained for the duration of the use (including replacement of deceased plants), to the satisfaction of the General Manager.

2.2 Plants must be established to a minimum height of 80cm (not including pot height), prior to planting.

3 Noise Limits

The use approved by this permit must not result in noise levels at the boundary of the site with any adjoining land, to exceed:

- a) 50dB(A) day time; and
- b) 40dB(A) night time; or,

Cause the noise levels in habitable rooms of nearby sensitive uses to exceed 5dB(A) above background levels.

4 Hours of Operations

Use of the building for boxing training ancillary to the residential use of the site, shall be limited to the following hours unless express permission by the General Manager is provided in writing, for a variation to these times:

- 4.30pm – 8.00pm weekdays
- 3.00pm – 6.00pm weekends
- 10am – 6pm public holidays

5 TasWater conditions

Sewer and water services shall be provided in accordance with TasWater's Planning Authority Notice (reference number TWDA 2018/01415-NMC).

Carried

Voting for the motion

Cr Adams, Cr Calvert, Cr Goninon, Cr Goss, Cr Knowles, Cr Lambert

Voting against the motion

Mayor Downie, Cr Gordon, Cr Polley

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



286/18 PLANNING APPLICATION PLN-18-0201 HIGH STREET, EVANDALE

File Number: PLN-18-0201
Responsible Officer: Trent Atkinson, Community & Development Supervisor
Report prepared by: Paul Godier, Senior Planner

1 INTRODUCTION

This report assesses an application to undertake works within road reserve - stormwater main & kerb replacement (heritage precinct).

2 BACKGROUND

Applicant:
Northern Midlands Council

Zone:
Utilities

Classification under the Scheme:
Discretionary

Deemed Approval Date:
20 October 2018

Owner:
Northern Midlands Council

Codes:
Heritage Precinct

Existing Use:
Utilities

Recommendation:
Approve

Discretionary Aspects of the Application

- Development within Heritage Precinct

Planning Instrument: *Northern Midlands Interim Planning Scheme 2013*

Preliminary Discussion

Prior to submission of the application, the applicant held discussions with Council officers regarding the need for an application.

High Street looking north-west



MINUTES – ORDINARY MEETING

15 OCTOBER 2018



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).

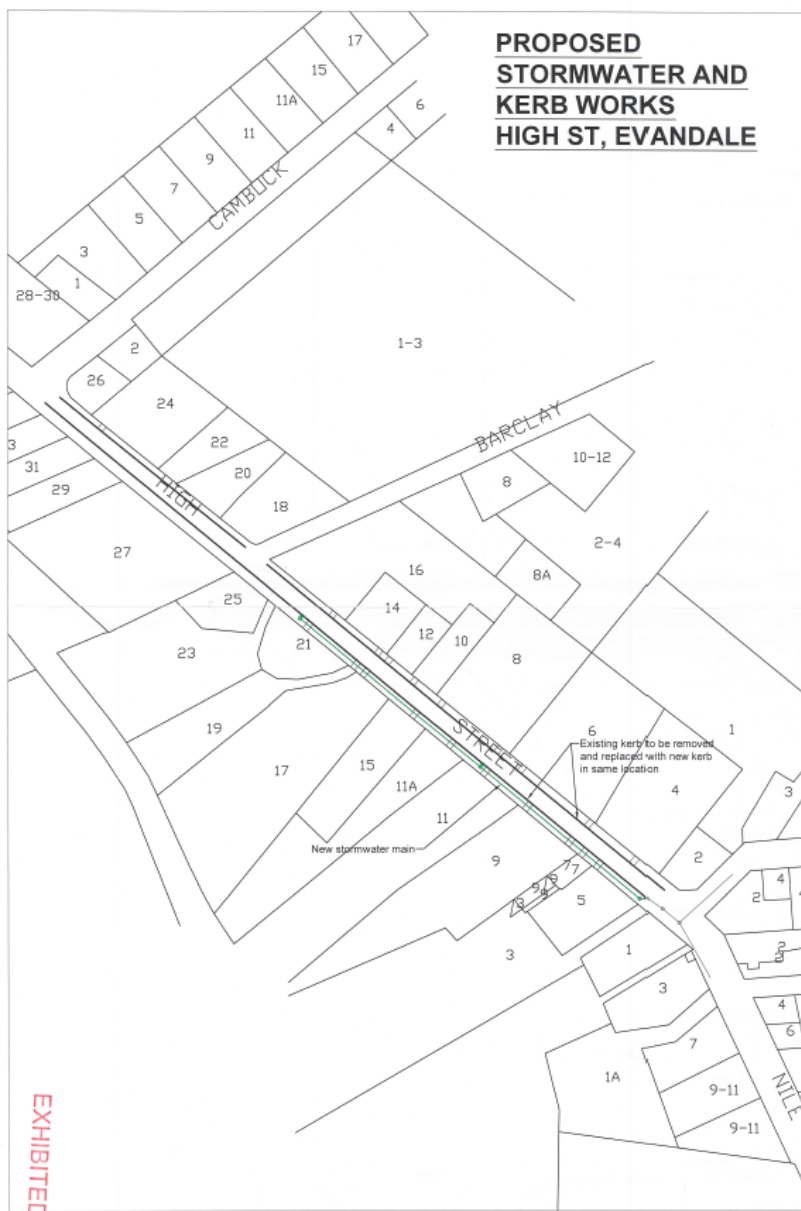
Section 48 of the *Land Use Planning & Approvals Act 1993* requires the Planning Authority to observe and enforce the observance of the Planning Scheme. Section 51 of the *Land Use Planning & Approvals Act 1993* states that a person must not commence any use or development where a permit is required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

4 ASSESSMENT

4.1 Proposal

It is proposed to install a stormwater main and undertake kerb replacement in High Street, between Cambock Lane and Russell Street, Evandale.

Site Plan



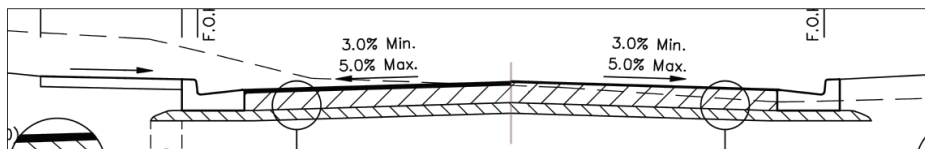
MINUTES – ORDINARY MEETING

15 OCTOBER 2018



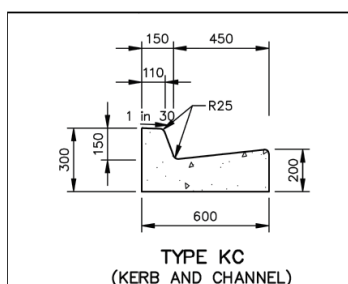
Cross sections

HIGH ST KERB RECONSTRUCTION - TYPICAL CROSS SECTIONS



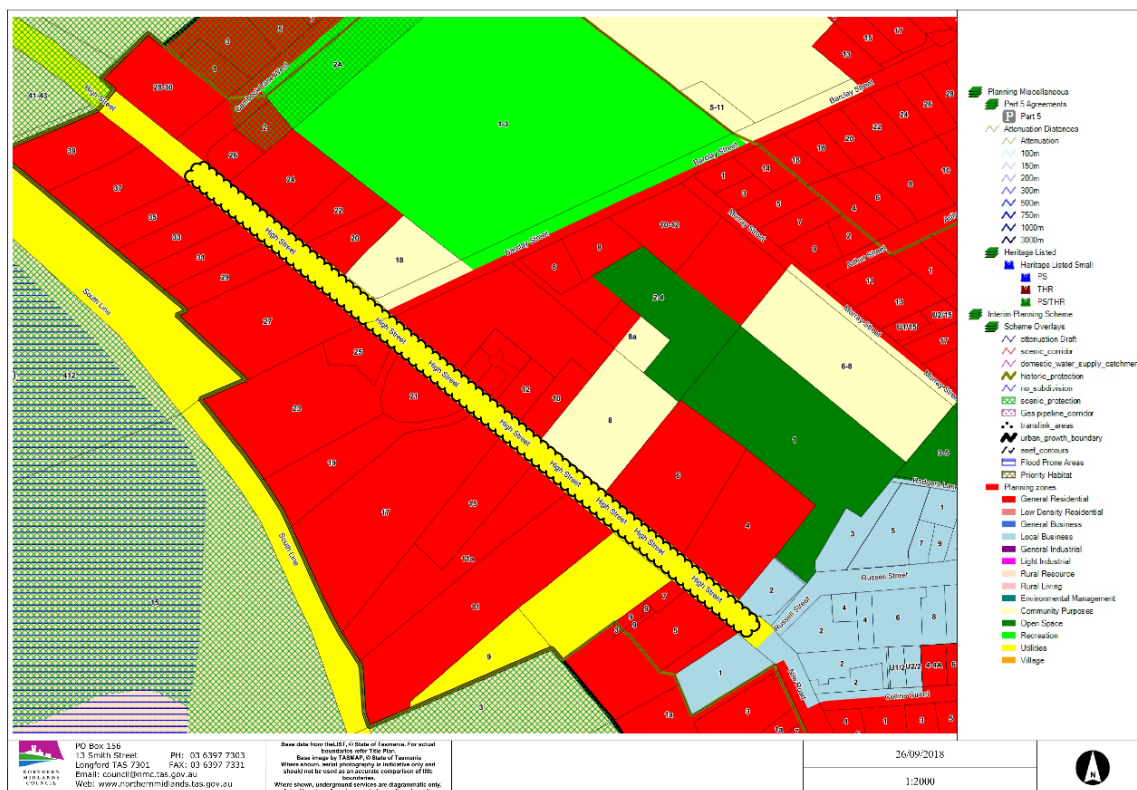
NOTES

All works to be carried out in accordance with the LGAT Municipal standard drawings.
New kerb to be installed at same level as existing. Top of kerb and footpath levels will remain the same. The current kerb varies in height from 300 to 150mm, meaning that in some areas road crossfall and kerb height will be reduced to comply with Municipal Standards.



4.2 Zone and land use

Zone Map indicating subject site - Utilities Zone, Heritage Precinct



The land is zoned Utilities, and is within the Heritage Precinct. Although the proposed works would normally be exempt from planning approval under clause 6.2 of the scheme, the application is discretionary due to being in a heritage precinct.

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



4.3 Subject site and locality

The author of this report carried out a site visit on 2 October 2018.

Aerial photograph of area indicating subject site



High Street looking north-west



MINUTES – ORDINARY MEETING

15 OCTOBER 2018



High Street from corner of Barclay Street, looking south-east



4.4 Permit/site history

There is no relevant permit/site history.

4.5 Representations

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

- G & H Maxfield, 25 Arthur Street, Evandale

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

- While the existing kerb and channel may be in more 'modern' thinking a little on the steep side it is part of the general appeal of the town and should remain.
- Any perceived difficulties with regard to the depth or fall of the current road camber and kerb setting is part of what helps the town stamp an impression on the traveler and provides part of the personality of the town.
- There appears to be no pressing issues with regard to safety which also begs the question why spend \$300+k for negligible positive outcomes.

Planner's comment:

Council's Heritage Adviser reviewed the application on the 10th September and advised that this work will have no unacceptable impact on the heritage values of the streetscape, because it involves underground infrastructure including replacing kerb and channel in the same location as the existing kerbs.

On review of the representation on 26th September, Mr Denman advised:

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



The representation makes a good point and that this issue of new modern style kerbs and channels (in heritage precincts) came up a few years ago in Ross and to a lesser extent in Longford & Campbell Town. A better alternative to the modern formed concrete kerbs and channels is a sandstone look (thunderstone) block kerb. That can be combined with a concrete channel or the road seal extended to the kerb. About 15 years ago the Evandale historic streetscape study recommended kerb alternatives.

Mr Denman advises he wasn't too forceful on this point in his referral as there is already concrete kerbs along the section of street, however he would support any consideration of more historically sympathetic alternatives, even if it meant not being able to do as much of the street at this stage.

4.6 Referrals

TasWater

Precis: A Taswater Submission to Planning Authority Notice was issued on 5/9/2018 (Taswater Ref: TWDA 2018/01407-NMC).

Heritage Adviser

Council's Heritage Advisor, David Denman, reviewed the application on the 10th September and advised that this work will have no unacceptable impact on the heritage values of the streetscape, because it involves underground infrastructure including replacing kerb and channel in the same location as the existing kerbs. On review of the representation on 26th September, Mr Denman advised:

The representation makes a good point and that this issue of new modern style kerbs and channels (in heritage precincts) came up a few years ago in Ross and to a lesser extent in Longford & Campbell Town. A better alternative to the modern formed concrete kerbs and channels is a sandstone look (thunderstone) block kerb. That can be combined with a concrete channel or the road seal extended to the kerb. About 15 years ago the Evandale historic streetscape study recommended kerb alternatives.

Mr Denman advises he wasn't too forceful on this point in his referral as there is already concrete kerbs along the section of street, however he would support any consideration of more historically sympathetic alternatives, even if it meant not being able to do as much of the street at this stage.

General Manager

Precis: Application signed by the General Manager.

4.7 Planning Scheme Assessment

UTILITIES ZONE

28.3 Use Standards

28.3.1 Capacity of existing utilities

Objective To ensure that uses do not compromise the capacity of utility services.	
Acceptable Solutions	Performance Criteria
A1 If for permitted or no permit required uses.	P1 The proposal must not unreasonably compromise or reduce the operational efficiency of the utility having regard to: a) existing land use practices; and b) the location of the use in relation to the utility; and c) any required buffers or setbacks; and d) the management of access.
Complies	N/a

28.4 Development Standards

28.4.1 Building Design and Siting

Objective To ensure that the siting and design of development: a) considers the impacts to adjoining lots; and b) furthers the local area objectives and desired future character statements for the area, if any.

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



Acceptable Solutions	Performance Criteria
A1 Height must not exceed: a) 10m;or b) 15 m for ancillary antenna and masts for communication devices.	P1.1 Height must: a) minimise the visual impact having regard to: i) prevailing character of the landscape or urban pattern of the surrounding area; and ii) form and materials; and iii) the contours or slope of the land; iv) existing screening or the ability to implement/establish screening through works or landscaping; and v) The functional requirements of the proposed development or use; and b) protect the amenity of residential uses in the area from unreasonable impacts having regard to: i) the surrounding pattern of development; and ii) the existing degree of overlooking and overshadowing; and iii) methods to reduce visual impact; or P1.2 Where development is unavoidably prominent in the landscape, it must provide a significant community benefit.
Complies	N/a
A2 Buildings must be set back from all boundaries a minimum distance of 3m.	P2 Building setbacks must: a) complement existing building setbacks in the immediate area; and b) minimise adverse impacts on adjoining land uses having regard to: i) the form of the building; and ii) the contours or slope of the land; and iii) methods to reduce visual impact; and c) protect the amenity of adjoining residential uses from unreasonable impacts of overshadowing and overlooking having regard to: i) the surrounding pattern of development; and ii) the existing degree of overlooking and overshadowing; and iii) methods to reduce overlooking and overshadowing.
Complies.	N/a

CODES	
E1.0 BUSHFIRE PRONE AREAS CODE	N/a
E2.0 POTENTIALLY CONTAMINATED LAND	N/a
E3.0 LANDSLIP CODE	N/a
E4.0 ROAD AND RAILWAY ASSETS CODE	N/a
E5.0 FLOOD PRONE AREAS CODE	N/a
E6.0 CAR PARKING AND SUSTAINABLE TRANSPORT CODE	Complies – no parking requirement set for the use.
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	Complies – See Heritage Adviser's assessment
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	Complies – See Heritage Adviser's assessment

SPECIAL PROVISIONS	
9.1 Changes to an Existing Non-conforming Use	N/a

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



9.2 Development for Existing Discretionary Uses	N/a
9.3 Adjustment of a Boundary	N/a
9.4 Demolition	N/a

STATE POLICIES

The proposal is consistent with all State Policies.

OBJECTIVES OF LAND USE PLANNING & APPROVALS ACT 1993

The proposal is consistent with the objectives of the *Land Use Planning & Approvals Act 1993*.

STRATEGIC PLAN/ANNUAL PLAN/COUNCIL POLICIES

Strategic Plan 2017-2027
Statutory Planning

5 FINANCIAL IMPLICATIONS TO COUNCIL

Not applicable to this application.

6 OPTIONS

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

7 DISCUSSION

Discretion to refuse the application is limited to:

- Development subject to Local Historic Heritage Code and Heritage Precincts Specific Area Plan.

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

It is recommended that the application be approved and conditioned to be developed in accordance with the proposal plans.

8 ATTACHMENTS

- Application & plans
- Responses from referral agencies
- Representation

RECOMMENDATION

That land at High Street (between Cambock Lane and Russell Street), Evandale be approved to be developed and used for a works within road reserve - stormwater main & kerb replacement (heritage precinct) in accordance with application PLN-18-0201, and subject to the following condition:

1 Layout not altered

The use and development shall be in accordance with the endorsed plans numbered **P1** (Proposed Stormwater and Kerb Works) and **P2** (High Street Kerb Reconstruction – typical cross section).

2 Footpaths

Footpaths must be ironstone gravel to match the existing footpaths in High Street.

3 TasWater conditions

Sewer and water services shall be provided in accordance with TasWater's Planning Authority Notice (Taswater Ref: TWDA 2018/01407-NMC).

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



DECISION

Cr Goss/Cr Knowles

That land at High Street (between Cambock Lane and Russell Street), Evandale be approved to be developed and used for a works within road reserve - stormwater main & kerb replacement (heritage precinct) in accordance with application PLN-18-0201, and subject to the following condition:

1 Layout not altered

The use and development shall be in accordance with the endorsed plans numbered **P1** (Proposed Stormwater and Kerb Works) and **P2** (High Street Kerb Reconstruction – typical cross section).

2 Footpaths

Footpaths must be ironstone gravel to match the existing footpaths in High Street.

3 TasWater conditions

Sewer and water services shall be provided in accordance with TasWater's Planning Authority Notice (Taswater Ref: TWDA 2018/01407-NMC).

Carried unanimously

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



287/18 PLANNING APPLICATION PLN-18-0208 18 DRUMMOND STREET, PERTH

File Number: 104200.33; CT242359/1
Responsible Officer: Trent Atkinson, Community & Development Supervisor
Report prepared by: Erin Boer, Urban & Regional Planner

1 INTRODUCTION

This report assesses an application for 18 Drummond Street, Perth for tree removal (5 trees) (heritage precinct).

2 BACKGROUND

Applicant:

Mr Brian & Margaret Morey

Zone:

General Residential Zone

Classification under the Scheme:

Discretionary

Deemed Approval Date:

Extension of time till: 19-Oct-2018

Owner:

Brian John & Margaret Joan Morey

Codes:

Heritage Precinct

Existing Use:

Residential

Recommendation:

Approve

Discretionary Aspects of the Application

- Reliance on the Performance Criteria of the Local Historic Heritage Code.

Planning Instrument: *Northern Midlands Interim Planning Scheme 2013*

Preliminary Discussion

Prior to submission of the application, the applicant held discussions with Council officers regarding the proposed removal of the trees, as a result of an enquiry by a member of the public.

Subject site



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).

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



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.

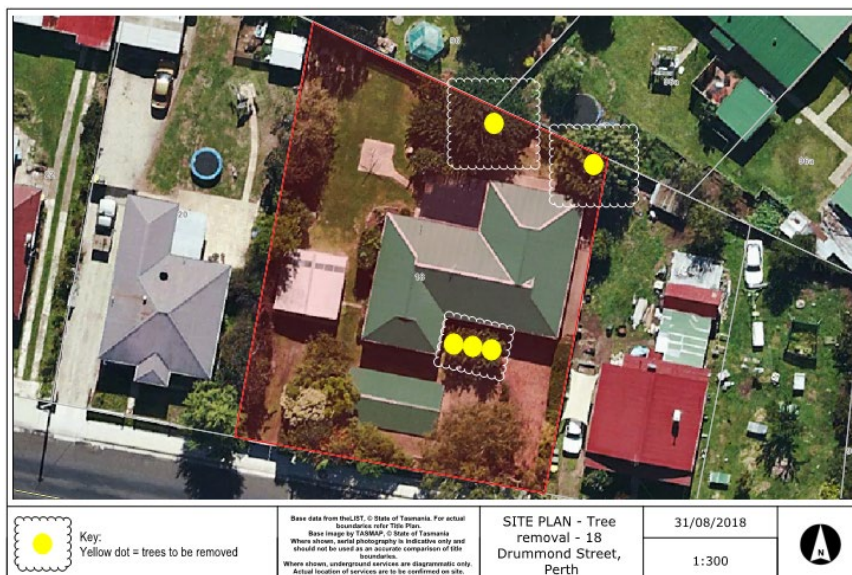
4 ASSESSMENT

4.1 Proposal

It is proposed to:

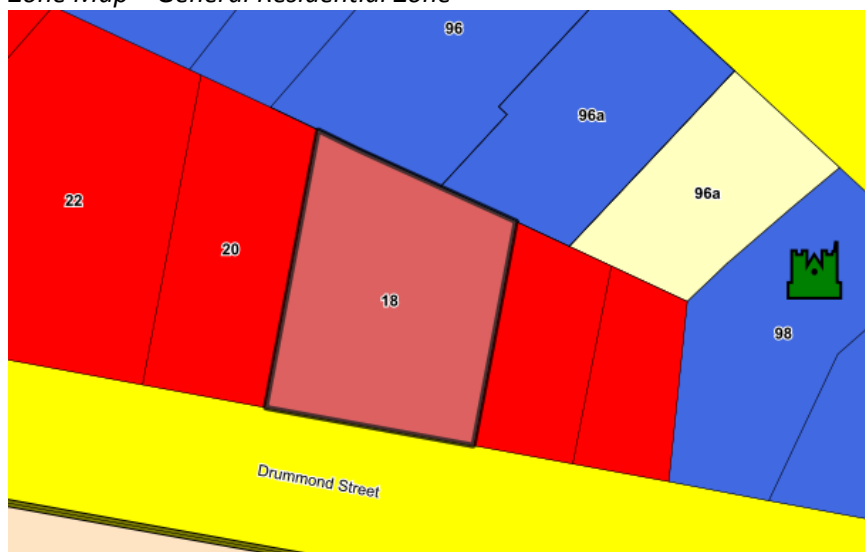
- Remove 5 trees, including 3 small trees adjacent to the front verandah, an oak tree (approximately 25 years old) and a maple tree.
- Trim birch trees at the front of the property (maintenance of gardens – exempt under clause 13.3.1 (g).

Site Plan



4.2 Zone and land use

Zone Map – General Residential Zone



The land is zoned General Residential Zone and is subject to the Heritage Code.

MINUTES – ORDINARY MEETING

15 OCTOBER 2018

The relevant Planning Scheme definition is:

<i>single dwelling</i>	<i>means a dwelling on a lot on which no other dwelling is situated; or a dwelling and an ancillary dwelling on a lot on which no other dwelling is situated.</i>
<i>Residential</i>	<i>use of land for self-contained or shared living accommodation. Examples include an ancillary dwelling, boarding house, communal residence, home-based business, hostel, residential aged care home, residential college, respite centre, retirement village and single or multiple dwellings.</i>

A residential use is permitted (no permit required) in the zone; however, due to the site's location within a Heritage Precinct, the application became discretionary.

4.3 Subject site and locality

The author of this report carried out a site visit on the 17th September 2018. The subject site is a 1112m² lot, which contains an existing dwelling and shed. The site is surrounded by established residential uses, with the exception of the Perth Police Station.

Aerial photograph of area



Photographs of subject site (trees to be removed outlined in red)



^Oak tree when viewed from Drummond Street

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



^Oak Tree and 3 x small trees when viewed from Drummond Street



^Maple Tree when viewed from Drummond Street



^Subject site and site notice viewed from Drummond Street

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



4.4 Permit/site history

Relevant permit history includes:

... 34/69 - BD Pilcher - Dwelling
104200.33 - 18 DRUMMOND ST - PERTH - MOREY BRIAN JOHN

... 90/73 - AH Pilcher - Garage
104200.33 - 18 DRUMMOND ST - PERTH - MOREY BRIAN JOHN

... P96-176 - S Leighton - Garage
104200.33 - 18 DRUMMOND ST - PERTH - MOREY BRIAN JOHN

4.5 Representations

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

- Genene Archer, 96 Main Road, Perth

Map showing location of representor property in relation to subject site (subject site highlighted, representor property outlined in red).



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

Issue 1

- Ms Archer has noted that she is very fond of the oak tree and the pleasant amenity it creates for her property and the environment. Ms Archer also notes that the tree is not causing any damage to the fence or surrounding buildings on her property and provided images of the tree and fence from the 96 Main Road side of the fence. Ms Archer does not want the Oak tree to be removed.

Planner's comment:

The pleasant amenity created by trees; particularly slow growing varieties such as Oak Trees, can certainly be appreciated.

The planning application process allows for people to apply for works, in accordance with the provisions of the *Northern Midlands Interim Planning Scheme 2013*. In this situation, the owners of the property have applied for the removal of the trees after seeking advice from a tree specialist (see attachment) and the role of the planning authority is to assess whether these works comply with the

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



provisions of the Planning Scheme, taking into account the relevant planning grounds of any representations.

The removal of non-native trees within a garden setting would normally meet exemptions within the planning scheme; however, the subject site is within a Heritage Precinct, meaning that the exemption provisions do not apply. Assessment against the relevant provisions of the planning scheme is detailed in part 4.7 of this report, while the comments of Council's Heritage Advisor are provided in part 4.6 of this report. The relevant planning provisions relate to the impact of the tree removal on the heritage significance of the subject site and impact on the streetscape.

4.6 Referrals

The only referral required was as follows:

Heritage Adviser

Council's Heritage Advisor, David Denman, reviewed the application on the 24th September 2018. Mr Denman noted that he had no objections to the proposal and made the following comments:

"The trees are not prominent within the streetscape and the house has no heritage value due to its age and style. I have no objection to the removal of the trees."

4.7 Planning Scheme Assessment

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

LOCAL AREA OBJECTIVES
<i>To consolidate growth within the existing urban land use framework of the towns and villages.</i>
<i>To manage development in the General residential zone as part of or context to the Heritage Precincts in the towns and villages.</i>
<i>To ensure developments within street reservations contribute positively to the Heritage Precincts in each settlement.</i>
Assessment: The proposal meets the local area objectives.

USE AND DEVELOPMENT STANDARDS IN THE GENERAL RESIDENTIAL ZONE
Comment – There are no relevant use or development standards in the General Residential Zone that apply to tree removal.

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
E.5.0 FLOOD PRONE AREAS CODE	N/a
E6.0 CAR PARKING AND SUSTAINABLE TRANSPORT CODE	Complies – no changes proposed.
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

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



E13.0 LOCAL HISTORIC HERITAGE CODE	Complies – See code assessment below
E14.0 COASTAL CODE	N/a
E15.0 SIGNS CODE	N/a

ASSESSMENT AGAINST E13.0 LOCAL HISTORIC HERITAGE CODE

E13.1 Purpose

E13.1.1 The purpose of this provision is to:

- protect and enhance the historic cultural heritage significance of local heritage places and heritage precincts; and
- encourage and facilitate the continued use of these items for beneficial purposes; and
- discourage the deterioration, demolition or removal of buildings and items of assessed heritage significance; and
- 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
- 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:

- within a Heritage Precinct;
- a local heritage place;
- 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:

- works required to comply with an Emergency Order issued under Section 162 of the Building Act 2000;
- electricity, optic fibre and telecommunication cables and gas lines to individual buildings;
- internal alterations to buildings if the interior is not included in the historic heritage significance of the place or precinct;
- maintenance and repairs that do not involve removal, replacement or concealment of any external building fabric;
- repainting of an exterior surface that has been previously painted, in a colour similar to that existing;
- 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
- 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. The subject site is **NOT** a heritage-listed place.

E13.5 USE STANDARDS

E13.5.1 Alternative Use of heritage buildings

Comment: N/a

E13.6 DEVELOPMENT STANDARDS

The only relevant development standard is as follows:

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: - unreasonably impact on the historic cultural significance of the place; and - detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.

Comment: Satisfies the performance criteria as follows:

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



- a) The subject site contains a 1970's brick veneer dwelling and Colorbond shed, which do not have any historic significance. The proposed removal of these trees will not have any significant impact on the streetscape or nearby heritage-listed buildings (the closest listed buildings are at #90 and #98 Main Road).
- b) The tree removal will not adversely impact the heritage qualities or character of the streetscape, as the larger trees to be removed are located behind the building line of the dwelling. The dwelling has a setback of approximately 10m from the front boundary and is not a prominent building within the streetscape, but does provide screening of the rear of the lot. The removal of the trees at the front of the dwelling will be barely noticeable, as they provide very little contribution to the streetscape.

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
PERTH HERITAGE PRECINCT CHARACTER STATEMENT The Perth Heritage Precinct is unique because it is still the core of a small nineteenth century riverside town, built around the thoroughfare from the first bridge to cross the South Esk River, and which retains its historic atmosphere. It combines significant colonial buildings, compact early river's edge residential development, and retains the small-scale commercial centre which developed in the nineteenth century at the historic crossroads and river crossing for travel and commerce between Hobart, Launceston and the North West. Perth's unique rural setting is complemented by its mix of businesses still serving local and visitor's needs. Perth's heritage ambience is acknowledged by many of those who live in or visit the town, and will be enhanced by the eventual construction of the Midland Highway bypass.
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 to 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 Heritage Precinct Character Statement and satisfies the Management Objectives.

SPECIFIC AREA PLANS	
F1.0 TRANSLINK SPECIFIC AREA PLAN	N/a
F2.0 HERITAGE PRECINCTS SPECIFIC AREA PLAN	No relevant provisions.
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
STATE POLICIES	
The proposal is consistent with all State Policies.	
OBJECTIVES OF LAND USE PLANNING & APPROVALS ACT 1993	
The proposal is consistent with the objectives of the <i>Land Use Planning & Approvals Act 1993</i> .	
STRATEGIC PLAN/ANNUAL PLAN/COUNCIL POLICIES	
Strategic Plan 2017-2027 Statutory Planning	

5 FINANCIAL IMPLICATIONS TO COUNCIL

Not applicable to this application.

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



6 OPTIONS

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

7 DISCUSSION

Discretion to refuse the application is limited to the site's location within a Heritage Precinct and subsequent reliance on the Performance Criteria of clause E13.6.12.

A representation was received against the development, apposing the removal of the tree on amenity grounds. Assessment has determined that the removal of the trees comply with the heritage provisions of the planning scheme, which is the only performance criterion relied on. Council's Heritage Advisor, David Denman, reviewed the application to assess the impact of the tree removal, and noted that he had no objection to the removal of the trees as they are not prominent within the streetscape.

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

- A) Application & plans
- B) Responses from referral agencies
- C) Representation & Applicant's response

RECOMMENDATION

That land at 18 Drummond Street, Perth be approved to be developed and used for tree removal x 5 (heritage precinct) in accordance with application PLN-18-0208, and subject to the following condition:

1 Layout not altered

The use and development shall be in accordance with the endorsed plans numbered **P1** (*Site Plan of trees to removed*), **D1** (*Hand written description of trees to be removed*) & **D2** (*letter from J Lowe of Tas Tree Specialists*).

2 Fence damage

The applicant shall be responsible for making good any damage to the existing fence line as a direct result of the tree removal.

DECISION

Cr Knowles/Cr Goss

That land at 18 Drummond Street, Perth be approved to be developed and used for tree removal x 5 (heritage precinct) in accordance with application PLN-18-0208, and subject to the following condition:

1 Layout not altered

The use and development shall be in accordance with the endorsed plans numbered **P1** (*Site Plan of trees to removed*), **D1** (*Hand written description of trees to be removed*) & **D2** (*letter from J Lowe of Tas Tree Specialists*).

2 Fence damage

The applicant shall be responsible for making good any damage to the existing fence line as a direct result of the tree removal.

Carried unanimously

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



288/18 PLANNING APPLICATION PLN-18-0210 110 HIGH STREET, CAMPBELL TOWN

File Number: 302300.31; CT 224083/1
Responsible Officer: Des Jennings, General Manager
Report prepared by: Erin Boer, Urban & Regional Planner

1 INTRODUCTION

This report assesses an application for 110 High Street, Campbell Town for a change of use to food services, alterations & signage (heritage precinct). The existing motor garage/fuel station will be re-purposed as a 50's diner.

2 BACKGROUND

Applicant:
Metier Planning and Development

Owner:
Karl Patrick Mansfield & Kathleen Joyce Clark

Zone:
General Business Zone

Codes:
Heritage Precinct

Classification under the Scheme:
Discretionary

Existing Use:
Vehicle fuel sales and service

Deemed Approval Date:
Extension of time till 19-10-2018 received

Recommendation:
Approve

Discretionary Aspects of the Application

- Reliance on the Performance Criteria of the Heritage Code & Heritage Precinct Specific Area Plan.
- Reliance on the Performance Criteria of the Car Parking and Sustainable Transport Code.
- Reliance on the Performance Criteria of the Signs Code.

Planning Instrument: *Northern Midlands Interim Planning Scheme 2013*

Subject site



MINUTES – ORDINARY MEETING

15 OCTOBER 2018



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.

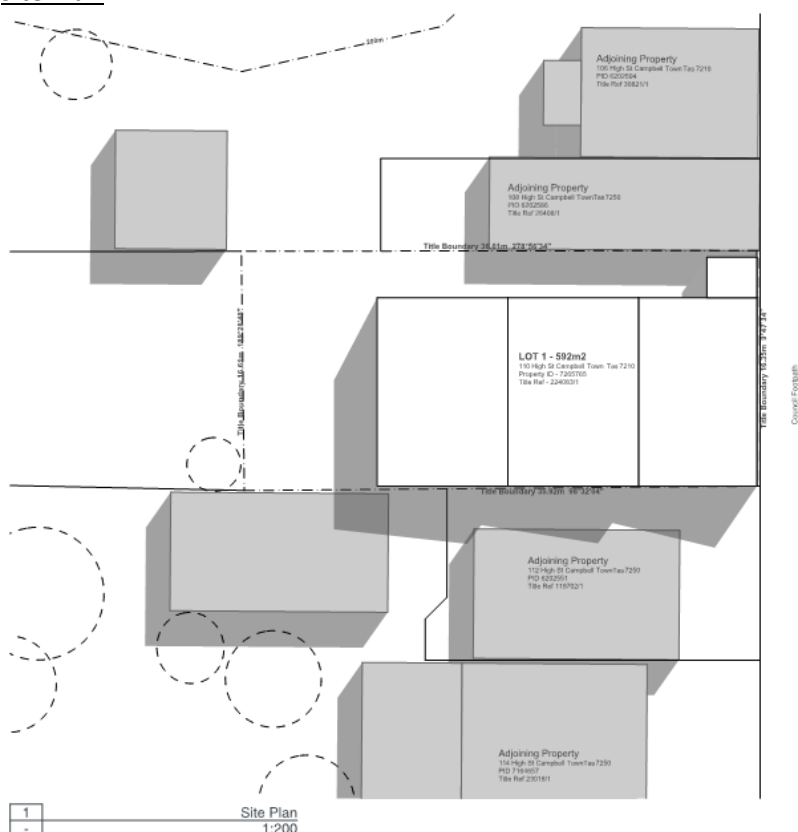
4 ASSESSMENT

4.1 Proposal

It is proposed to:

- Change the use of the building to Food Services (50's themed diner)
- Undertake alterations to the building
- Construct signage

Site Plan



HIGH STREET



AJ Level 2, 131 Cheshire St
Launceston TAS 7250
P: 081 636 7000
Launceston TAS 7250
E: info@apogeedesign.com.au
ABN: 40 624 215 047

Copyright

These drawings, plans and specifications and the copyright therein are the property of Apogee and must not be used, reproduced or copied wholly or in part without the written permission of Apogee (ABN 40 624 215 047).

General Notes

All building works to comply with National Construction Code - Building Code of Australia, Australian Standards, Building Act & Regulations and Council by-laws. Refer to professional drawings for notes.
All drawings shall be made in consultation with the engineering drawings and specifications.
Use Imperial dimensions in preference to metric dimensions.
The Building Contractor shall be responsible for the correct siting of all works.
Building Contractor to site check dimensions and location of all items on site prior to and during the works.
Locations of structures, fittings, and services on this drawing are indicated only and a final survey is to be engaged for all set out prior to construction.
Building Contractor to check drawings for co-ordination between structures, fittings, fixtures and fittings.
The designer is to be notified of any discrepancies with the drawings.

Legend Notes

This drawing should be fully read in conjunction with civil & hydraulic engineering drawings.
+ = existing, existing levels
+ = new, new levels, RL, Reduced Level

Soil & Water Management Strategies

Develop to be completed in accordance with the following: Install AG drain prior to building excavation. Refer to Ground Floor Drainage Plan for location.
Excavated material placed up slope of AG drain. The excavated material building works are completed and used as fill for any low points, using a minimum 100mm of the drainage side of the drain.
Construction vehicles to be parked on the street or the driveway area covered to prevent the spreading of mud onto the street.
VSD AG drain with filter each building footprint including wall, installed prior to building construction. Min 1:100 surface fall.

Protection Work (Section 121 of the Building Act)

If a building is to be sited below the level of the adjacent owner's building, along the site boundary or within a street of existing buildings or an adjoining street, the building owner is to be notified of the proposed works and to be notified of the excavation, including water to be notified using Form 1 (Building and Protection Work Notice) for the Building, Section.

Project Name

Campbell Town Diner

Project No.

1811

Project Address

110 High St Campbell Town Tas 7250

Client

Ruf Mansfield

Property ID

7250750

Title Reference

22403571

Drawn

SC

Site Plan

1:200

Status

DA

Print Date

Tuesday, 4 September 2018

Original size

A3

Drawing No/Stage/Revision

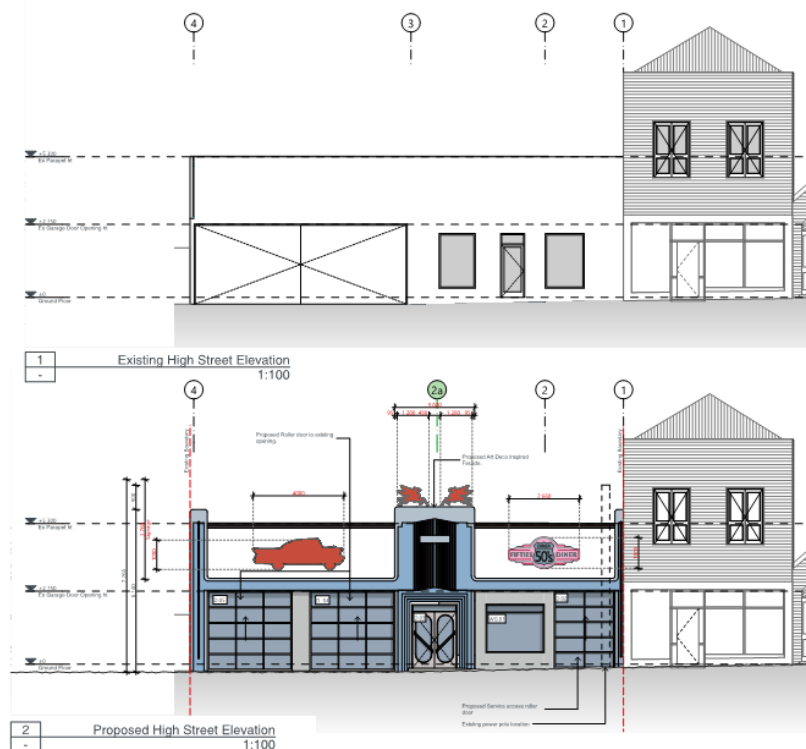
A02-DA06

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



Elevations



Architect
A1 Level 2, 128 Charles St
PO Box 1000
Launceston, Tas 7250
t: 0813 636 636
e: info@northernmidlands.com.au
ABN 40 624 275 047

Copyright
These designs, plans and specifications and the copyright therein are the property of the Architect and may not be used, reproduced or copied in whole or in part without the written permission of the Architect.

General Notes:
All building works to comply with National Construction Code - Building Code of Australia, Australian Standards, Building Act & Regulations and Council By-laws. Refer to architectural drawings for notes.
All drawings shall be read in conjunction with the engineering drawings and specifications.
The Architect shall be responsible for the correct use of all works.
Building Contractor to check dimensions and locations of all items on site prior to and during the works.
Locations of services, fittings, and services on this drawing are indicative only and a final survey is to be engaged for all work prior to construction.
Building Contractor to check drawings for coordination between structures, services, fittings and fittings.
The Engineer is to be notified of any discrepancies with the drawings.

Rev	Description	Date
01	Issue for Client review and comment	10/02/18
02	Issue for Client review and comment	04/03/18
03	Issue for Client review and comment	04/03/18
04	Issue for Client review and comment	04/03/18
05	Issue for Client review and comment	04/03/18
06	Issue for Client review and comment	04/03/18

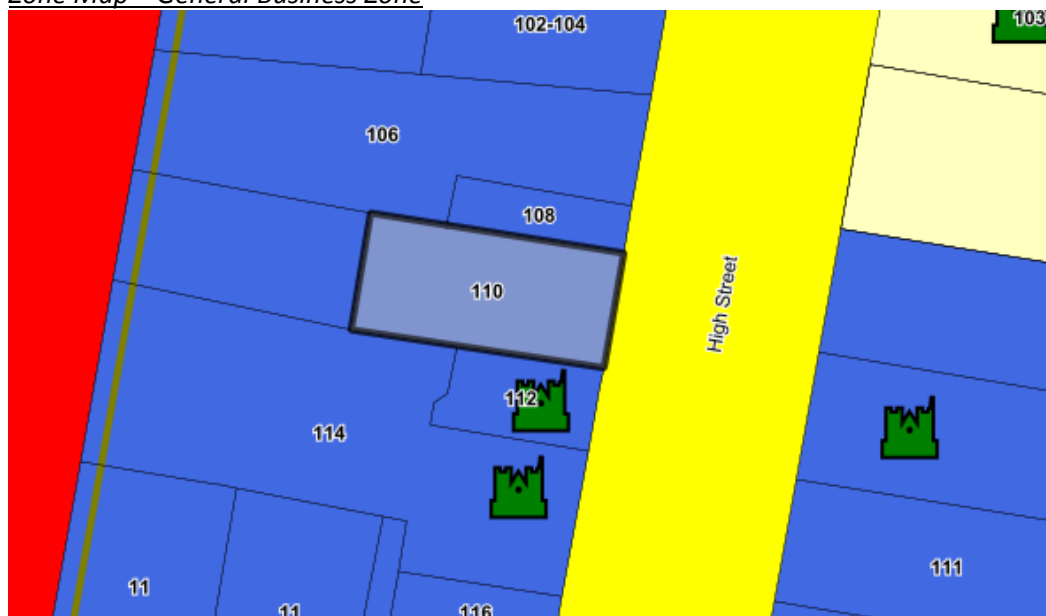
Project Name:
Campbell Town Diner

Project No.: 181
Project Address: 110 High St Campbell Town, Tas
Client: Mark Mansfield
Property ID: 7200100
Draw Reference: 22/0001
Drawn: [Name]
Checked: [Name]

High St Elevations
A09-DA05

4.2 Zone and land use

Zone Map – General Business Zone



The land is zoned General Business Zone and is within the Heritage Precinct. The site is *not* a heritage-listed place. *Food Services* is a permitted use in the zone; however, due to the site's location within the Heritage Precinct, the application became discretionary.

The relevant Planning Scheme definition is:

Food services	<i>use of land for preparing or selling food or drink for consumption on or off the premises. Examples include a cafe, restaurant and take-away food premises.</i>
----------------------	--

MINUTES – ORDINARY MEETING

15 OCTOBER 2018

4.3 Subject site and locality

The author of this report carried out a site visit on the 4th September 2018 and again on the 28th September 2018. The subject site consists of an existing car repair garage and fuel station, which is positioned level with the front boundary. The existing fuel bowsers in the road reserve have since been removed. To the north of the site is a two-story shop front and residence, while to the south of the site is the Commonwealth Bank and associated ATM terminal.

Aerial photograph of area



Photographs of subject site



MINUTES – ORDINARY MEETING

15 OCTOBER 2018



4.4 Permit/site history

Relevant permit history includes:

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



- P16-021 – emergency order (completed) – Façade cladding (asbestos) falling on to footpath.

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:

- Anne Grey (owner of 112 & 114 High Street, Campbell Town).
- Gary & Janet Candy (owner of 107 & 108 High Street, Campbell Town).

Map showing location of representors properties in relation to subject site (subject site highlighted, representors properties outlined in red).



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

Issue 1

- Tripping hazard created by raised bases of removed petrol bowsters.

Planner's comment:

The bases are left over from the removal of the existing petrol bowsters. While their position does prevent vehicles from driving onto the footpath, the concrete plinths should be removed by the property owner to prevent the trip hazard or spray painted to improve visibility. Approval for removal works will require consent from the Department of State Growth, as it is a state road reservation. These works are outside the scope of this application.

Issue 2

- Laneway between 108 & 110 High Street, Campbell Town – vehicle or pedestrian use, construction material of party wall and whether laneway will be covered?

Planner's comment:

The applicant has advised that the side access is not for vehicles. Deliveries to the diner will be taken from the small truck or delivery van parked on the street and hand carted down the side lane way and into the kitchen. A power pole in the road reserve also blocks any potential vehicle access. The applicant has advised that the National Construction Code requires a Class 6 café/restaurant, type c construction is required to have a fire rated wall (shown as Party Wall on plan) of 60min - this can be achieved with 2 layers of 15m fire resistance gyprock. The fire rating solution will be documented in

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



the Building Application. The laneway will be covered by a roof which falls into a box gutter along the edge of the existing building, as per the roof plan (drawing number A08-DA04).

Issue 3

- Location of lamp post (power pole) and whether it will be re-located.

Planner's comment:

The power pole is depicted on the plans in its existing location (shown with dotted line to provide clarity of the façade design). The development application doesn't propose any changes to the location of the power pole. In any case, the relocation of power infrastructure does not require planning approval.

Issue 4

- Lack of off-street parking

Planner's comment:

The façade of the building takes up the entire width of the front boundary, making off-street parking impossible on the site. In any case, there is only 160m² of vacant land at the rear of the site. An assessment of available off-street parking, including a Council carpark, is detailed in response to the Car Parking and Sustainable Transport Code in part 4.7 of this report. Staff will utilise available off-street parking.

Issue 5

- Location of disabled access ramp

Planner's comment:

The representor may have misinterpreted the drawings, as the proposed low-level ramp was shown on the elevation drawings and also the 3D perspective. However, in considering the representors concerns, the applicant has revised the design to lower the internal floor level and provide a ramp entry within the building. The revised plans are those detailed in the recommendation.

Issue 6

- Noise and nearby residential uses, potential liquor licensing

Planner's comment:

The land is zoned General Business and has different amenity expectations to a Residential Zone, as the zone accommodates commercial uses. Food services is a permitted use in the zone, while a residential use is a discretionary use in the zone. The zone provisions do not restrict hours of operation, other than for commercial vehicles, but does have noise limits as an acceptable solution within the Use Standards. The permit may be conditioned to be in accordance with the acceptable solution noise limits. Noise restrictions are also covered by the *Environmental Management and Pollution Control Act 1994* and associated regulations.

Issue 7

- Discrepancy between the report and plans regarding the width of the laneway.

Planner's comment:

There is a discrepancy/typo between the report and plans regarding the width of the laneway. The widths shown on the plans take precedent. The separation between the structures, including a fire wall, will still provide for noise attenuation.

Issue 8

- Presence of grease, oil and asbestos in proposed food premises.

Planner's comment:

The site will be completely renovated, including the removal of asbestos as part of the proposed works. The premises will be subject to inspection by the Building Surveyor and Council's Environmental Health

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



Officer, prior to operating as a food premises.

Issue 9

- Vacant lot at the rear

Planner's comment:

This lot is under separate ownership and does not form part of the subject site. The subject site does not contain any Right of Way to service the lot at the rear and there is no requirement for it to provide access.

4.6 Referrals

The only referrals required were as follows:

Council's Works Department

Precis: Council's Works & Infrastructure Department (Jonathan Galbraith) reviewed the application on the 4/9/18 and noted the following with regard to the location of the bricks which form part of the convict trail:

The bricks will need to be moved by the applicant, they should be in the footpath, 300mm off the edge of the ramp. The applicant will be responsible for doing this work.

The revised front door access arrangement will mitigate any issues related to the location of the Convict Trail Bricks.

TasWater

Precis: A Taswater Submission to Planning Authority Notice was issued on the 11.09.2018 (Taswater Ref: TWDA 2018/01465-NMC).

Heritage Adviser

Council's Heritage Advisor, David Denman, reviewed the application on the 20.09.2018. Mr Denman noted that he had no objections to the proposal and made the following comments regarding the proposal:

"The existing former garage building allows for this Art Deco style adaptation.

I recommend that the two projecting parapet graphic signs be deleted or repositioned so as not to project above the top line of the building façade parapet."

The proposed art deco embellishments to the top of the parapet sit well below the eave height of the adjoining building to the north and create symmetry in the design. The Art Deco style should not try to accommodate nineteenth century design elements.

Tasmanian Heritage Council

Precis: Not applicable to this application.

Department of State Growth

Precis: The application was referred to the Department of State Growth on the 4th September 2018. After querying whether a new access is proposed (no new vehicle access is proposed) and whether Council will require the kerb and gutter to be joined up (Council will undertake this work as part of future upgrades to High Street – separate application), the department responded as follows:

Our Ref: D18/191443

Rosemary, thanks for facilitating the additional information.

Taking this into account I advise the Department have no objections to the proposal.

Given the applicant is not undertaking any works within the road reservation there are no conditions required from the Department's perspective.

It is noted that Council will need to apply for a Works Permit as part of the future street-scape works.

Garry Hills, Senior Traffic Engineering Officer, Department of State Growth

Tas Networks

The application was referred to Tas Networks on the 4th September 2018 with regard to power infrastructure in the area. At the time of writing this report – no comment was received. No changes are proposed to Tas Networks infrastructure.

Tasrail (adjoining landowner)

Not applicable to this application.

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



Environmental Health Officer

Not applicable to this application – Council’s Environmental Health Officer will conduct an inspection and issue relevant licenses as part of an application for a food premises under the *Food Act 2003*.

General Manager

Precis: Application signed by the General Manager for works within the footpath.

4.7 Planning Scheme Assessment

GENERAL BUSINESS ZONE	
ZONE PURPOSE	
<i>21.1.1 Zone Purpose Statements</i> <i>21.1.1.1 To provide for business, community, food, professional and retail facilities serving a town or group of suburbs.</i> <i>21.1.1.2 To create through good urban design:</i> <i>a) an attractive and safe environment; and</i> <i>b) activity at pedestrian levels with active road frontages offering interest and engagement to shoppers and; and</i> <i>c) appropriate provision for car parking, pedestrian access and traffic circulation.</i>	
Assessment: The proposal meets the zone purpose, by providing a food premises with an active road frontage providing interest and engagement to patrons.	
LOCAL AREA OBJECTIVES	
<i>To consolidate growth within the existing urban land use framework of the towns of Campbell Town, Longford and Perth.</i> <i>To manage development in the General business zone so as to conserve and enhance the quality of the Heritage Precincts in the Campbell Town, Longford, and Perth town centres.</i> <i>To ensure developments within street reservations contribute positively to the context of the Heritage Precincts in each settlement.</i>	
Assessment: The proposal meets the local area objectives. The proposal meets the heritage precinct requirements of the Code and Specific Area Plan.	
USE AND DEVELOPMENT STANDARDS	

21.3 Use Standards

21.3.1 Amenity

Objective To ensure that the 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 cause or be likely to cause an environmental nuisance through emissions including noise and traffic movement, odour, dust and illumination.
Delivery and service vehicles will be the only commercial vehicles accessing the site. A condition may be applied to the permit to ensure these vehicles only access the site between 6.00am and 10.00pm Monday to Sunday.	N/a
A2 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 c) 5dB(A) above background for intrusive noise.	P2 Noise must not cause unreasonable loss of amenity to nearby sensitive uses.
Condition required to ensure compliance with the noise levels detailed in acceptable solution A2.	N/a

21.4 Development Standards

21.4.1 Siting, Design and Built Form

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



Objective To ensure that buildings are visually compatible with surrounding development.	
Acceptable Solutions	Performance Criteria
A1 The entrance of a building must be: a) clearly visible from the road or publicly accessible areas on the site; and b) provide a safe access for pedestrians.	P1 No performance criteria.
Complies with A1(a & b) – the accessible access is located centrally at the front of the site.	N/a
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.
Complies with A2 (a) – the existing building and proposed façade features are less than 8m.	N/a
A3.1 Buildings must be: set back 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 setback.	P3 Building setbacks must: 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, if any; and e) provide for emergency vehicle access.
Complies with A3.1 & A3.2 – no changes are proposed to the front setback of the building. A roof will be constructed over the delivery access laneway; however, this will not be visible from the street behind the front parapet.	N/a

21.4.2 Subdivision – N/a

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

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



ASSESSMENT AGAINST E6.0 CAR PARKING & SUSTAINABLE TRANSPORT CODE

E6.6 Use Standards

E6.6.1 Car Parking Numbers

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

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

Comment:

Relies on performance criteria P1. Acceptable solution A1 requires 7 spaces, which cannot be achieved as the façade of the building takes up the entire width of the front boundary, making off-street parking impossible on the site. In any case, there is only 160m² of vacant land at the rear of the site.

Approximately 3 spaces are available as parallel parking within the street reservation along the front boundary. 44 spaces (including disabled spaces) are available within a Council carpark on Commonwealth Lane, which is an easy 160m walk from the subject site. Marked spaces are also available in King and Queen Streets. A pedestrian island in the centre of the road is located almost directly in front of the subject site, which provides a safe crossing point for pedestrians. On-street parking is the predominant style of parking within the Campbell Town business precinct and an empirical assessment of existing car parks behind the building line of shop fronts in Campbell Town, indicates that they are mainly used for staff parking and receive little use by the public. High Street has a 24m wide road reservation, which allows ample room for traffic movements and vehicle parking on both sides of the street.

Table E6.1: Parking Space Requirements

Use	Parking Requirement	
	Vehicle	Bicycle
Residential:		
Food services (restaurant, cafe, take-away)	1 space per 15m ² net floor area + 6 queuing spaces for drive-through	1 space per 75m ² net floor area

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
----------------------	----------------------

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



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: Relies on P1 – Bicycle parking is not proposed. It is unlikely that diners will access the site by bicycle, particularly given the remote location of Campbell Town to other major residential centres and lack of riders using the Midland Highway. Sufficient space is available within the building by the front door to accommodate a bicycle if required.			

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 – less than 50 spaces proposed.			

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 – less than 20 spaces provided.			

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: N/a – car parking is not proposed.			

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	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
A1.2	Within the General residential zone, provision for turning must not be located	b)	views into the site from the road and adjoining public spaces; and

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



within the front setback for residential buildings or multiple dwellings.	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: N/a – car parking is not proposed.	
A2.1 Car parking and manoeuvring space must: a) have a gradient of 10% or less; and b) where providing for more than 4 cars, provide for vehicles to enter and exit the site in a forward direction; and c) have a width of vehicular access no less than prescribed in Table E6.2 and Table E6.3, and A2.2 The layout of car spaces and access ways must be designed in accordance with <i>Australian Standards AS 2890.1 - 2004 Parking Facilities, Part 1: Off Road Car Parking</i> .	P2 Car parking and manoeuvring space must: a) be convenient, safe and efficient to use having regard to matters such as slope, dimensions, layout and the expected number and type of vehicles; and b) provide adequate space to turn within the site unless reversing from the site would not adversely affect the safety and convenience of users and passing traffic.
Comment: N/a – car parking is not proposed.	

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 – car parking is not proposed.	

E6.7.4 Parking for Persons with a Disability

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

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



N/a – car parking is not proposed.

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:

Complies with P1 – goods will delivered via a small truck or van, which can be accommodated by on-street parking at the front of the site.

E6.8 Provisions for Sustainable Transport

E6.8.1 Bicycle End of Trip Facilities

Not used in this planning scheme

E6.8.2 Bicycle Parking Access, Safety and Security

Objective:

To ensure that parking and storage facilities for bicycles are safe, secure and convenient.

Acceptable Solutions	Performance Criteria
A1.1 Bicycle parking spaces for customers and visitors must: a) be accessible from a road, footpath or cycle track; and b) include a rail or hoop to lock a bicycle to that meets <i>Australian Standard AS 2890.3 1993</i>; and c) be located within 50m of and visible or signposted from the entrance to the activity they serve; and d) be available and adequately lit in accordance with <i>Australian Standard AS/NZS 1158 2005 Lighting Category C2</i> during the times they will be used; and A1.2 Parking space for residents' and employees' bicycles must be under cover and capable of being secured by lock or bicycle lock.	P1 Bicycle parking spaces must be safe, secure, convenient and located where they will encourage use.
A2 Bicycle parking spaces must have: a) minimum dimensions of: i) 1.7m in length; and ii) 1.2m in height; and iii) 0.7m in width at the handlebars; and b) unobstructed access with a width of at least 2m and a gradient of no more 5% from a public area where cycling is allowed.	P2 Bicycle parking spaces and access must be of dimensions that provide for their convenient, safe and efficient use.

Comment:

N/a – bicycle parking is not proposed.

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:

N/a – car parking is not proposed.

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



Table E6.5: Pedestrian Access

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

Notes

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

ASSESSMENT AGAINST 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:

- 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;
- 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 but is not a Heritage Listed Place.

E13.5 USE STANDARDS

E13.5.1 Alternative Use of heritage buildings

Comment: 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

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



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: Satisfies the performance criteria. Minor demolition of small outbuildings behind the building façade will not impact on the streetscape.

E13.6.2 Subdivision and development density

Comment: N/a

E13.6.3 Site Cover

Comment: N/a

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: N/a – existing building. No changes proposed to the height of the main section of parapet.

E13.6.5 Fences

Comment: N/a

E13.6.6 Roof Form and Materials

Comment: N/a – no changes are proposed.

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. The rendered façade is complementary to the wall materials of buildings within the precinct.

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



E13.6.8 Siting of Buildings and Structures

Comment: N/a

E13.6.9 Outbuildings and Structures

Comment: N/a

E13.6.10 Access Strips and Parking

Comment: N/a

E13.6.11 Places of Archaeological Significance

Comment: N/a

E13.6.12 Tree and Vegetation Removal

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 0.2m ² .	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: Relies on performance criteria P1 as follows:

- a) period details, windows, doors and other architectural details are not covered by the proposed signs. The building itself does not have historic heritage value.
- b) The site does not contain heritage fabric.
- c) The subject site does not contain a heritage place. The proposed signage is in keeping with the art deco style proposed and will not protrude from the building so as to impact on the view of the adjoining heritage-listed building.
- d) As per (c).

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.

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

CAMPBELL TOWN HERITAGE PRECINCT CHARACTER STATEMENT

The Campbell Town Heritage Precinct is unique because it is the core of a substantially intact nineteenth century townscape, with its significant built fabric, and its atmosphere of a traditional resting place on the main road between the north and south. Its wide main street, historic buildings and resting places for travellers all contribute to its unique

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



character. High Street has remained as the main commercial focus for the town, continuing to serve the needs of residents, visitors and the agricultural community. The War Memorial to the north marks the approach to the business area which terminates at the historic bridge over the Elizabeth River; a significant landscape feature. Traditional buildings in the Precinct include impressive examples of colonial architecture. The historic Valentine's Park is the original foreground for 'The Grange' and provides a public outdoor resting place for visitors and locals at the heart of the town. Campbell Town's heritage ambience has been acknowledged, embraced and built on by many of those who live in or visit the town.

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 to 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 Heritage Precinct Character Statement and satisfies the Management Objectives. Council's Heritage Advisor has made comments regarding colours and signage.

ASSESSMENT AGAINST E15 SIGNS CODE

Building Fascia Sign 	A sign on the front of a building.
Sky/Apex/Parapet Sign 	A sign on the apex, parapet or any other part of a building above the eaves.

E15.5 Standards for Use or Development

E15.5.1 Third Party Signage

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

E15.5.2 Heritage Precincts

Objective To ensure that the design and siting of signs complement or enhance the streetscape of Heritage Precincts.	
Acceptable Solutions	Performance Criteria

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



A1	No acceptable solution	P1	If within the Heritage Precincts Specific Area Plan, shall be consistent with the Character Statements.
Relies on P1.		Complies with P1 – the character statement notes that: <i>High Street has remained as the main commercial focus for the town, continuing to serve the needs of residents, visitors and the agricultural community.</i> The proposed signage maintains the commercial focus of the town.	

E15.5.3 Design and siting of signage

Objective To ensure that the design and siting of signs complement or enhance the characteristics of the natural and built environment in which they are located.	
Building Fascia Sign	
Acceptable Solutions	Performance Criteria
A15 A building fascia sign must be located in the following zones: • Community Purpose; or • General Business (no permit required); or • General Industrial; or • Light Industrial; or • Local Business (no permit required); or • Village.	P15 No performance criteria
Complies – the site is located within the General Business Zone.	N/a
A16 A building fascia sign, if contained wholly within the building fascia must: a) not project above or below the fascia of the building; and b) not exceed two-thirds the depth of the fascia band; and c) not exceed 950mm; and d) not project more than 200mm from the vertical face of the fascia; e) only be illuminated through the use of internal lighting, neon, or external spot-lighting sensitively designed to minimize glare and overspill of light; and f) not be flashing; and g) not extend over a window or significant architectural feature; and h) be in keeping with the design of the building.	P16 No performance criteria
Complies with A16 – condition required to ensure compliance with exact size of signage and impact of illumination. The signs will not be flashing, will not extend over any architectural features and is in keeping with the design of the building.	N/a
A17 A building fascia sign, if not contained within the building fascia must: a) be limited to two signs on the front of the building; and b) together with any other signage, not cover more than 25% of the front of the building.	P17 No performance criteria
Complies with A17; a) one side each side of the doorway to create symmetry. b) The signs do not cover more than 25% of the front of the building.	N/a

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



A18 A building fascia sign, if not contained within the building fascia, must: a) have a maximum area of 15m²; and b) not be illuminated.	P18 A building fascia sign, if not contained within the building fascia: a) if larger than 15m²; and/or b) being illuminated (not flashing or rotating) must demonstrate that: a) it is sympathetic to the architectural character and detailing of the building; and b) it is of appropriate dimensions so as not to dominate the streetscape or premises on which it is located; and c) it will not result in loss of amenity to neighbouring properties; and d) it will not contribute to or exacerbate visual clutter; and e) it will not distract motorists as a result of size illumination or movement; and f) Illumination is sensitively designed to minimize glare and overspill of light, through the use of neon, internal lighting or by sympathetically designed external spot-lighting.
N/a	N/a

Sky/Apex/Parapet Signs	
Acceptable Solutions	Performance Criteria
A43 No acceptable solution	P43 A sky/apex/parapet sign located in the: • Local Business Zone; or • General Business Zone, must demonstrate that: a) no other form of permitted signage will meet the needs of the proprietor; and b) the sign does not dominate the streetscape and reflects the prevailing character of the area, in terms of shape, proportions and colours; and c) it does not conflict with the Zone Purpose as outlined in Part D of this planning scheme.
N/a	Complies with P43 – The signs are located in the General Business Zone. a) The nature of the parapet means that no other signage type is applicable. b) The commercial precinct of Campbell Town extends for approximately 600m and the proposed art deco embellishments to the top of the parapet do not dominate the overall streetscape. The signage is consistent with the art deco style of building in terms of colours and shapes and will be complementary to the street if well executed. The central location within the parapet creates symmetry and proportion to the building façade.

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



	c) The signage does not conflict with the zone purpose, as identified earlier in this report.
A44 A sky/apex/parapet sign must: a) only be used for advertising goods or services available on the same site as the sign; and b) not be placed on the roofs of buildings that exceed 7.5m in height above the ground; and c) have a maximum height (sign structure) of 1.5m; and d) have a maximum length of 3m; and e) have a maximum distance between the top of the sign and the roof or parapet of 2.3m; and f) not project horizontally beyond the walls of the building; and g) be limited to one apex/parapet sign per site; and h) not be moving, rotating or flashing; and i) only be illuminated through the use of internal lighting, neon, or external spot-lighting sensitively designed to minimize glare and overspill of light.	P44 No performance criteria
Complies with A44 – a) Complies – applies to the subject site. b) Complies – the building does not exceed 7.5m in height above ground level. c) Complies – maximum 900mm in height. d) Complies – maximum 3m in length proposed. e) Complies – the sign is located on the parapet and is maximum 900mm high. f) Complies – the sign is flush with the front of the parapet. g) Complies – the sign forms a single symmetrical element. h) The sign does not move, rotate or flash. i) N/a – only the façade signs are illuminated via an external spotlight.	N/a

SPECIFIC AREA PLANS

F1.0 TRANSLINK SPECIFIC AREA PLAN	N/a
F2.0 HERITAGE PRECINCTS SPECIFIC AREA PLAN	Complies – See Specific Area Plan assessment below.

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;

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



- 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

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.

F2.4 Requirements for Design Statement

F2.4.1 In addition to the requirements of clause 8.1.3, a design statement is required in support of the application for any new building, extension, alteration or addition, to ensure that development achieves consistency with the existing streetscape and common built forms that create the character of the streetscape.

F2.4.2 The design statement must identify and describe, as relevant to the application, setbacks, orientation, scale, roof forms, plan form, verandah styles, conservatories, architectural details, entrances and doors, windows, roof covering, roof plumbing, external wall materials, paint colours, outbuildings, fences and gates within the streetscape. The elements described must be shown to be the basis for the design of any new development.

F2.4.3 The design statement must address the subject site and the two properties on both sides, the property opposite the subject site and the two properties both sides of that.

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

F2.5 STANDARDS FOR DEVELOPMENT

F2.5.1 Setbacks

Objective: To ensure that the predominant front setback of the existing buildings in the streetscape is maintained, and to ensure that the impact of garages and carports on the streetscape is minimised.	
Acceptable Solutions & performance criteria	
A1 The predominant front setback as identified in the design statement must be maintained for all new buildings, extensions, alterations or additions (refer Figure F2.4 & F2.8).	P1 The front setback must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to: a) the cultural heritage values of the local heritage place, its setting and the precinct; b) the topography of the site; c) the size, shape, and orientation of the lot; d) the setbacks of other buildings in the surrounding area; e) the historic cultural heritage significance of adjacent places; and f) the streetscape.
A2 New carports and garages, whether attached or detached, must be set back a minimum of 3 metres behind the line of the front wall of the house which it adjoins (refer Figure F2.3, & F2.7).	P2 The setback of new carports and garages from the line of the front wall of the house which it adjoins must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to: a) the cultural heritage values of the local heritage place, its setting and the precinct; b) the topography of the site; c) the size, shape, and orientation of the lot; d) the setbacks of other buildings in the surrounding area; e) the historic cultural heritage significance of adjacent places; and f) the streetscape.
A3 Side setback reductions must be to one boundary only, in order to maintain the appearance of the original streetscape spacing.	P3 Side setbacks must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to: a) the cultural heritage values of the local heritage place, its setting and the precinct; b) the topography of the site;

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



	c)	<i>the size, shape, and orientation of the lot;</i>
	d)	<i>the setbacks of other buildings in the surrounding area;</i>
	e)	<i>the historic cultural heritage significance of adjacent places; and</i>
	f)	<i>the streetscape.</i>

Comment: N/a - No change to the existing setback.

F2.5.2 Orientation

<i>Objective: To ensure that new buildings, extensions, alterations and additions respect the established predominant orientation within the streetscape.</i>	
Acceptable Solutions & performance criteria	
A1 All new buildings, extensions, alterations or additions must be orientated: a) perpendicular to the street frontage (refer Figure F2.5, F2.6, & F2.8); or b) Where the design statement identifies that the predominant orientation of buildings within the street is other than perpendicular to the street, to conform to the established pattern in the street; and c) A new building must not be on an angle to an adjoining heritage-listed building (refer Figure F2.5).	P1 Orientation of all new buildings, extensions, alteration or additions must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to: a) the cultural heritage values of the local heritage place, its setting and the precinct; b) the topography of the site; c) the size, shape, and orientation of the lot; d) the setbacks of other buildings in the surrounding area; e) the historic cultural heritage significance of adjacent places; and f) the streetscape.

Comment: N/a – no changes are proposed to the orientation of the building as it is built to the front boundary.

F2.5.3 Scale

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

Comment: The building is existing. The height of the new parapet projection is sympathetic with the adjoining building. No other extensions are proposed.

F2.5.4 Roof Forms

<i>Objective: To ensure that the roof form and elements respect those of the existing main building and the streetscape.</i>	
Acceptable Solutions & performance criteria	
A1.1 The roof form for new buildings, extensions, alterations, and additions must, if visible from the street, be in the form of hip or gable, with a pitch between 25 – 40 degrees (refer Figure F2.14 & F2.18), or match the existing building, and A1.2 Eaves overhang must be a maximum of 300mm excluding guttering, or match the existing building.	P1 The roof form of all new buildings, extensions, alteration or additions must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to: a) the cultural heritage values of the local heritage place, its setting and the precinct; b) the design, period of construction and materials of the dominant building on site; c) the dominant roofing style and materials in the setting; and d) the streetscape.
A2	Where there is a need to use the roof space, dormer windows are acceptable and must be in a style that reflects the period setting of the existing main building on the site, or the setting if the site is vacant (refer Figure F2.15).

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



A3	Where used, chimneys must be in a style that reflects the period setting of the existing main building on the site, or the setting if the site is vacant.
A4	Metal cowls must not be used where they will be seen from the street.

Comment: Existing roof form to be retained behind front parapet.

F2.5.5 Plan Form

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

Comment: Existing plan form to be retained.

F2.5.6 External Walls

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

Comment: Meets the Performance Criteria. The site itself is not heritage-listed and the design statement outlines the art deco inspiration drawn from existing buildings within the precinct.

F2.5.7 Entrances and Doors

<i>Objective: To ensure that the form and detail of the front entry is consistent with the streetscape.</i>	
Acceptable Solutions & performance criteria	
A1.1 The position, shape and size of original door and window openings must be retained where they are prominent from public spaces; and	P1 Entrances and doors must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to:
A1.2 The front entrance location must be in the front wall facing the street, and be located within the central third of the front wall of the house; and	a) the cultural heritage values of the local heritage place, its setting and the precinct;
A1.3 Modern front doors with horizontal glazing or similar styles must not be used (refer Figure F2.21).	b) the design, period of construction and materials of the dominant building on site; and
	c) the streetscape.

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



Comment: Meets the Performance Criteria. The site itself is not listed and the design statement outlines the art deco inspiration drawn from existing buildings within the precinct. The proposed renovations will centralise the doorway opening.

F2.5.8 Windows

<i>Objective: To ensure that window form and details are consistent with the streetscape.</i>	
Acceptable Solutions & performance criteria	
A1 Window heads must be a minimum of 300mm below the eaves line, or match the existing.	
Solid-void ratio	
A2 Front façade windows must conform to the solid/void ratio (refer Figure F2.24 & F2.25).	P2 For commercial buildings, the solid/void ratio of front façade windows must be compatible with that of heritage-listed commercial buildings in the precinct.
Window sashes	
A3 Window sashes must be double hung, casement, awning or fixed appropriate to the period and style of the building (refer Figure F2.22 & F2.23).	
A4 Traditional style multi-pane sashes, when used, must conform to the traditional pattern of six or eight vertical panes per sash with traditional size and profile glazing bars.	
A5 Horizontally sliding sashes must not be used.	
A6 Corner windows to front facades must not be used.	
Window Construction Materials	
A7 Clear glass must be used.	
A8 Reflective and tinted glass and coatings must not be used where visible from public places.	
A9 Additions to heritage-listed buildings must have timber window frames, where visible from public spaces.	
A10 Painted aluminium must only be used where it cannot be seen from the street and in new buildings, or where used in existing buildings	P10 Window frames must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to the cultural heritage values of the local heritage place, its setting and the precinct.
A11 Glazing bars must be of a size and profile appropriate for the period of the building	
A12 Stick-on aluminium glazing-bars must not be used	
A13 All windows in brick or masonry buildings must have projecting brick or stone sills, or match the existing.	
French Doors, Bay Windows and Glass Panelling	
A14 French doors and bay windows must be appropriate for the original building style and must be of a design reflected in buildings of a similar period.	
A15 Where two bay windows are required, they must be symmetrically placed.	
A16 Large areas of glass panelling must:	
a) Be divided by large vertical mullions to suggest a vertical orientation; and	
b) Be necessary to enhance the utility of the property or protect the historic fabric; and	
c) Not detract from the historic values of the original building.	

Comment: The existing building style and previous vehicle garage use accommodate the proposed new window and door styles.

A1 – Matches existing.

P2 – Commercial building compatible with existing building and others within the precinct.

A3 – Fixed.

A4 – N/a

A5 – Complies.

A6 – Complies.

A7 – Complies.

A8 – Complies.

A9 – N/a

A10 – Used in existing building.

A11 – Complies.

A12 – Complies.

A13 – N/a

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



A14 – N/a
A15 – N/a
A16 – Complies.

F2.5.9 Roof Covering

<i>Objective: To ensure that roof materials are compatible with the streetscape.</i>	
Acceptable Solutions (no performance criteria)	
A1.1	Roofing of additions, alterations and extensions must match that of the existing building; and
A1.2	Roof coverings must be:
a)	corrugated iron sheeting in grey tones, brown tones, dark red, or galvanized iron
or	
b)	slate or modern equivalents, shingle and low-profile tiles, where compatible with the style and period of the main building on the site and the setting. Tile colours must be:
	• dark gray; or • light grey; or • brown tones; or • dark red;
or	
c)	traditional metal tray tiles where compatible with the style and period of the main building on the site.
d)	for additions, alterations and extensions, match that of the existing building.
A2	Must not be klip-lock steel deck and similar high rib tray sheeting.

Comment: The roof is not seen from the street and is existing.

F2.5.10 Roof Plumbing

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

Comment: The existing roof plumbing and proposed box gutter will not be seen from the street.

F2.5.11 Verandahs

Comment: N/a

F2.5.12 Architectural Details

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

Comment: Complies with Acceptable Solutions. The art deco style detailing is complimentary with the other building styles in the streetscape and does not attempt to suggest a past use which is not historically accurate.

F2.5.13 Outbuildings

Comment: N/A

F2.5.14 Conservatories

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



Comment: N/A

F2.5.15 Fences and Gates

Comment: N/A

F2.5.16 Paint Colours

<i>Objective: To ensure that new colour schemes maintain a sense of harmony with the street or area in which they are located.</i>	
Acceptable Solutions & performance criteria	
A1.1 Colour schemes must be drawn from heritage-listed buildings within the precinct; or	P1 Colour schemes must be compatible with the local historic heritage significance of the local heritage place or precinct having regard to the character and appearance of the existing place or precinct.
A1.2 Colour schemes must be drawn from the following:	
a) Walls – Off white, creams, beige, tans, fawn and ochre.	
b) Window & Door frames – white, off white, Indian red, light browns, tans, olive green and deep Brunswick green.	
c) Fascia & Barge Boards - white, off white Indian red, light browns, tans, olive green and deep Brunswick green	
d) Roof & Gutters – deep Indian red, light and dark grey.	
A2 There must be a contrast between the wall colour and trim colours.	
A3 Previously unpainted brickwork must not be painted, except in the case of post-1960 buildings.	

Comment: Meets the Performance Criteria. The site itself is not listed and the design statement outlines the art deco inspiration drawn from existing buildings within the precinct. The colour schemes proposed are also drawn from existing buildings within the heritage precinct. The red colouring proposed in the signage and trim is similar to the Caltex Service Station signage, the doors and trim of the Town Hall and the signage of the Take Away Store across the road. The light blue trims are similar to those of the Coco Blue store at the northern end of town. The Natural White and Surfmist colouring of the parapet and façade is similar to numerous buildings within the precinct, including a number of listed buildings. It would be inappropriate to apply a heritage colour scheme to an Art Deco style building.

F2.5.17 Lighting

<i>Objective: To ensure that modern domestic equipment and wiring do not intrude on the character of the streetscape</i>	
Acceptable Solutions (no performance criteria)	
A1 Wiring or conduit to new lighting is not located on the front face of a building.	

Comment: Meets the Acceptable Solutions. Condition required to ensure compliance.

F2.5.18 Maintenance and Repair

Comment: N/a

F2.6 USE STANDARDS

F2.6.1 Alternative Use of heritage buildings

Comment: N/a – not a heritage listed building.

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
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> .	

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



STRATEGIC PLAN/ANNUAL PLAN/COUNCIL POLICIES

Strategic Plan 2017-2027

Statutory Planning

5 FINANCIAL IMPLICATIONS TO COUNCIL

Not applicable to this application.

6 OPTIONS

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

7 DISCUSSION

Discretion to refuse the application is limited to:

- Reliance on the Performance Criteria of the Heritage Code & Heritage Precinct Specific Area Plan.
- Reliance on the Performance Criteria of the Car Parking and Sustainable Transport Code.
- Reliance on the Performance Criteria of the Signs Code.

Two representations were received in response to the public exhibition of the development, noting concerns regarding off-street parking, noise and patron behaviour, and the ability of the premises to meet food standards. Clarification was also sought regarding the use of the laneway, the power pole (lamp post) and petrol bowsers, access to the lot at the rear and plan details. Some of the matters raised are outside the scope of the Planning Application or are dealt with by separate legislation. The applicant provided a response to the representations.

The proposed development presents an opportunity for re-development of a building that is in need of restoration and repair. Asbestos cladding has previously fallen off the building on to the foot path and presented a danger to the public. The removal of asbestos will occur as part of the re-development, if approved.

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 and to ensure compliance with the provisions of the planning scheme.

8 ATTACHMENTS

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

RECOMMENDATION

That land at 110 High Street, Campbell Town be approved to be developed and used for a Change of Use to Food Services, Alterations & Signage (heritage precinct) in accordance with application PLN-18-0210, and subject to the following conditions:

1 Layout not altered

The use and development shall be in accordance with the endorsed plans numbered **P1 – P8** (as detailed below) **except as required by condition 6 & D1 Planning Submission Report, prepared by Metier Planning and Development & D2 Design Intent Statement, prepared by Apogee Design.**

Plan No	Project No	Sheet No	Date	Revisions No
P1	1811	A01-DA06	17/08/2018	6

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



P2	1811	A02-DA06	17/08/2018	6
P3	1811	A03-DA06	17/08/2018	6
P4	1811	A05-DA-N07	4/10/2018	7
P5	1811	A06-DA06	17/08/2018	6
P6	1811	A08-DA04	17/08/2018	4
P7	1811	A09-DA-N06	4/10/2018	6
P8	1811	A10-DA-N06	4/10/2018	4

2 Commercial Vehicle Movements

The delivery of goods via commercial vehicles must only occur between 6.00am and 10.00pm Monday to Sunday.

3 Noise Levels

Noise levels at the boundary of the site with any adjoining land must not exceed:

- 50dB(A) day time; and
- 40dB(A) night time; and
- 5dB(A) above background for intrusive noise.

4 TasWater conditions

Sewer and water services shall be provided in accordance with TasWater's Planning Authority Notice (reference number TWDA 2018/01465-NMC).

5 Light wiring

Wiring or conduit to new lighting must not be located on the front face of the building.

6 Fascia Signage

The fascia signage (car sign and 50's diner sign) must not exceed the following requirements:

- not project above or below the fascia of the building;
- not exceed two-thirds the depth of the fascia band or a maximum 950mm in height (whichever is lesser);
- not project more than 200mm from the vertical face of the fascia; and
- only be illuminated through the use of external spot-lighting sensitively designed to minimize glare and overspill of light.

DECISION

Cr Adams/Cr Goninon

That land at 110 High Street, Campbell Town be approved to be developed and used for a Change of Use to Food Services, Alterations & Signage (heritage precinct) in accordance with application PLN-18-0210, and subject to the following conditions:

1 Layout not altered

The use and development shall be in accordance with the endorsed plans numbered **P1 – P8** (as detailed below) **except as required by condition 6 & D1 Planning Submission Report, prepared by Metier Planning and Development & D2 Design Intent Statement, prepared by Apogee Design.**

Plan No	Project No	Sheet No	Date	Revisions No
P1	1811	A01-DA06	17/08/2018	6
P2	1811	A02-DA06	17/08/2018	6
P3	1811	A03-DA06	17/08/2018	6
P4	1811	A05-DA-N07	4/10/2018	7
P5	1811	A06-DA06	17/08/2018	6
P6	1811	A08-DA04	17/08/2018	4
P7	1811	A09-DA-N06	4/10/2018	6
P8	1811	A10-DA-N06	4/10/2018	4

2 Commercial Vehicle Movements

The delivery of goods via commercial vehicles must only occur between 6.00am and 10.00pm

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



Monday to Sunday.

3 Noise Levels

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
- c) 5dB(A) above background for intrusive noise.

4 TasWater conditions

Sewer and water services shall be provided in accordance with TasWater's Planning Authority Notice (reference number TWDA 2018/01465-NMC).

5 Light wiring

Wiring or conduit to new lighting must not be located on the front face of the building.

6 Fascia Signage

The fascia signage (car sign and 50's diner sign) must not exceed the following requirements:

- a) not project above or below the fascia of the building;
- b) not exceed two-thirds the depth of the fascia band or a maximum 950mm in height (whichever is lesser);
- c) not project more than 200mm from the vertical face of the fascia; and
- d) only be illuminated through the use of external spot-lighting sensitively designed to minimize glare and overspill of light.

Carried unanimously

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



289/18 PLANNING APPLICATION PLN-18-0195 165 WELLINGTON STREET, LONGFORD

File Number: 113600.572; CT157129/4
Responsible Officer: Des Jennings, General Manager
Report prepared by: Erin Boer, Urban & Regional Planner

1 INTRODUCTION

This report assesses an application for 165 Wellington Street, Longford to construct Visitor Accommodation (vary setbacks in Rural Resource Zone).

2 BACKGROUND

Applicant:
Mr Ashley Brook (6TY)

Owner:
Paul Richard & Julie-Ann Smith

Zone:
Rural Resource Zone

Codes:
Car Parking and Sustainable Transport Code

Classification under the Scheme:
Discretionary

Existing Use:
Residential

Deemed Approval Date:
Extension of time received till 19.10.2018

Recommendation:
Approve

Discretionary Aspects of the Application

- Discretionary use in the zone
- Variation to development standards (side setback)
- Reliance on the performance criteria of the Car Parking and Sustainable Transport Code (unsealed access and parking area).

Planning Instrument: *Northern Midlands Interim Planning Scheme 2013*

3 STATUTORY REQUIREMENTS

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

4 ASSESSMENT

4.1 Proposal

It is proposed to:

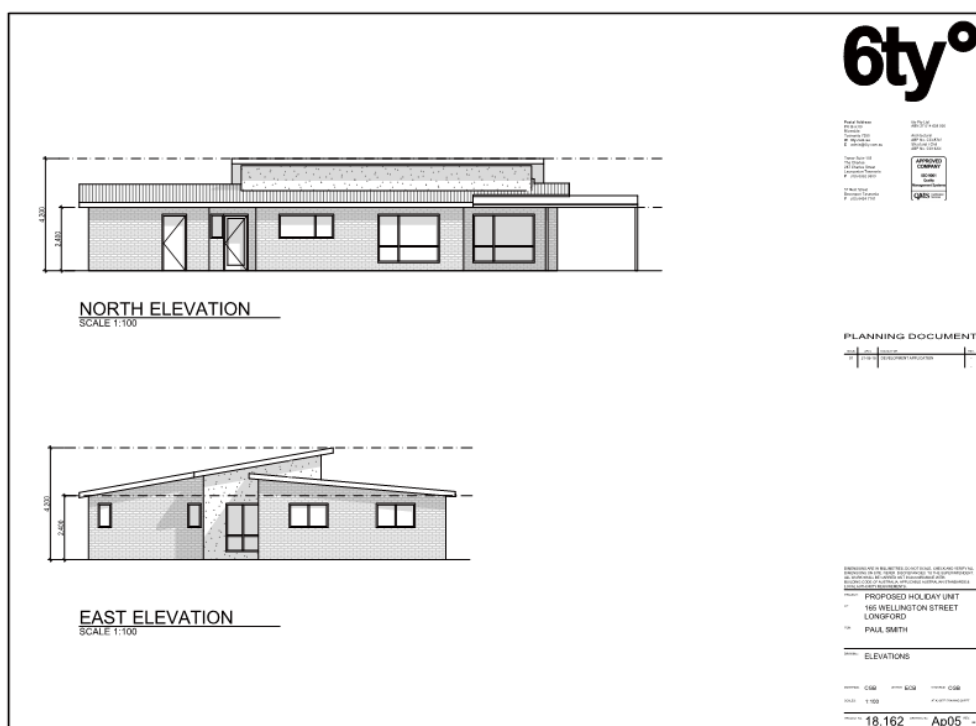
- Construct a building for use as Visitor Accommodation (vary setbacks in Rural Resource Zone).

**NORTHERN
MIDLANDS
COUNCIL**

[illegible][illegible]

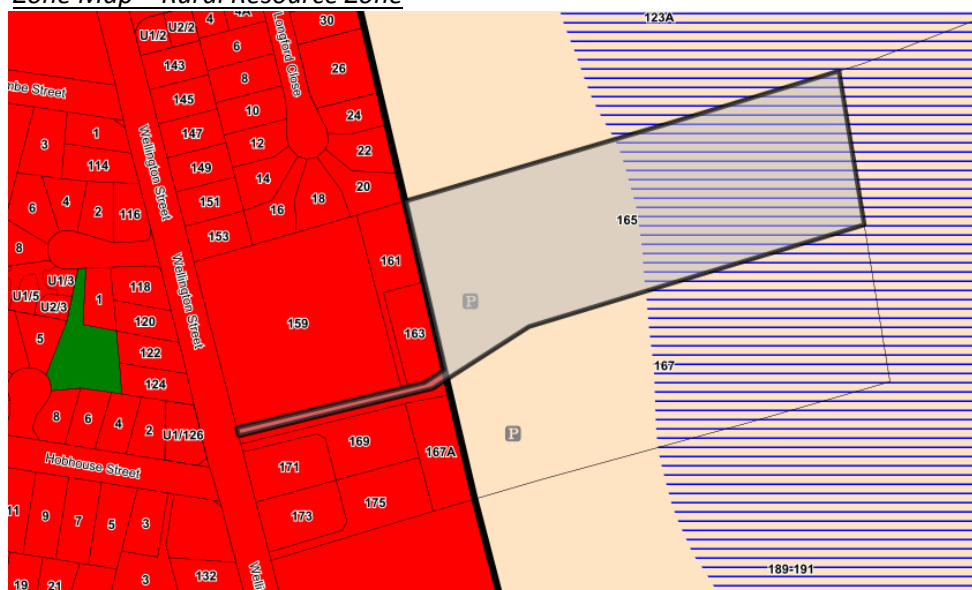
MINUTES – ORDINARY MEETING

15 OCTOBER 2018



4.2 Zone and land use

Zone Map – Rural Resource Zone



The land is zoned Rural Resource and is subject to the Car Parking and Sustainable Transport Code.

The relevant Planning Scheme definition, in accordance with *Planning Directive 6* (revised 01.08.2018), is:

Visitor Accommodation	use of land for providing short or medium term accommodation, for persons away from their normal place of residence, on a commercial basis or otherwise available to the general public at no cost. Examples include a backpackers hostel, bed and breakfast establishment, camping and caravan park, holiday cabin, holiday unit, motel, overnight camping area, residential hotel and serviced apartment.
-----------------------	---

Visitor Accommodation is Discretionary in the zone.

MINUTES – ORDINARY MEETING

15 OCTOBER 2018

4.3 Subject site and locality

The author of this report carried out a site visit on the 7th September 2018. The subject site is a 2.612ha lot, which currently contains an existing dwelling and multiple outbuildings. Residential zoned lots adjoin the property to the west, while the remainder of the property is surrounded by rural land, which all contain residential uses. The eastern half of the lot is subject to a flood hazard special area, as are the adjoining Rural Resource zoned lots.

Aerial photograph of area



Photographs of subject site



MINUTES – ORDINARY MEETING

15 OCTOBER 2018



4.4 Permit/site history

Relevant permit history includes:

DA184/96 - P Smith - House
113600.572 - 165 WELLINGTON ST - LONGFORD - SMITH JULIE-ANN

DA70/96 & BA76/99 - P Smith - Shed
113600.572 - 165 WELLINGTON ST - LONGFORD - SMITH JULIE-ANN

P06-256 - P Smith - Barn/Machinery Shed
113600.572 - 165 WELLINGTON ST - LONGFORD - SMITH JULIE-ANN

P07-157 (27/003/458) - Engineering Edge (Obo Smith/Shelton) - 2 Lots Into 5 Lots
113600.572 - 165 WELLINGTON ST - LONGFORD - SMITH JULIE-ANN

P10-260 - P & J Smith - Farm Shed
113600.572 - 165 WELLINGTON ST - LONGFORD - SMITH JULIE-ANN

P11-313 (BA WITHDRAWN) - P Smith - Ancillary Apartment
113600.572 - 165 WELLINGTON ST - LONGFORD - SMITH JULIE-ANN

P12-009 - P & J Smith - House Extension (Awning)
113600.572 - 165 WELLINGTON ST - LONGFORD - SMITH JULIE-ANN

P12-041 - Paul Smith - Light Industrial Use
113600.572 - 165 WELLINGTON ST - LONGFORD - SMITH JULIE-ANN

P76/99 - P Smith - Shed
113600.572 - 165 WELLINGTON ST - LONGFORD - SMITH JULIE-ANN

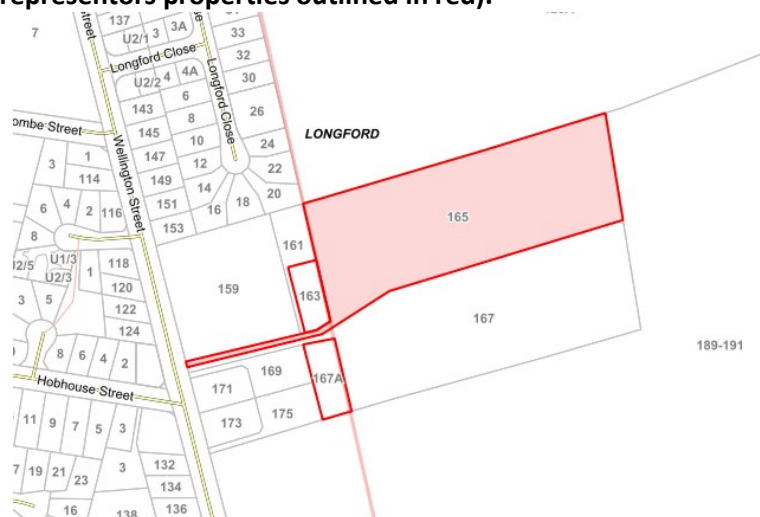
4.5 Representations

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:

- Michael & Maureen Ridge, 167A Wellington Street, Longford
- Greg Belkner & Ashlee Dunne, 163 Wellington Street, Longford.

A mediation session was conducted on the 1st October, 2018 with all parties (applicant, owner, and representation for each representor). Revised plans were issued as a result of the issues raised in the mediation session, and subsequently, Mr & Mrs Ridge withdrew their representation, on the provision that any approvals were based on the revised plans. Mr Belkner & Ms Dunne concerns were partly mitigated by the revised plans but did not wish to withdraw their representation.

Map showing location of representors properties in relation to subject site (subject site highlighted, representors properties outlined in red).



MINUTES – ORDINARY MEETING

15 OCTOBER 2018



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

Issue 1

- Prevalence of visitor accommodation uses in the immediate area and associated amenity impacts (noise, privacy, guests getting lost and accessing incorrect properties).

Planner's comment:

An existing visitor accommodation use is located at 161 Wellington Street, within the General Residential Zone (a discretionary planning application was applied for and approved). There is concern amongst the representors that existing ancillary dwellings in the area could also be used for visitor accommodation. The State Government have recently made changes via Planning Directives to streamline the process for applying for visitor accommodation uses. Visitor Accommodation remains a discretionary use within the Rural Resource Zone. As a separate issue, Council Officers also see the system providing a loop hole for people wanting a second dwelling on Rural Resource zoned land. Multiple Dwellings are prohibited in the Rural Resource Zone; whereas, Visitor Accommodation is a discretionary use (if for a new use). Short v's Long stay accommodation is extremely difficult to prove from an enforcement perspective.

Issue 2

- Privacy and light intrusion

Planner's comment:

The mediation session resulted in a revised plan detailing the establishment of hedging plants to mitigate vehicle headlight intrusions and to assist privacy along the western boundary. The visitor accommodation building was also moved 5m east. It was noted by the applicant that the location of the building was chosen primarily on the ability to access existing reticulated services (sewer and stormwater). There are no provisions within the planning scheme which enforce privacy measures for visitor accommodation.

Issue 3

- Road safety (speed and vision)

Planner's comment:

The mediation session resulted in a revised plan detailing the establishment of a speed limit sign and Convex Safety mirror, to improve vehicle safety and visibility for guests unfamiliar with the area.

Issue 4

- Road Maintenance

Planner's comment:

This is a civil matter between the users of the Right of Way and maintenance requirements are detailed on the title documents for each property.

Issue 5

- Impact on views

Planner's comment:

There are no provisions within the planning scheme in which to enforce the retention of views. The mediation session concluded that privacy was more important than views, hence the proposed screening along the western boundary was proposed.

4.6 Referrals

The application did not require any referrals.

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



4.7 Planning Scheme Assessment

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

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

26.1.3	Desired Future Character Statements
	The visual impacts of use and development within the rural landscape are to be minimised such that the effect is not obtrusive.
Assessment: The proposed development will not be visible from public viewpoints.	

USE AND DEVELOPMENT STANDARDS	
-------------------------------	--

26.3.1 Discretionary Uses if not a single dwelling

<i>Objective</i>	
a)	<i>To provide for an appropriate mix of uses that support the Local Area Objectives and the location of discretionary uses in the rural resources zone does not unnecessarily compromise the consolidation of commercial and industrial uses to identified nodes of settlement or purpose built precincts.</i>
b)	<i>To protect the long term productive capacity of prime agricultural land by minimising conversion of the land to non-agricultural uses or uses not dependent on the soil as a growth medium, unless an overriding benefit to the region can be demonstrated.</i>
c)	<i>To minimise the conversion of non-prime land to a non-primary industry use except where that land cannot be practically utilised for primary industry purposes.</i>

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



- 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 <i>If for permitted or no permit required uses.</i>	P1.1 <i>It must be demonstrated that the use is consistent with local area objectives for the provision of non-primary industry uses in the zone, if applicable; and</i> P1.2 <i>Business and professional services and general retail and hire must not exceed a combined gross floor area of 250m² over the site.</i>

Comment:

The proposal meets the performance criteria P1.1 as it is consistent with the local area objectives for Tourism, through the provision of visitor facilities. P1.2 is not applicable.

A2 <i>If for permitted or no permit required uses.</i>	P2.1 <i>Utilities, extractive industries and controlled environment agriculture located on prime agricultural land must demonstrate that the:</i> i) <i>amount of land alienated/converted is minimised; and</i> ii) <i>location is reasonably required for operational efficiency; and</i> P2.2 <i>Uses other than utilities, extractive industries or controlled environment agriculture located on prime agricultural land, must demonstrate that the conversion of prime agricultural land to that use will result in a significant benefit to the region having regard to the economic, social and environmental costs and benefits.</i>
--	--

Comment:

P2.1 is not applicable to this proposal. P2.2 is also not applicable, as there will be no conversion of prime agricultural land as a result of this proposal (the site is Class 4 land, prime agricultural land is class 1-3).

A3 <i>If for permitted or no permit required uses.</i>	P3 <i>The conversion of non-prime agricultural to non-agricultural use must demonstrate that:</i> a) <i>the amount of land converted is minimised having regard to:</i> i) <i>existing use and development on the land; and</i> ii) <i>surrounding use and development; and</i> iii) <i>topographical constraints; or</i> b) <i>the site is practically incapable of supporting an agricultural use or being included with other land for agricultural or other primary industry use, due to factors such as:</i> i) <i>limitations created by any existing use and/or development surrounding the site; and</i> ii) <i>topographical features; and</i> iii) <i>poor capability of the land for primary industry; or</i> c) <i>the location of the use on the site is reasonably required for operational efficiency.</i>
--	--

Comment:

The proposal complies with P3 (b) - there will be no conversion of agricultural land as a result of this proposal as the 2.612ha lot is used primarily for residential purposes, despite being zoned Rural Resource. The lot does not have sufficient size to accommodate a productive agricultural use, but the larger lot does provide a good buffer between residential and agricultural uses.

A4 <i>If for permitted or no permit required uses.</i>	P4 <i>It must be demonstrated that:</i> a) <i>emissions are not likely to cause an environmental nuisance; and</i> b) <i>primary industry uses will not be unreasonably confined or restrained from conducting normal operations; and</i> c) <i>the capacity of the local road network can accommodate the traffic generated by the use.</i>
--	---

Comment: The proposal complies with P4 as follows:

- a) The proposal will not result in any emissions greater than the existing residential use of the site;
- b) As the development is located between an existing residence and residential zoned land, the impact on surrounding primary industry uses will remain unchanged.
- c) The site has frontage to Wellington Street which is sufficient to accommodate the increase in traffic generated by the visitor accommodation use. The existing Right of Way will have a speed limit sign and mirror installed to improve safety. Separate entry and exit laneways are already in place.

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



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.
Comment: Complies with P5 (a-e) – the proposed building will be located between established residential buildings and will not be visible from public viewpoints. The site is not located on a skyline or ridgeline.	

26.3.2 Dwellings – N/a

26.3.3 Irrigation Districts

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

26.4 Development Standards

26.4.1 Building Location and Appearance

Objective To ensure that the: a) ability to conduct extractive industries and resource development will not be constrained by conflict with sensitive uses; and b) development of buildings is unobtrusive and complements the character of the landscape.	
Acceptable Solutions	Performance Criteria
A1 Building height must not exceed: a) 8m for dwellings; or b) 12m for other purposes.	P1 Building height must: a) be unobtrusive and complement the character of the surrounding landscape; and b) protect the amenity of adjoining uses from adverse impacts as a result of the proposal.
Complies with A1 (a).	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.

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



Relies on performance criteria – the building is located 15m from the closest boundary.

Complies with P2 – the building is unlikely to constrain adjoining primary industry operations as the development site is located between an existing residential use on the subject site and General Residential Zoned land. The existing dwelling in the area provide a buffer to all adjoining agricultural land, which is used primarily for grazing, as it is constrained by flooding.

26.4.2 Subdivision – N/a

CODES	
E1.0 BUSHFIRE PRONE AREAS CODE	N/a
E2.0 POTENTIALLY CONTAMINATED LAND	N/a
E3.0 LANDSLIP CODE	N/a
E4.0 ROAD AND RAILWAY ASSETS CODE	Complies – See code assessment below.
E5.0 FLOOD PRONE AREAS CODE	N/a – development site not located within Flood Prone Area
E6.0 CAR PARKING AND SUSTAINABLE TRANSPORT CODE	Complies – See code assessment below
E7.0 SCENIC MANAGEMENT CODE	N/a
E8.0 BIODIVERSITY CODE	N/a
E9.0 WATER QUALITY CODE	N/a
E10.0 RECREATION AND OPEN SPACE CODE	N/a
E11.0 ENVIRONMENTAL IMPACTS & ATTENUATION CODE	N/a
E12.0 AIRPORTS IMPACT MANAGEMENT CODE	N/a
E13.0 LOCAL HISTORIC HERITAGE CODE	N/a
E14.0 COASTAL CODE	N/a
E15.0 SIGNS CODE	N/a

ASSESSMENT AGAINST E4.0 ROAD AND RAILWAY ASSETS CODE

E4.6 Use Standards

E4.6.1 Use and road or rail infrastructure

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

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



	provide a significant social and economic benefit to the State or region; and b) any increase in use of an existing access or junction or development of a new access or junction to a limited access road or a category 1, 2 or 3 road must be for a use that is dependent on the site for its unique resources, characteristics or locational attributes and an alternate site or access to a category 4 or 5 road is not practicable; and c) an access or junction which is increased in use or is a new access or junction must be designed and located to maintain an adequate level of safety and efficiency for all road users.
N/a	N/a

E4.7 Development Standards

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

Objective To ensure that development on or adjacent to category 1 or 2 roads (outside 60km/h), railways and future roads and railways is managed to: a) ensure the safe and efficient operation of roads and railways; and b) allow for future road and rail widening, realignment and upgrading; and c) avoid undesirable interaction between roads and railways and other use or development.	
Acceptable Solutions	Performance Criteria
A1 The following must be at least 50m from a railway, a future road or railway, and a category 1 or 2 road in an area subject to a speed limit of more than 60km/h: a) new road works, buildings, additions and extensions, earthworks and landscaping works; and b) building 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 with A1.	N/a

E4.7.2 Management of Road Accesses and Junctions

Objective To ensure that the safety and efficiency of roads is not reduced by the creation of new accesses and junctions or increased use of existing accesses and junctions.	
Acceptable Solutions	Performance Criteria
A1 For roads with a speed limit of 60km/h or less the development must include only one access providing both entry and exit, or two accesses providing separate entry and exit.	P1 For roads with a speed limit of 60km/h or less, the number, location, layout and design of accesses and junctions must maintain an acceptable level of safety for all road users, including pedestrians and cyclists.
Complies with A1 – existing separate entry and exit.	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

MINUTES – ORDINARY MEETING

15 OCTOBER 2018

	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.
N/a	N/a

E4.7.3 Management of Rail Level Crossings

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

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

Objective To ensure that use and development involving or adjacent to accesses, junctions and level crossings allows sufficient sight distance between vehicles and between vehicles and trains to enable safe movement of traffic.	
Acceptable Solutions	Performance Criteria
A1 Sight distances at a) an access or junction must comply with the Safe Intersection Sight Distance shown in Table E4.7.4; and b) rail level crossings must comply with <i>AS1742.7 Manual of uniform traffic control devices - Railway crossings</i> , Standards Association of Australia; or c) If the access is a temporary access, the written consent of the relevant authority has been obtained.	P1 The design, layout and location of an access, junction or rail level crossing must provide adequate sight distances to ensure the safe movement of vehicles.
Complies. The existing access to Wellington Street complies with A1 (a). Visibility within the development site will be improved through the installation of a mirror.	N/a

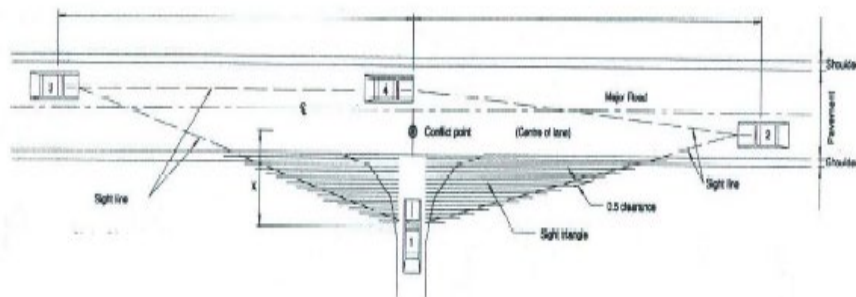


Figure E4.7.4 Sight Lines for Accesses and Junctions

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



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

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

Table E4.7.4 Safe Intersection Sight Distance (SISD)

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

Notes:

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

ASSESSMENT AGAINST E6.0 CAR PARKING & SUSTAINABLE TRANSPORT CODE

E6.6 Use Standards

E6.6.1 Car Parking Numbers

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

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

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



	ii) the pattern of parking in the locality; and iii) any existing structure on the land.
Comment: The visitor accommodation unit contains a single parking space within the garage. No changes are proposed to the existing parking for the dwelling.	

Table E6.1: Parking Space Requirements

Use	Parking Requirement	
	Vehicle	Bicycle
Residential:		
<i>If a 1 bedroom or studio dwelling in the General Residential Zone (including all rooms capable of being used as a bedroom)</i>	<i>1 space per dwelling</i>	<i>1 space per unit or 1 spaces per 5 bedrooms in other forms of accommodation.</i>
<i>If a 2 or more bedroom dwelling in the General Residential Zone (including all rooms capable of being used as a bedroom)</i>	<i>2 spaces per dwelling</i>	
Visitor accommodation <i>(bed and breakfast, camping, caravan park, unit/cabin, backpacker hostel, motel, serviced apartments)</i>	<i>1 space per unit or 1 space per 4 beds whichever is greater</i>	<i>1 space per 10 beds</i>

E6.6.2 Bicycle Parking Numbers

Objective: To encourage cycling as a mode of transport within areas subject to urban speed zones by ensuring safe, secure and convenient parking for bicycles.	
Acceptable Solutions	Performance Criteria
A1.1 Permanently accessible bicycle parking or storage spaces must be provided either on the site or within 50m of the site in accordance with the requirements of Table E6.1; or A1.2 The number of spaces must be in accordance with a parking precinct plan contained in Table E6.6: Precinct Parking Plans.	P1 Permanently accessible bicycle parking or storage spaces must be provided having regard to the: a) likely number and type of users of the site and their opportunities and likely preference for bicycle travel; and b) location of the site and the distance a cyclist would need to travel to reach the site; and c) availability and accessibility of existing and planned parking facilities for bicycles in the vicinity.
Comment: Complies – space available within garage.	

E6.6.3 Taxi Drop-off and Pickup

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

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

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



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: Relies on performance criteria – driveway not sealed to match existing. Will be readily identifiable and constructed to ensure that they are useable in all weather conditions. Condition required to ensure compliance.			

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	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
A1.2	Within the General residential zone, provision for turning must not be located within the front setback for residential buildings or multiple dwellings.	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: N/a			
A2.1	Car parking and manoeuvring space must:	P2	Car parking and manoeuvring space must:
a)	have a gradient of 10% or less; and	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)	where providing for more than 4 cars, provide for vehicles to enter and exit the site in a forward direction; 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.
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> .		
Comment: Complies with P2 – parking and access proposed will be convenient, safe and efficient and provide adequate space to turn within the site. Exact measurements on the roadway widths were not provided, but is currently sufficient.			

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:	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)	secured and lit so that unauthorised persons cannot enter or;	a)	levels of activity within the vicinity; and

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



b) visible from buildings on or adjacent to the site during the times when parking occurs.	b) opportunities for passive surveillance for users of adjacent building and public spaces adjoining the site.
Comment: N/a	

E6.7.4 Parking for Persons with a Disability

Objective: To ensure adequate parking for persons with a disability.	
Acceptable Solutions	Performance Criteria
A1 All spaces designated for use by persons with a disability must be located closest to the main entry point to the building.	P1 The location and design of parking spaces considers the needs of disabled persons, having regard to: e) the topography of the site; f) the location and type of relevant facilities on the site or in the vicinity; g) the suitability of access pathways from parking spaces, and h) 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: d) characteristics of the populations to be served; e) their means of transport to and from the site; and f) applicable Australian Standards.
Comment: 1 parking space is provided, which can be used for both disabled and non-disabled persons. The single <i>visitor accommodation</i> unit does not accommodate disability access within the building.	

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.

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



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:	P2
a)	minimum dimensions of:	Bicycle parking spaces and access must be of dimensions that provide for their convenient, safe and efficient use.
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.	
Comment: Complies with A1.2 & A2 – bicycle parking available within the garage.		

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 – no separate access required.	

Table E6.5: Pedestrian Access

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

Notes

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

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

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

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



6 OPTIONS

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

7 DISCUSSION

Discretion to refuse the application is limited to:

- Discretionary Use in the zone
- Variation to development standards (side setback)
- Reliance on the performance criteria of the Car Parking and Sustainable Transport Code (unsealed access and parking area).

The issues raised in the representation have been mostly mitigated through mediation between the parties; however, concern regarding privacy and the prevalence of visitor accommodation uses within the immediate area remain a concern. The planning scheme has limited provisions in which to address these concerns and measures proposed through the mediation process are likely to be the best outcome available.

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

- A. Application & plans
- B. Representations
- C. Planning Directive No.6

RECOMMENDATION

That land at 165 Wellington Street, Longford be approved to be developed and used for a Visitor Accommodation in accordance with application PLN-18-0195, and subject to the following conditions:

1 Layout not altered

The use and development shall be in accordance with the endorsed plans numbered **P1 – P7** (*Drawing No: 18.162, Sheet No's: Cover Page & Ap01-Ap06, Issue Date: 05.10.2018*) & **D1** (*Planning Submission Report, prepared by 6ty° (A. Brook), dated 22.08.2018 (issue 02)*).

2 Car Parking and Access

Prior to the commencement of the use approved by this permit, 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.

3 Screening

- 3.1 Prior to the commencement of the use approved by this permit or issue of a Certificate of Completion for the development, all screening must be planted as per the endorsed plans and then maintained for the duration of the use (including replacement of deceased trees), to the satisfaction of the General Manager.
- 3.2 Plants must be established to a minimum height of 50cm (not including pot height), prior to planting along the western boundary.
- 3.3 Plants must be established to a minimum height of 80cm (not including pot height), prior to planting along the southern side of the driveway.

4 Speed limit sign and mirror

Prior to the commencement of the use approved by this permit or issue of a Certificate of Completion for the development, a 15km/h speed limit sign and Convex Safety mirror, must be installed as per the endorsed

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



plans.

5 Use of the building

The use approved by this permit is limited to *Visitor Accommodation* (short or medium-term accommodation, for persons away from their normal place of residence) and the building must not be used as a permanent residence.

DECISION

Cr Polley/Cr Goninon

That land at 165 Wellington Street, Longford be approved to be developed and used for a Visitor Accommodation in accordance with application PLN-18-0195, and subject to the following conditions:

1 Layout not altered

The use and development shall be in accordance with the endorsed plans numbered **P1 – P7** (*Drawing No: 18.162, Sheet No's: Cover Page & Ap01-Ap06, Issue Date: 05.10.2018*) & **D1** (*Planning Submission Report, prepared by 6ty° (A. Brook), dated 22.08.2018 (issue 02)*).

2 Car Parking and Access

Prior to the commencement of the use approved by this permit, 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.

3 Screening

3.1 Prior to the commencement of the use approved by this permit or issue of a Certificate of Completion for the development, all screening must be planted as per the endorsed plans and then maintained for the duration of the use (including replacement of deceased trees), to the satisfaction of the General Manager.

3.2 Plants must be established to a minimum height of 50cm (not including pot height), prior to planting along the western boundary.

3.3 Plants must be established to a minimum height of 80cm (not including pot height), prior to planting along the southern side of the driveway.

4 Speed limit sign and mirror

Prior to the commencement of the use approved by this permit or issue of a Certificate of Completion for the development, a 15km/h speed limit sign and Convex Safety mirror, must be installed as per the endorsed plans.

5 Use of the building

The use approved by this permit is limited to *Visitor Accommodation* (short or medium-term accommodation, for persons away from their normal place of residence) and the building must not be used as a permanent residence.

6 Maximum length of stay

At no time is any person to be accommodated in the premises approved by this permit for any period exceeding 6 weeks within any 6-month period.

Carried unanimously

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



290/18 PLANNING APPLICATION PLN-18-0230 74 WELLINGTON STREET, LONGFORD

File Number: PLN-18-0230; CT 159124/1
Responsible Officer: Trent Atkinson, Community & Development Supervisor
Report prepared by: Paul Godier, Senior Planner

1 INTRODUCTION

Approval is sought for a carport (partly constructed) at 74 Wellington Street, Longford (heritage precinct).

2 BACKGROUND

Applicant:

T Martin

Owner:

K Avery

Zone:

General Business

Codes:

Local Historic Heritage Code, Heritage Precincts Specific Area Plan,
Car Parking & Sustainable Transport Code

Classification under the Scheme:

Residential (single dwelling)

Existing Use:

Residential (single dwelling)

Deemed Approval Date:

1 November 2018

Recommendation:

Approve

Discretionary Aspects of the Application

- Development of a carport within the Heritage Precinct.

Planning Instrument: *Northern Midlands Interim Planning Scheme 2013*

Preliminary Discussion

The applicant advised that when he realized a planning permit was required he stopped work and lodged the application.

Photograph of subject site

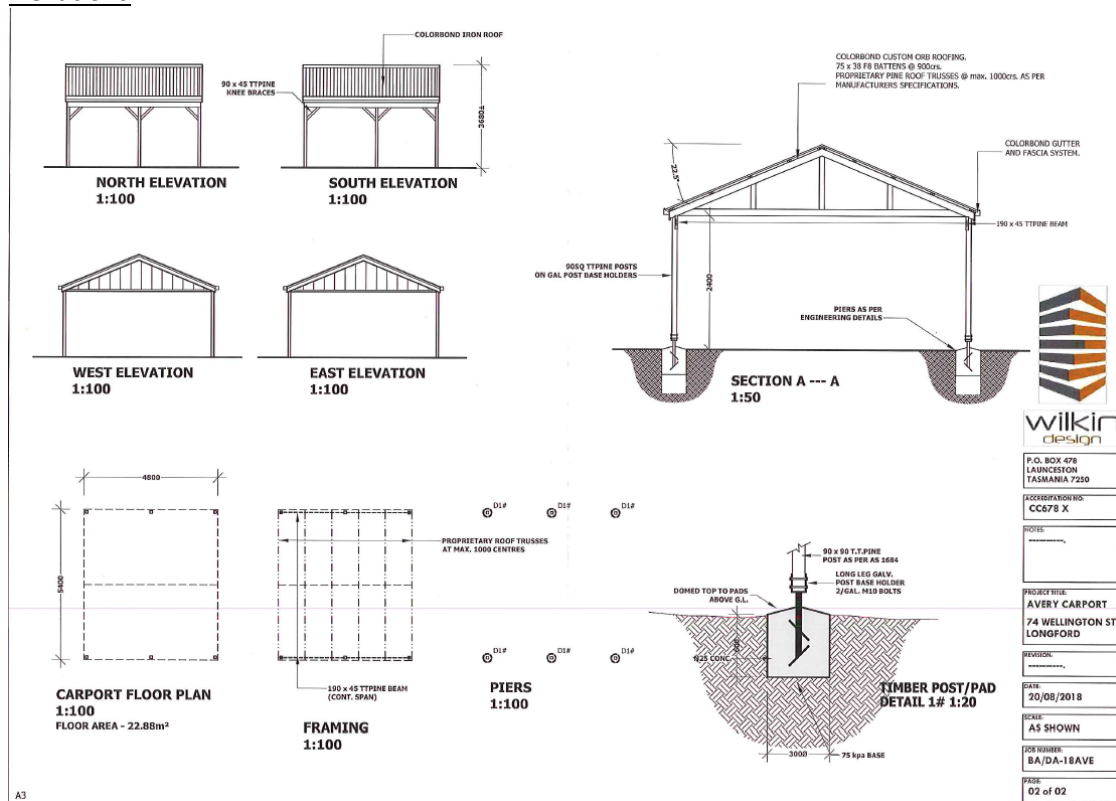


NORTHERN
MIDLANDS
COUNCIL

MINUTES – ORDINARY MEETING

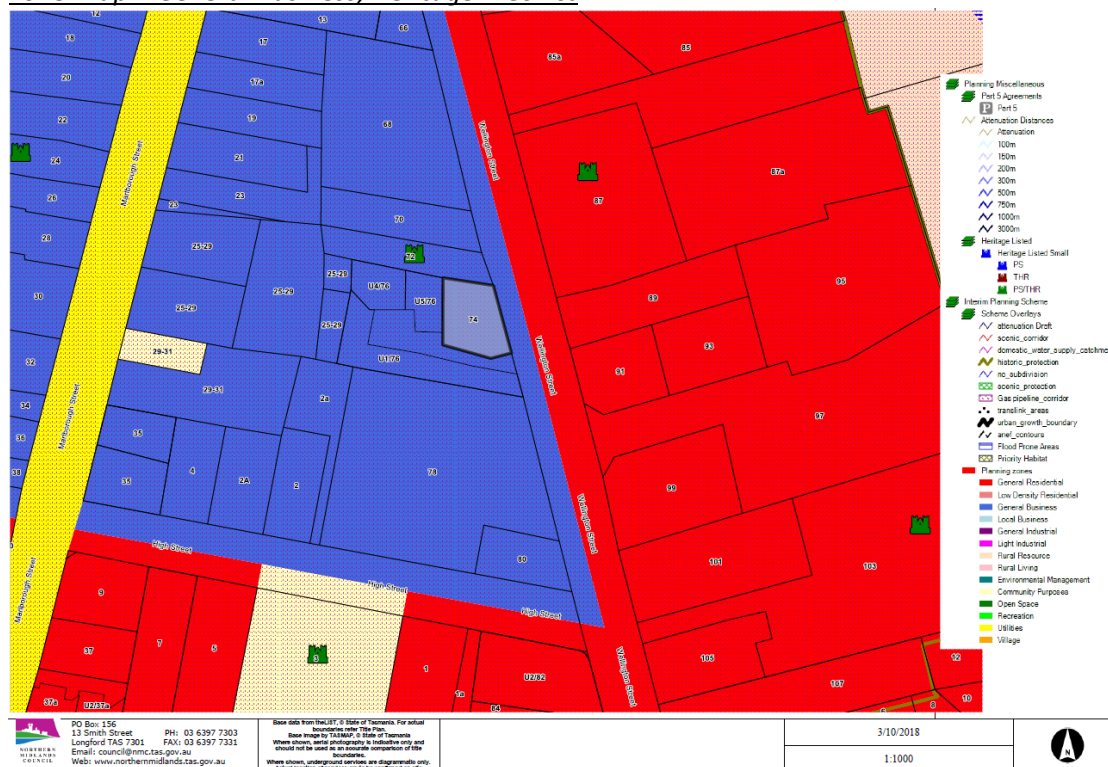
15 OCTOBER 2018

Elevations



4.2 Zone and land use

Zone Map – General Business, Heritage Precinct



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

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



The relevant Planning Scheme definitions are:

single dwelling	means a dwelling on a lot on which no other dwelling is situated; or a dwelling and an ancillary dwelling on a lot on which no other dwelling is situated.
outbuilding	means a non-habitable detached building of Class 10a of the Building Code of Australia and includes a garage, carport or shed.

Residential (single dwelling) is Discretionary in the zone.

4.3 Subject site and locality

The author of this report carried out a site visit on 3 October 2018. The site is located on the western side of Wellington Street and contains a single dwelling. The land to the rear is being developed with five multiple dwellings. Surrounding land is otherwise developed with single dwellings. The site is within the heritage precinct of Longford and adjoins a heritage listed building to the north.

Aerial photograph of area



Photograph of subject site



MINUTES – ORDINARY MEETING

15 OCTOBER 2018



4.4 Permit/site history

Relevant permit history includes:

- 18-207: carport (withdrawn because designer showed wrong location)
- 09-043: Subdivision between two lots that created the current title

4.5 Representations

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

- John Cauchi, 87 Wellington Street, Longford

Map showing location of representor's property in relation to subject site



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

- The carport is too close to the heritage listed building (the Toll house) at 72 Wellington Street.

Planner's comment:

Council's Heritage Adviser has advised that the front setback and visual separation between the structure and the adjoining Toll House is sufficient to ensure the car port will not have any adverse impact on the streetscape or the adjoining historic Toll House building.

- The land will be overdeveloped, and the roofline is too obtrusive as a gable.

Planner's comment:

Council's Heritage Adviser has advised that the siting, form and scale of the structure meets relevant Acceptable Solutions of the scheme, which includes site coverage and roof form.

- No reference to the front fence which is now completed without development approval.

Planner's comment:

The applicant sought advice from Council before installing the front fence. Because the style of fence is in accordance with the relevant criteria for fences in the Heritage Precincts Specific Area Plan shown below, the fence does not require a development application and the applicant was advised as such.

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



F2.15.5 Fences and Gates

A1.2 *Front fence must be a timber vertical picket, masonry to match the house, heritage style woven wire, galvanized tubular fencing, other than looped, or iron palisade fence with a maximum height of 1500mm.*

- The carport is under the eaves of 74 Wellington Street and may not comply with building standards.

Planner's comment:

Discussion with Council's Community & Development Supervisor indicates that the relevant clause of the Building Code is 3.7.1.6 (d) which requires the carport to have two or more sides open and not less than one third of its perimeter open, and for the purposes of that clause, a side is considered to be open if the roof covering adjacent to that side is not less than 500 mm from another building or allotment boundary.

4.6 Referrals

Heritage Adviser

Council's Heritage Advisor, David Denman, reviewed the application and advised:

The proposed car port will be sympathetic with the existing and adjoining buildings.

The siting, form and scale of the structure meets relevant Acceptable Solutions of the scheme.

The front setback and visual separation between the structure and the adjoining Toll House is sufficient to ensure the car port will not have any adverse impact on the streetscape or the adjoining historic Toll House building.

4.7 Planning Scheme Assessment

GENERAL BUSINESS ZONE

21.1 Zone Purpose

21.1.1 Zone Purpose Statements

21.1.1.1 *To provide for business, community, food, professional and retail facilities serving a town or group of suburbs.*

21.1.1.2 *To create through good urban design:*

- an attractive and safe environment; and*
- activity at pedestrian levels with active road frontages offering interest and engagement to shoppers and; and*
- appropriate provision for car parking, pedestrian access and traffic circulation.*

Comment: The proposal complies with 21.1.1.2 c)

21.1.2 Local Area Objectives

To consolidate growth within the existing urban land use framework of the towns of Campbell Town, Longford and Perth.

To manage development in the General business zone so as to conserve and enhance the quality of the Heritage Precincts in the Campbell Town, Longford, and Perth town centres.

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

Comment: The proposal complies with the local area objectives.

21.1.3 Desired Future Character Statements

There are no desired future character statements

21.3 Use Standards

21.3.1 Amenity

Objective

To ensure that the 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

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



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 cause or be likely to cause an environmental nuisance through emissions including noise and traffic movement, odour, dust and illumination.
Comment: Not applicable to this proposal for a residential use.	
A2 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 c) 5dB(A) above background for intrusive noise.	P2 Noise must not cause unreasonable loss of amenity to nearby sensitive uses.
Comment: Use as a carport for a residential use complies with these requirements.	

21.4 Development Standards

21.4.1 Siting, Design and Built Form

Objective To ensure that buildings are visually compatible with surrounding development.	
Acceptable Solutions	Performance Criteria
A1 The entrance of a building must be: a) clearly visible from the road or publically accessible areas on the site; and b) provide a safe access for pedestrians.	P1 No performance criteria.
Comment: The proposal complies.	N/a
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.
Comment: The proposal complies.	N/a
A3.1 Buildings must be: set back 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 setback.	P3 Building setbacks must: a) provide for enhanced levels of public interaction or public activity; and The setback of the open carport is consistent with this requirement. b) ensure the efficient use of the site; and The setback of the carport allows for a car to be parked in the driveway, consistent with this requirement. c) be consistent with the established setbacks within the immediate area and the same zone; and The setback is consistent with the setback of 62 Wellington Street. d) be consistent with the local area objectives, if any; and e) provide for emergency vehicle access.
Comment: The proposal is not setback the same as or less than the setback of an immediately adjoining building. Must address the performance criteria.	Comment: a) the setback of the open carport provides for enhanced levels of public interaction or public activity; 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, if any; and The setback is consistent with the local area objective to conserve and enhance the quality of the Heritage Precincts. e) provide for emergency vehicle access. The setback provides for emergency vehicle access.

21.4.2 Subdivision

Not applicable.

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



CODES	
E1.0 BUSHFIRE PRONE AREAS CODE	N/a
E2.0 POTENTIALLY CONTAMINATED LAND	N/a
E3.0 LANDSLIP CODE	N/a
E4.0 ROAD AND RAILWAY ASSETS CODE	N/a
E5.0 FLOOD PRONE AREAS CODE	N/a
E6.0 CAR PARKING AND SUSTAINABLE TRANSPORT CODE	Complies – 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	Complies – See Heritage Adviser's Assessment
E14.0 COASTAL CODE	N/a
E15.0 SIGNS CODE	N/a

ASSESSMENT AGAINST E6.0 CAR PARKING & SUSTAINABLE TRANSPORT CODE

E6.6 Use Standards

E6.6.1 Car Parking Numbers

A1 a) The number of car parking spaces must not be less than the requirements of Table E6.1.

Comment: Two on-site car parking spaces are required by the planning scheme. The proposal allows for 2 car parking spaces in the carport and one in the driveway.

Table E6.1: Parking Space Requirements

Use	Parking Requirement
Residential:	
<i>If a 2 or more bedroom dwelling in the General Residential Zone (including all rooms capable of being used as a bedroom)</i>	<i>2 spaces per dwelling</i>

SPECIFIC AREA PLANS

F1.0 TRANSLINK SPECIFIC AREA PLAN	N/a
F2.0 HERITAGE PRECINCTS SPECIFIC AREA PLAN	Complies – See Heritage Adviser's Assessment

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

STATE POLICIES

The proposal is consistent with all State Policies.

OBJECTIVES OF LAND USE PLANNING & APPROVALS ACT 1993

The proposal is consistent with the objectives of the <i>Land Use Planning & Approvals Act 1993</i> .

STRATEGIC PLAN/ANNUAL PLAN/COUNCIL POLICIES

Strategic Plan 2017-2027
<i>Statutory Planning</i>

5 FINANCIAL IMPLICATIONS TO COUNCIL

Not applicable to this application.

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



6 OPTIONS

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

7 DISCUSSION

Discretion to refuse the application is limited to development within the Heritage Precinct.

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

Council's Heritage Adviser has reviewed the application and is of the view that the proposed car port will be sympathetic with the existing and adjoining buildings. The front setback and visual separation between the structure and the adjoining Toll House is sufficient to ensure the car port will not have any adverse impact on the streetscape or the adjoining historic Toll House building.

It is recommended that the proposal be approved.

8 ATTACHMENTS

- Application & plans
- Responses from referral agencies
- Representation & applicants response

RECOMMENDATION

That land at 74 Wellington Street, Longford be approved to be developed and used for a carport (heritage precinct) in accordance with application PLN-18-0230, and subject to the following condition:

1 Layout not altered

The use and development shall be in accordance with the endorsed plans numbered **P1** (Elevation and Floor Plan, Job Number BA/DA-18 AVE, 20/08/2018, Page 01 of 02) and **P2** (Site Plan, Job Number BA/DA-18 AVE, 20/08/2018, Page 02 of 02).

DECISION

Cr Calvert/Cr Goninon

That land at 74 Wellington Street, Longford be approved to be developed and used for a carport (heritage precinct) in accordance with application PLN-18-0230, and subject to the following condition:

1 Layout not altered

The use and development shall be in accordance with the endorsed plans numbered **P1** (Elevation and Floor Plan, Job Number BA/DA-18 AVE, 20/08/2018, Page 01 of 02) and **P2** (Site Plan, Job Number BA/DA-18 AVE, 20/08/2018, Page 02 of 02).

Carried

Voting for the motion:

Mayor Downie, Cr Adams, Cr Calvert, Cr Goninon, Cr Gordon, Cr Goss, Cr Knowles, Cr Lambert

Voting against the motion:

Cr Polley

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



291/18 DRAFT PLANNING SCHEME AMENDMENT 05/2018 HERITAGE LISTING OF ST MARK'S CHURCH, 3960 MACQUARIE ROAD, CRESSY

File: PLN-18-0248
Responsible Officer: Trent Atkinson, Community & Development Supervisor
Report prepared by: Paul Godier, Senior Planner

1 SUMMARY INFORMATION

Applicant:

Northern Midlands Council

Zone

Rural Resource

Critical Date:

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

Planning Instrument:

Northern Midlands Interim Planning Scheme 2013

Proposal:

Amend the Planning Scheme to include St Mark's Church, 3690 Macquarie Road, in the Heritage Code

Use

Church

Recommendation:

Initiate and certify the draft amendment

Planning Authority:

Northern Midlands Council

2 BACKGROUND

At its meeting of 25 June 2018, Council resolved to pursue the heritage listing of the St Mark's Church, at 3690 Macquarie Road, Cressy.

Council's Heritage Adviser, David Denman, has provided the attached Heritage Assessment Report which supports heritage listing of the church and cemetery.

Mr Denman also advises that the property qualifies for inclusion in Table E13.1 – Archaeologically Significant Sites due to the potential for unmarked burials.

St Mark's Church (Source: Heritage Assessment Report, David Denman & Associates)



MINUTES – ORDINARY MEETING

15 OCTOBER 2018



Location Context Diagram (Source: Heritage Assessment Report, David Denman & Associates)



3 STATUTORY REQUIREMENTS

3.1 *Land Use Planning & Approvals Act 1993:*

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

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

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

Comment:

- (a) Part 7 of this report finds that the draft amendment is consistent with section 32 of the Act.*
- (ab) There are no representations under section 30I relevant to the draft amendment.*
- (b) This report provides advice in relation to section 65 of the *Local Government Act 1993* (advice of qualified persons).*

4 CONSULTATION

4.1 Public Exhibition

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

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

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



(b) *advertise, as prescribed, the exhibition of the draft amendment.*

4.2 Referrals

Referrals occur after the draft amendment has been certified.

5 FINANCIAL IMPLICATIONS

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

6 STRATEGIC PLAN 2017-2027

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

- Lead –
 - Leaders with Impact
Core Strategies:
 - ♦ Communicate – Connect with the community
 - ♦ Lead – Councillors represent honestly with integrity
 - ♦ Manage – Management is efficient and responsive
- People –
 - Sense of Place – Sustain, Protect, Progress
Core Strategies:
 - ♦ Council nurtures and respects historical culture
 - Lifestyle – Strong, Vibrant, Safe and Connected Communities
Core Strategies:
 - ♦ Communicate – Communities speak & leaders listen
- Place –
 - Environment – Cherish & Sustain our Landscapes
Core Strategies:
 - ♦ Cherish & sustain our landscapes
 - History – Preserve & Protect our Built Heritage for Tomorrow
Core Strategies:
 - ♦ Our heritage villages and towns are high value assets

7 OPTIONS

- Initiate and certify the draft amendment; or
- Refuse to initiate and certify the draft amendment.

8 DISCUSSION

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

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

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

Comment: Including the property in the Heritage Code does not increase the potential for land use conflicts with use and development permissible under the planning scheme applying to the adjacent area. The draft amendment is consistent with this objective.

Must be consistent with the Regional Land Use Strategy and any mandatory provisions ([section 300](#)).

Comment: The Northern Regional Land Use Strategy contains the following relevant to the draft amendment:

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



Strategic Direction G1.3 b) Recognising the 'drivers' of tourism, including heritage.

Strategic Direction G2.3 b) Preserve and protect significant cultural heritage.

E.6 Social Infrastructure and Community Policy: Cultural heritage, both aboriginal and non-aboriginal, is an important component of 'community'.

E6.3 Key Social Infrastructure and Community Strategies – Promote and protect heritage as a key component of 'community'.

Cultural Heritage Policy CH-P01 - Recognise, retain and protect cultural heritage values in the region for their character, culture, sense of place, contribution to our understanding of history.

The draft amendment is consistent with the Northern Regional Land Use Strategy and is not inconsistent with any mandatory provisions.

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

Comment: The draft amendment will not change the use and development permissible on the site.

Must be consistent with the overarching requirements for planning schemes [sections 20(2), (3), (4), (5), (6), (7), (8), and (9)]:

(2) A planning scheme may–

(aa) make any provision which relates to the use, development, protection or conservation of any land in the area; and

(a) set out policies and specific objectives; and

(b) regulate or prohibit the use or development of any land; and

(c) designate land as being reserved for public purposes; and

(d)

(e) set out requirements for the provision of public utility services to land; and

(f) require specified things to be done to the satisfaction of the Commission, relevant agency or planning authority; and

(g) apply, adopt or incorporate any document which relates to the use, development or protection of land; and

(h) provide that any use or development of land is conditional on an agreement being entered into under Part 5; and

(ha) set out provisions relating to the implementation in stages of uses or developments; and

(i) provide for any other matter which this Act refers to as being included in a planning scheme; and

(j) provide for an application to be made to a planning authority to bring an existing use of land that does not conform to the scheme into conformity, or greater conformity, with the scheme.

Comment: The proposal is consistent with these requirements.

(3) Subject to subsections (4), (5) and (6), nothing in any planning scheme is to be taken (including by virtue of requiring a permit to be obtained) to–

(a) prevent the continuance of the use of any land, upon which buildings or works are not erected, for the purposes for which it was being lawfully used before the coming into operation of the scheme; or

(b) prevent the use of any building which was erected before that coming into operation for any purpose for which it was lawfully being used immediately before that coming into operation, or the maintenance or repair of such a building; or

(c) prevent the use of any works constructed before that coming into operation for any purpose for which they were being lawfully used immediately before that coming into operation; or

(d) prevent the use of any building or works for any purpose for which it was being lawfully erected or carried out immediately before that coming into operation; or

(e) require the removal or alteration of any lawfully constructed buildings or works; or

(f) prevent a development, which was lawfully commenced but not completed before the coming into operation of the scheme, from being completed within–

(i) 3 years of that coming into operation; or

(ii) any lesser or greater period specified in respect of the completion of that development under the terms of a permit or special permit granted before the coming into operation of the scheme.

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



Comment: The proposal is consistent with these requirements.

- (4) Subsections (3) and (3A) do not apply to a use of land–*
- (a) which has stopped for a continuous period of 2 years; or*
- (b) which has stopped for 2 or more periods which together total 2 years in any period of 3 years; or*
- (c) in the case of a use which is seasonal in nature, if the use does not take place for 2 years in succession.*

Comment: The proposal is consistent with these requirements.

- (5) Subsection (3) does not apply to the extension or transfer from one part of a parcel of land to another of a use previously confined to the first-mentioned part of that parcel of land.*

Comment: The proposal is consistent with these requirements.

- (6) Subsections (3) and (3A) do not apply where a use of any land, building or work is substantially intensified.*

Comment: The proposal is consistent with these requirements.

- (7) Nothing in any planning scheme or special planning order affects –*
- (a) forestry operations conducted on land declared as a private timber reserve under the Forest Practices Act 1985; or*
- (b) the undertaking of mineral exploration in accordance with a mining lease, an exploration licence, or retention licence, issued under the Mineral Resources Development Act 1995, provided that any mineral exploration carried out is consistent with the standards specified in the Mineral Exploration Code of Practice; or*
- (c) fishing; or*
- (d) marine farming in State waters.*

Comment: The proposal is consistent with these requirements.

- (8) The coming into operation of a planning scheme or a special planning order does not legitimize a use or development which was illegal under a planning scheme or a special planning order in force immediately before that coming into operation.*

Comment: The proposal is consistent with these requirements.

- (9) A planning scheme may require a use to which subsection (3) applies to comply with a code of practice approved or ratified by Parliament under an Act.*

Comment: The proposal is consistent with these requirements.

Must seek to further the objectives in Schedule 1 of the Act

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

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

Comment: The draft amendment is consistent with this objective.

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

Comment: The draft amendment is consistent with this objective.

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

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

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

Comment: The draft amendment is consistent with this objective.

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



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

Comment: If certified, the proposal will be sent to the Tasmanian Planning Commission.

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

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

Comment: The Northern Regional Land Use Strategy includes the Cultural Heritage Policy CH-P01 - Recognise, retain and protect cultural heritage values in the region for their character, culture, sense of place, contribution to our understanding of history. The draft amendment is consistent with this policy.

The draft amendment is consistent with the following strategies contained in the Northern Midlands Interim Planning Scheme 2013 contains the following strategies:

2.2.2.8 Heritage

a) Recognise the importance of the area's Aboriginal and European heritage to the community and protect it for the benefit of the community and visitors.

Built Form

b) Recognise the importance to the identity of the community and value to the economy of the area of its heritage buildings, items and places.

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

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

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

Comment: The draft amendment is consistent with this objective.

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

Comment: The draft amendment is consistent with this objective.

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

Comment: The draft amendment is consistent with this objective.

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

Comment: The draft amendment is consistent with this objective.

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

Comment: The draft amendment seeks to add a building of with identified architectural, historic and cultural value to the heritage code, consistent with this objective.

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

Comment: The draft amendment is consistent with this objective.

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

Comment: The draft amendment is consistent with this objective.

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



Must be in accordance with State Policies.

State Policy for the Protection of Agricultural Land – the draft amendment is not affected by this Policy.

Water Quality Management State Policy – the draft amendment is not affected by this Policy.

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

National Environmental Protection Measures – None relevant.

8.2 Conclusion

Council's Heritage Adviser has provided the attached Heritage Assessment Report which supports heritage listing of the church and cemetery. In particular the report finds:

St Mark's Church Lake River is of heritage significance because it demonstrates the importance attributed to spiritual life and facilities by the pioneer settlers and their dependents of the district of Norfolk Plains.

The St Mark's Church building is of historic heritage significance because of its ability to demonstrate the principal characteristics of a carpentry Gothic ecclesiastical building.

St Mark's Church and cemetery has a strong association with a particular community or cultural group for social and spiritual reasons.

Mr Denman also advises that the property qualifies for inclusion in Table E13.1 – Archaeologically Significant Sites due to the potential for unmarked burials.

An amendment to the planning scheme to add St Mark's Church and Cemetery to the list of Local Heritage Places and Archaeologically Significant Sites is consistent with the relevant requirements of the *Land Use Planning & Approvals Act 1993*.

9 ATTACHMENTS

- Heritage Assessment Report, David Denman & Associates
- Title

RECOMMENDATION

- A. That Council, acting as Planning Authority, under section 34 (1) (b) (former provisions) of the *Land Use Planning Act 1993*, initiate draft amendment 05/2018 to amend the *Northern Midlands Interim Planning Scheme 2013* as follows:
- To add St Mark's Anglican Church and cemetery at 3960 Macquarie Road, Cressy to Table E13.2: Local Heritage Places Outside Precincts.
 - To add St Mark's Anglican Church and cemetery at 3960 Macquarie Road, Cressy to Table E13.3: Archaeologically Significant Sites.
- B. That Council, acting as Planning Authority, under section 35 (1) (former provisions) of the *Land Use Planning and Approvals Act* resolve to certify draft amendment 05/2018, to the Northern Midlands Interim Planning Scheme 2013 as meeting the requirements specified in Section 32 and place it on Public Exhibition for 28 days, in accordance with section 38 (former provisions) of the Act.

DECISION

Cr Adams/Cr Goss

- A. That Council, acting as Planning Authority, under section 34 (1) (b) (former provisions) of the *Land Use Planning Act 1993*, initiate draft amendment 05/2018 to amend the *Northern Midlands Interim Planning Scheme 2013* as follows:

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



- To add St Mark's Anglican Church and cemetery at 3960 Macquarie Road, Cressy to Table E13.2: Local Heritage Places Outside Precincts.
 - To add St Mark's Anglican Church and cemetery at 3960 Macquarie Road, Cressy to Table E13.3: Archaeologically Significant Sites.
- B. That Council, acting as Planning Authority, under section 35 (1) (former provisions) of the *Land Use Planning and Approvals Act* resolve to certify draft amendment 05/2018, to the Northern Midlands Interim Planning Scheme 2013 as meeting the requirements specified in Section 32 and place it on Public Exhibition for 28 days, in accordance with section 38 (former provisions) of the Act.
- C. That Council pursue an application for entry of the site onto the Tasmanian Heritage Register and encourage the Tasmanian Heritage Council to include heritage significant contents of the building within the Statement of Heritage Significance.

Carried unanimously

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



292/18 DRAFT PLANNING SCHEME AMENDMENT 06/2018 HERITAGE LISTING OF HOLY TRINITY CHURCH, 110 MAIN STREET, CRESSY

File: PLN-18-0249
Responsible Officer: Trent Atkinson, Community & Development Supervisor
Report prepared by: Paul Godier, Senior Planner

1 SUMMARY INFORMATION

Applicant:

Northern Midlands Council

Proposal:

Amend the Planning Scheme to include Holy Trinity Church, 110 Main Street, Cressy, in the Heritage Code

Zone

Community Purpose

Use

Church

Critical Date:

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

Recommendation:

Initiate and certify the draft amendment

Planning Instrument:

Northern Midlands Interim Planning Scheme 2013

Planning Authority:

Northern Midlands Council

2 BACKGROUND

At its meeting of 25 June 2018, Council resolved to pursue the heritage listing of the Holy Trinity Church at 110 Main Street, Cressy.

Council's Heritage Adviser, David Denman, has provided the attached Heritage Assessment Report which supports heritage listing of the church, hall and cemetery.

Mr Denman also advises that the property qualifies for inclusion in Table E13.1 – Archaeologically Significant Sites due to the potential for unmarked burials.

Holy Trinity Church (Source: Heritage Assessment Report, David Denman & Associates)



MINUTES – ORDINARY MEETING

15 OCTOBER 2018



Location Context Diagram (Source: Heritage Assessment Report, David Denman & Associates)



3 STATUTORY REQUIREMENTS

Land Use Planning & Approvals Act 1993:

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

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

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

Comment:

- (a) Part 7 of this report finds that the draft amendment is consistent with section 32 of the Act.
- (ab) There are no representations under section 30I relevant to the draft amendment.
- (b) This report provides advice in relation to section 65 of the *Local Government Act 1993* (advice of qualified persons).

4 CONSULTATION

4.1 Public Exhibition

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

- (1) After giving to the Commission a copy of a draft amendment of a planning scheme and the instrument certifying that the amendment meets the requirements specified in [section 32](#), the planning authority must –

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



- (a) *cause a copy of the draft amendment to be placed on public exhibition for a period of 28 days or a longer period agreed to by the planning authority and the Commission; and*
- (b) *advertise, as prescribed, the exhibition of the draft amendment.*

4.2 Referrals

Referrals occur after the draft amendment has been certified.

5 FINANCIAL IMPLICATIONS

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

6 STRATEGIC PLAN 2017-2027

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

- Lead –
 - Leaders with Impact
Core Strategies:
 - ♦ Communicate – Connect with the community
 - ♦ Lead – Councillors represent honestly with integrity
 - ♦ Manage – Management is efficient and responsive
- People –
 - Sense of Place – Sustain, Protect, Progress
Core Strategies:
 - ♦ Council nurtures and respects historical culture
 - Lifestyle – Strong, Vibrant, Safe and Connected Communities
Core Strategies:
 - ♦ Communicate – Communities speak & leaders listen
- Place –
 - Environment – Cherish & Sustain our Landscapes
Core Strategies:
 - ♦ Cherish & sustain our landscapes
 - History – Preserve & Protect our Built Heritage for Tomorrow
Core Strategies:
 - ♦ Our heritage villages and towns are high value assets

7 OPTIONS

- Initiate and certify the draft amendment; or
- Refuse to initiate and certify the draft amendment.

8 DISCUSSION

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

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

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

Comment:

Including the property in the Heritage Code does not increase the potential for land use conflicts with use and development permissible under the planning scheme applying to the adjacent area. The draft amendment is consistent with this objective.

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



Must be consistent with the Regional Land Use Strategy and any mandatory provisions (section 300).

Comment:

The Northern Regional Land Use Strategy contains the following relevant to the draft amendment:

Strategic Direction G1.3 b) Recognising the 'drivers' of tourism, including heritage.

Strategic Direction G2.3 b) Preserve and protect significant cultural heritage.

E.6 Social Infrastructure and Community Policy: Cultural heritage, both aboriginal and non-aboriginal, is an important component of 'community'.

E6.3 Key Social Infrastructure and Community Strategies – Promote and protect heritage as a key component of 'community'.

Cultural Heritage Policy CH-P01 - Recognise, retain and protect cultural heritage values in the region for their character, culture, sense of place, contribution to our understanding of history.

The draft amendment is consistent with the Northern Regional Land Use Strategy and is not inconsistent with any mandatory provisions.

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

Comment:

The draft amendment will not change the use and development permissible on the site.

Must be consistent with the overarching requirements for planning schemes [sections 20(2), (3), (4), (5), (6), (7), (8), and (9)]:

(2) A planning scheme may–

(aa) make any provision which relates to the use, development, protection or conservation of any land in the area; and

(a) set out policies and specific objectives; and

(b) regulate or prohibit the use or development of any land; and

(c) designate land as being reserved for public purposes; and

(d)

(e) set out requirements for the provision of public utility services to land; and

(f) require specified things to be done to the satisfaction of the Commission, relevant agency or planning authority; and

(g) apply, adopt or incorporate any document which relates to the use, development or protection of land; and

(h) provide that any use or development of land is conditional on an agreement being entered into under Part 5; and

(ha) set out provisions relating to the implementation in stages of uses or developments; and

(i) provide for any other matter which this Act refers to as being included in a planning scheme; and

(j) provide for an application to be made to a planning authority to bring an existing use of land that does not conform to the scheme into conformity, or greater conformity, with the scheme.

Comment:

The proposal is consistent with these requirements.

(3) Subject to subsections (4), (5) and (6), nothing in any planning scheme is to be taken (including by virtue of requiring a permit to be obtained) to–

(a) prevent the continuance of the use of any land, upon which buildings or works are not erected, for the purposes for which it was being lawfully used before the coming into operation of the scheme; or

(b) prevent the use of any building which was erected before that coming into operation for any purpose for which it was lawfully being used immediately before that coming into operation, or the maintenance or repair of such a building; or

(c) prevent the use of any works constructed before that coming into operation for any purpose for which they were being lawfully used immediately before that coming into operation; or

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



- (d) prevent the use of any building or works for any purpose for which it was being lawfully erected or carried out immediately before that coming into operation; or*
- (e) require the removal or alteration of any lawfully constructed buildings or works; or*
- (f) prevent a development, which was lawfully commenced but not completed before the coming into operation of the scheme, from being completed within–*
 - (i) 3 years of that coming into operation; or*
 - (ii) any lesser or greater period specified in respect of the completion of that development under the terms of a permit or special permit granted before the coming into operation of the scheme.*

Comment:

The proposal is consistent with these requirements.

- (4) Subsections (3) and (3A) do not apply to a use of land–*
 - (a) which has stopped for a continuous period of 2 years; or*
 - (b) which has stopped for 2 or more periods which together total 2 years in any period of 3 years; or*
 - (c) in the case of a use which is seasonal in nature, if the use does not take place for 2 years in succession.*

Comment:

The proposal is consistent with these requirements.

- (5) Subsection (3) does not apply to the extension or transfer from one part of a parcel of land to another of a use previously confined to the first-mentioned part of that parcel of land.*

Comment:

The proposal is consistent with these requirements.

- (6) Subsections (3) and (3A) do not apply where a use of any land, building or work is substantially intensified.*

Comment:

The proposal is consistent with these requirements.

- (7) Nothing in any planning scheme or special planning order affects –*
 - (a) forestry operations conducted on land declared as a private timber reserve under the Forest Practices Act 1985; or*
 - (b) the undertaking of mineral exploration in accordance with a mining lease, an exploration licence, or retention licence, issued under the Mineral Resources Development Act 1995, provided that any mineral exploration carried out is consistent with the standards specified in the Mineral Exploration Code of Practice; or*
 - (c) fishing; or*
 - (d) marine farming in State waters.*

Comment:

The proposal is consistent with these requirements.

- (8) The coming into operation of a planning scheme or a special planning order does not legitimize a use or development which was illegal under a planning scheme or a special planning order in force immediately before that coming into operation.*

Comment:

The proposal is consistent with these requirements.

- (9) A planning scheme may require a use to which subsection (3) applies to comply with a code of practice approved or ratified by Parliament under an Act.*

Comment:

The proposal is consistent with these requirements.

Must seek to further the objectives in Schedule 1 of the Act

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

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



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

Comment:

The draft amendment is consistent with this objective.

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

Comment:

The draft amendment is consistent with this objective.

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

Comment:

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

(d) to facilitate economic development in accordance with the objectives set out in [paragraphs \(a\), \(b\) and \(c\)](#).

Comment:

The draft amendment is consistent with this objective.

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

Comment:

If certified, the proposal will be sent to the Tasmanian Planning Commission.

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

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

Comment:

The Northern Regional Land Use Strategy includes the Cultural Heritage Policy CH-P01 - Recognise, retain and protect cultural heritage values in the region for their character, culture, sense of place, contribution to our understanding of history. The draft amendment is consistent with this policy.

The draft amendment is consistent with the following strategies contained in the Northern Midlands Interim Planning Scheme 2013 contains the following strategies:

2.2.2.8 Heritage

a) Recognise the importance of the area's Aboriginal and European heritage to the community and protect it for the benefit of the community and visitors.

Built Form

b) Recognise the importance to the identity of the community and value to the economy of the area of its heritage buildings, items and places.

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

Comment:

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

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

Comment:

The draft amendment is consistent with this objective.

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



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

Comment:

The draft amendment is consistent with this objective.

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

Comment:

The draft amendment is consistent with this objective.

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

Comment:

The draft amendment is consistent with this objective.

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

Comment:

The draft amendment seeks to add a building of with identified architectural, historic and cultural value to the heritage code, consistent with this objective.

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

Comment:

The draft amendment is consistent with this objective.

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

Comment:

The draft amendment is consistent with this objective.

Must be in accordance with State Policies.

State Policy for the Protection of Agricultural Land – the draft amendment is not affected by this Policy.

Water Quality Management State Policy – the draft amendment is not affected by this Policy.

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

National Environmental Protection Measures – None relevant.

8.2 Conclusion

Council's Heritage Adviser has provided the attached Heritage Assessment Report which supports heritage listing of the church and cemetery, in particular:

Holy Trinity Church is of heritage significance because it demonstrates the importance attributed to the spiritual life and associated facilities in the early 1800's.

Holy Trinity Church building is of historic heritage significance because of its ability to demonstrate the principal characteristics of a brick Gothic style ecclesiastical building and of a timber Federation style church hall.

Holy Trinity Church, hall and cemetery has a strong association with the Cressy district cultural group for social and spiritual reasons.

Mr Denman also advises that the property qualifies for inclusion in Table E13.1 – Archaeologically Significant Sites due to the potential for unmarked burials.

An amendment to the planning scheme to add Holy Trinity Church, hall and cemetery to the list of Local Heritage Places and Archaeologically Significant Sites is consistent with the relevant requirements of the *Land Use Planning & Approvals Act 1993*.

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



9 ATTACHMENTS

- Heritage Assessment Report, David Denman & Associates
- Titles

RECOMMENDATION

- A. That Council, acting as Planning Authority, under section 34 (1) (b) (former provisions) of the *Land Use Planning Act 1993*, initiate draft amendment 06/2018 to amend the *Northern Midlands Interim Planning Scheme 2013* as follows:
- To add Holy Trinity Anglican Church, hall and cemetery at 110 Main Street, Cressy to Table E13.2: Local Heritage Places Outside Precincts.
 - To add Holy Trinity Anglican Church, hall and cemetery at 110 Main Street, Cressy to Table E13.3: Archaeologically Significant Sites.
- B. That Council, acting as Planning Authority, under section 35 (1) (former provisions) of the *Land Use Planning and Approvals Act* resolve to certify draft amendment 06/2018, to the Northern Midlands Interim Planning Scheme 2013 as meeting the requirements specified in Section 32 and place it on Public Exhibition for 28 days, in accordance with section 38 (former provisions) of the Act.

DECISION

Cr Adams/Cr Goss

- A. That Council, acting as Planning Authority, under section 34 (1) (b) (former provisions) of the *Land Use Planning Act 1993*, initiate draft amendment 06/2018 to amend the *Northern Midlands Interim Planning Scheme 2013* as follows:
- To add Holy Trinity Anglican Church, hall and cemetery at 110 Main Street, Cressy to Table E13.2: Local Heritage Places Outside Precincts.
 - To add Holy Trinity Anglican Church, hall and cemetery at 110 Main Street, Cressy to Table E13.3: Archaeologically Significant Sites.
- B. That Council, acting as Planning Authority, under section 35 (1) (former provisions) of the *Land Use Planning and Approvals Act* resolve to certify draft amendment 06/2018, to the Northern Midlands Interim Planning Scheme 2013 as meeting the requirements specified in Section 32 and place it on Public Exhibition for 28 days, in accordance with section 38 (former provisions) of the Act.
- C. That Council pursue an application for entry of the site onto the Tasmanian Heritage Register and encourage the Tasmanian Heritage Council to include heritage significant contents of the building within the Statement of Heritage Significance.

Carried unanimously

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



293/18 DRAFT PLANNING SCHEME AMENDMENT 07/2018 INCLUDE 6B SAUNDRIDGE ROAD, CRESSY IN LIST OF ARCHAEOLOGICALLY SIGNIFICANT SITES

File: PLN-18-0253
Responsible Officer: Trent Atkinson, Community & Development Supervisor
Report prepared by: Paul Godier, Senior Planner

1 SUMMARY INFORMATION

Applicant:

Northern Midlands Council

Proposal:

Amend the Planning Scheme to 6B Saundridge Road, Cressy, in the list of Archaeologically Significant Sites

Current Zone

General Residential

Current Use

Cemetery

Critical Date:

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

Recommendation:

Initiate and certify the draft amendment

Planning Instrument:

Northern Midlands Interim Planning Scheme 2013

Planning Authority:

Northern Midlands Council

2 BACKGROUND

In assessing the heritage listing of Holy Trinity Church at 110 Main Street, Cressy it was noticed that the adjoining Methodist cemetery at 6B Saundridge Road is not heritage listed.

The Heritage Assessment Report on Holy Trinity Church by Council's Heritage Adviser, David Denman, notes the presence of the graves on the subject site 6B Saundridge Road. Mr Denman advises that due to its age and potential for the presence of unmarked graves on the site 6B Saundridge Road should be included on the list of archaeologically significant sites.

Photograph of the site:



MINUTES – ORDINARY MEETING

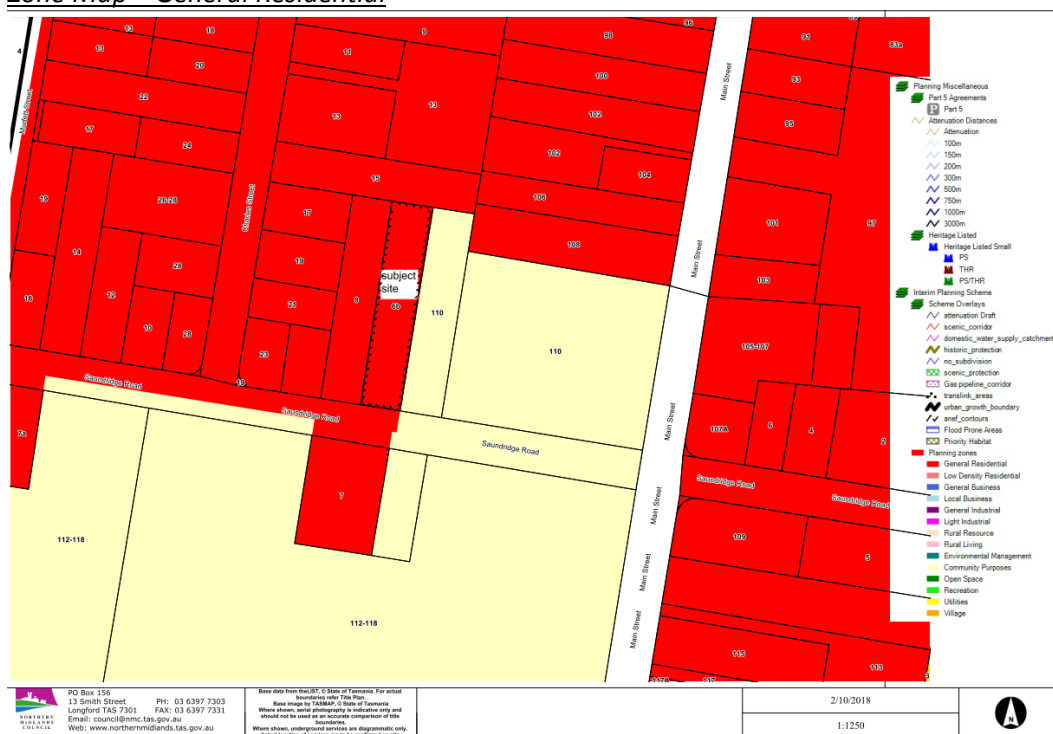
15 OCTOBER 2018



Aerial Photograph of area



Zone Map – General Residential



3 STATUTORY REQUIREMENTS

Land Use Planning & Approvals Act 1993:

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

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

(a) whether the requested amendment is consistent with the requirements of [section 32](#); and

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



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

Comment:

- (a) Part 7 of this report finds that the draft amendment is consistent with section 32 of the Act.
- (ab) There are no representations under section 30I relevant to the draft amendment.
- (b) This report provides advice in relation to section 65 of the Local Government Act 1993 (advice of qualified persons).

4 CONSULTATION

4.1 Public Exhibition

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

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

4.2 Referrals

Referrals occur after the draft amendment has been certified.

5 FINANCIAL IMPLICATIONS

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

6 STRATEGIC PLAN 2017-2027

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

- Lead –
 - Leaders with Impact
 - Core Strategies:
 - ♦ Communicate – Connect with the community
 - ♦ Lead – Councillors represent honestly with integrity
 - ♦ Manage – Management is efficient and responsive
- People –
 - Sense of Place – Sustain, Protect, Progress
 - Core Strategies:
 - ♦ Council nurtures and respects historical culture
 - Lifestyle – Strong, Vibrant, Safe and Connected Communities
 - Core Strategies:
 - ♦ Communicate – Communities speak & leaders listen
- Place –
 - Environment – Cherish & Sustain our Landscapes
 - Core Strategies:
 - ♦ Cherish & sustain our landscapes
 - History – Preserve & Protect our Built Heritage for Tomorrow
 - Core Strategies:
 - ♦ Our heritage villages and towns are high value assets

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



7 OPTIONS

- Initiate and certify the draft amendment; or
- Refuse to initiate and certify the draft amendment.

8 DISCUSSION

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

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

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

Comment:

Consideration is given to rezoning the property from General Residential to Community Purpose. However, the Community Purpose zone contains uses that have the potential for land use conflicts with the adjoining residential use at 8 Saundridge Road. It is considered preferable to retain the General Residential zone of the property and protect potential impact on unmarked graves through inclusion in Table E13.1 - Archaeologically Significant Sites.

Including the property in the list of Archaeologically Significant Sites in the Heritage Code does not increase the potential for land use conflicts with use and development permissible under the planning scheme applying to the adjacent area. The draft amendment is consistent with this objective.

Must be consistent with the Regional Land Use Strategy and any mandatory provisions (section 300).

Comment:

The Northern Regional Land Use Strategy contains the following relevant to the draft amendment:

Strategic Direction G1.3 b) Recognising the 'drivers' of tourism, including heritage.

Strategic Direction G2.3 b) Preserve and protect significant cultural heritage.

E.6 Social Infrastructure and Community Policy: Cultural heritage, both aboriginal and non-aboriginal, is an important component of 'community'.

E6.3 Key Social Infrastructure and Community Strategies – Promote and protect heritage as a key component of 'community'.

Cultural Heritage Policy CH-P01 - Recognise, retain and protect cultural heritage values in the region for their character, culture, sense of place, contribution to our understanding of history.

The NRLUS describes Cressy as a Rural Village - Predominantly residential settlements with a small often mixed use centre that provides for basic services and daily needs.

The draft amendment is consistent with the Northern Regional Land Use Strategy and is not inconsistent with any mandatory provisions.

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

Comment:

The draft amendment will not change the use and development permissible on the site.

Must be consistent with the overarching requirements for planning schemes [sections 20(2), (3), (4), (5), (6), (7), (8), and (9)]:

(2) A planning scheme may—

(aa) make any provision which relates to the use, development, protection or conservation of any land in the area; and

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



- (a) set out policies and specific objectives; and*
- (b) regulate or prohibit the use or development of any land; and*
- (c) designate land as being reserved for public purposes; and*
- (d)*
- (e) set out requirements for the provision of public utility services to land; and*
- (f) require specified things to be done to the satisfaction of the Commission, relevant agency or planning authority; and*
- (g) apply, adopt or incorporate any document which relates to the use, development or protection of land; and*
- (h) provide that any use or development of land is conditional on an agreement being entered into under Part 5; and*
- (ha) set out provisions relating to the implementation in stages of uses or developments; and*
- (i) provide for any other matter which this Act refers to as being included in a planning scheme; and*
- (j) provide for an application to be made to a planning authority to bring an existing use of land that does not conform to the scheme into conformity, or greater conformity, with the scheme.*

Comment:

The proposal is consistent with these requirements.

- (3) Subject to subsections (4), (5) and (6), nothing in any planning scheme is to be taken (including by virtue of requiring a permit to be obtained) to–*
- (a) prevent the continuance of the use of any land, upon which buildings or works are not erected, for the purposes for which it was being lawfully used before the coming into operation of the scheme; or*
- (b) prevent the use of any building which was erected before that coming into operation for any purpose for which it was lawfully being used immediately before that coming into operation, or the maintenance or repair of such a building; or*
- (c) prevent the use of any works constructed before that coming into operation for any purpose for which they were being lawfully used immediately before that coming into operation; or*
- (d) prevent the use of any building or works for any purpose for which it was being lawfully erected or carried out immediately before that coming into operation; or*
- (e) require the removal or alteration of any lawfully constructed buildings or works; or*
- (f) prevent a development, which was lawfully commenced but not completed before the coming into operation of the scheme, from being completed within–*
 - (i) 3 years of that coming into operation; or*
 - (ii) any lesser or greater period specified in respect of the completion of that development under the terms of a permit or special permit granted before the coming into operation of the scheme.*

Comment:

The proposal is consistent with these requirements.

- (4) Subsections (3) and (3A) do not apply to a use of land–*
- (a) which has stopped for a continuous period of 2 years; or*
- (b) which has stopped for 2 or more periods which together total 2 years in any period of 3 years; or*
- (c) in the case of a use which is seasonal in nature, if the use does not take place for 2 years in succession.*

Comment:

The proposal is consistent with these requirements.

- (5) Subsection (3) does not apply to the extension or transfer from one part of a parcel of land to another of a use previously confined to the first-mentioned part of that parcel of land.*

Comment:

The proposal is consistent with these requirements.

- (6) Subsections (3) and (3A) do not apply where a use of any land, building or work is substantially intensified.*

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



Comment:

The proposal is consistent with these requirements.

(7) Nothing in any planning scheme or special planning order affects –

(a) forestry operations conducted on land declared as a private timber reserve under the Forest Practices Act 1985; or

(b) the undertaking of mineral exploration in accordance with a mining lease, an exploration licence, or retention licence, issued under the Mineral Resources Development Act 1995, provided that any mineral exploration carried out is consistent with the standards specified in the Mineral Exploration Code of Practice; or

(c) fishing; or

(d) marine farming in State waters.

Comment:

The proposal is consistent with these requirements.

(8) The coming into operation of a planning scheme or a special planning order does not legitimize a use or development which was illegal under a planning scheme or a special planning order in force immediately before that coming into operation.

Comment:

The proposal is consistent with these requirements.

(9) A planning scheme may require a use to which subsection (3) applies to comply with a code of practice approved or ratified by Parliament under an Act.

Comment:

The proposal is consistent with these requirements.

Must seek to further the objectives in Schedule 1 of the Act

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

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

Comment:

The draft amendment is consistent with this objective.

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

Comment:

The draft amendment is consistent with this objective.

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

Comment:

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

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

Comment:

The draft amendment is consistent with this objective.

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

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



Comment:

If certified, the proposal will be sent to the Tasmanian Planning Commission.

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

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

Comment:

The Northern Regional Land Use Strategy includes the Cultural Heritage Policy CH-P01 - Recognise, retain and protect cultural heritage values in the region for their character, culture, sense of place, contribution to our understanding of history. The draft amendment is consistent with this policy.

The draft amendment is consistent with the following strategies contained in the Northern Midlands Interim Planning Scheme 2013 contains the following strategies:

2.2.2.8 Heritage

- a) *Recognise the importance of the area's Aboriginal and European heritage to the community and protect it for the benefit of the community and visitors.*

Built Form

- b) *Recognise the importance to the identity of the community and value to the economy of the area of its heritage buildings, items and places.*

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

Comment:

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

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

Comment:

The draft amendment is consistent with this objective.

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

Comment:

The draft amendment is consistent with this objective.

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

Comment:

The draft amendment is consistent with this objective.

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

Comment:

The draft amendment is consistent with this objective.

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

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



Comment:

The draft amendment seeks to add a site with historic and cultural value to the heritage code, consistent with this objective.

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

Comment:

The draft amendment is consistent with this objective.

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

Comment:

The draft amendment is consistent with this objective.

Must be in accordance with State Policies.

State Policy for the Protection of Agricultural Land – the draft amendment is not affected by this Policy.

Water Quality Management State Policy – the draft amendment is not affected by this Policy.

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

National Environmental Protection Measures – None relevant.

8.2 Conclusion

Council's Heritage Adviser supports the inclusion of the property in the list of archaeologically significant items due to its age and potential for the presence of unmarked graves.

An amendment to the planning scheme to add the property to the list of Archaeologically Significant Sites is consistent with the relevant requirements of the *Land Use Planning & Approvals Act 1993*.

9 ATTACHMENTS

- Heritage Adviser's comments
- Title

RECOMMENDATION

- A. That Council, acting as Planning Authority, under section 34 (1) (b) (former provisions) of the *Land Use Planning Act 1993*, initiate draft amendment 06/2018 to amend the *Northern Midlands Interim Planning Scheme 2013* as follows:
 - To add 6B Saundridge Road, Cressy to Table E13.3: Archaeologically Significant Sites.
- B. That Council, acting as Planning Authority, under section 35 (1) (former provisions) of the *Land Use Planning and Approvals Act* resolve to certify draft amendment 06/2018, to the Northern Midlands Interim Planning Scheme 2013 as meeting the requirements specified in Section 32 and place it on Public Exhibition for 28 days, in accordance with section 38 (former provisions) of the Act.

DECISION

Cr Knowles/Cr Adams

- A. That Council, acting as Planning Authority, under section 34 (1) (b) (former provisions) of the *Land Use Planning Act 1993*, initiate draft amendment 06/2018 to amend the *Northern Midlands Interim Planning Scheme 2013* as follows:

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



- To add 6B Saundridge Road, Cressy to Table E13.3: Archaeologically Significant Sites.
- B. That Council, acting as Planning Authority, under section 35 (1) (former provisions) of the *Land Use Planning and Approvals Act* resolve to certify draft amendment 06/2018, to the Northern Midlands Interim Planning Scheme 2013 as meeting the requirements specified in Section 32 and place it on Public Exhibition for 28 days, in accordance with section 38 (former provisions) of the Act.

Carried unanimously

294/18 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 Lambert/Cr Goss

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

Carried unanimously

Ms Boer and Mrs Jones left the meeting at 7.32pm.

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



295/18 TRANSLINK LEAD GENERATION PILOT PROJECT: THE WAY FORWARD

Responsible Officer: Des Jennings, General Manager

Report prepared by: Lorraine Green, Project Officer

1 PURPOSE OF REPORT

The report provides Council with further information on the proposed way forward with the implementation of the TRANSLink Lead Generation Pilot Project report's recommendations.

2 INTRODUCTION/BACKGROUND

In April 2018 Council contracted the Northern Midlands Business Association Executive Officer, Gordon Williams, to undertake the TRANSLink Lead Generation Project. This project aimed to gather information for use in future programs and activities for the enhancement and promotion of the TRANSLink business precinct.

Mr Williams conducted face-to-face or telephone interviews with the majority of the business owners/operators in the precinct. Interview questions elicited information on the benefits and key attractions of the precinct, the problems and areas for improvement, and prime opportunities to attract more businesses to the precinct. The resultant report included five recommendations to Council.

The key recommendation was that Council develop and implement a networking, marketing and engagement program for the TRANSLink precinct. This program would build on the benefits and key attractions of the precinct, address many of the problems and areas for improvement identified, and the opportunities to target primary potential new businesses. This ongoing effort would deliver:

- Better communication to existing TRANSLink tenants;
- Collaboration and networking between tenants;
- Cost effective marketing of key messages to target business communities;
- Support, facilitation and representation for existing and prospective tenants.

The report states: *"the program would provide an ongoing tangible asset and demonstration that all positive, negative, and opportunity factors that have been identified are being actively addressed, thereby enhancing the prestige and presence of the precinct, engaging with tenants, and actively fostering prospective new tenants."*

At the 17 September 2018 Council Meeting, Council passed the following motion:

That

- i) Council accept in-principle the TRANSLink Pilot Project: Consultation. Analysis and Recommendations for Growing and Enhancing the TRANSLink Business Precinct in Northern Tasmania Report, August 2018; and*
- ii) A further report be provided to Council.*

A detailed plan of the proposed process for implementing the recommended TRANSLink networking, marketing and engagement program has been provided by Mr Williams, and is held as an Attachment.

3 STRATEGIC PLAN 2017-2027

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

- Lead –
 - Leaders with Impact
- Core Strategies:

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



- ♦ Communicate – Connect with the community
- ♦ Lead – Councillors represent honestly with integrity
- ♦ Manage – Management is efficient and responsive
- Progress –
 - Strategic Project Delivery – Build Capacity for a Healthy Wealthy Future
Core Strategies:
 - ♦ Strategic, sustainable, infrastructure is progressive
 - ♦ Proactive engagement drives new enterprise
 - ♦ Collaborative partnerships attract key industries
 - ♦ Attract healthy, wealth-producing business & industry
 - Economic Development – Supporting Growth & Changes
 - ♦ New & expanded small business is valued
 - ♦ Support new businesses to grow capacity & service
 - ♦ Maximise external funding opportunity

4 POLICY IMPLICATIONS

N/A

5. STATUTORY REQUIREMENTS

N/A

6 FINANCIAL IMPLICATIONS

Mr Williams has submitted a detailed costing for the development and implementation of the TRANSLink networking, marketing and engagement program across the period late-October 2018 to March 2019. The cost of the program is \$15,500.

Depending on the Return on Investment results, Council can in March 2019 decide the future of the networking, marketing and engagement program.

Funds have yet to be identified in Council's 2018/2019 Budget for this initiative.

Council has the option to approach TRANSLink business owners to contribute to the cost of the program.

7 RISK ISSUES

Failure to implement this key recommendation of the TRANSLink Lead Generation Pilot Program will result in the loss of the momentum for action built up by the project, and the opportunity to improve the precinct and proactively work to attract new businesses to TRANSLink.

8 CONSULTATION WITH STATE GOVERNMENT

N/A

9 COMMUNITY CONSULTATION

The majority of the business owners/operators in the TRANSLink precinct participated in the interviews underpinning the report.

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



10 OPTIONS FOR COUNCIL TO CONSIDER

Council can approve or not approve the implementation of the TRANSlink networking, marketing and engagement program, and the identification of a budget of \$15,500 for the project.

11 OFFICER'S COMMENTS/CONCLUSION

This program has the potential to build on the current positives associated with doing business in the TRANSlink precinct, and to attract new businesses to the precinct.

12 ATTACHMENTS

12.1 Plan for the implementation of the TRANSlink Networking, Marketing and Engagement Program across October 2018 to March 2019

RECOMMENDATION

That Council approve:

- a) the implementation of the TRANSlink networking, marketing and engagement program; and
- b) the identification of a budget of \$15,500 for the project.

Crs Goninon and Gordon declared an interest in item GOV 8, signed the register and left the meeting at 7.32pm.

DECISION

Cr Polley/Cr Goss

That the matter be held over to the mid-year budget review.

Carried

Voting for the motion:

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

Voting against the motion:

Cr Knowles

Crs Goninon and Gordon returned to the meeting at 7.42 pm.

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



296/18 NORTHERN PRISON EXPRESSION OF INTEREST: SITE IDENTIFICATION PROCESS

Responsible Officer: Des Jennings, General Manager

Report prepared by: Des Jennings, General Manager

1 PURPOSE OF REPORT

Councillor Richard Goss requested that the matter of considering and recommending possible sites for the new prison in northern Tasmania be listed for consideration.

2 INTRODUCTION/BACKGROUND

Council has received correspondence from the Hon. Elise Archer MP, Minister for Corrections (copy attached).

The correspondence identifies Northern Midlands Council as a key stakeholder and landowner itself, and also may be aware of private land owners (individuals or organisations) who may be interested in participating in the Expression of Interest (EOI) process. Seeking Council's assistance in facilitating contact between private land owners and the Department, or by providing information about the EOI and a copy of the EOI form directly to private land owners.

It is further understood the Department, in due course, will make contact with Council to arrange a briefing session for Council.

3 STRATEGIC PLAN 2017-2027

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

- Lead –
 - Leaders with Impact
 - Core Strategies:
 - ♦ Communicate – Connect with the community
 - ♦ Lead – Councillors represent honestly with integrity
 - ♦ Manage – Management is efficient and responsive
- Progress –
 - Strategic Project Delivery – Build Capacity for a Healthy Wealthy Future
 - Core Strategies:
 - ♦ Strategic, sustainable, infrastructure is progressive
 - ♦ Proactive engagement drives new enterprise

4 POLICY IMPLICATIONS

N/a.

5 STATUTORY REQUIREMENTS

N/a.

6 FINANCIAL IMPLICATIONS

No financial implications have been identified at this time.

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



7 RISK ISSUES

Council is unable to identify a suitable site or vice versa does and the land owner, and/or community, does not support the establishment of the prison on the identified site.

8 CONSULTATION WITH STATE GOVERNMENT

The State Government is seeking expressions of interest (EOI) from land owners of suitable sites to build a new prison, with an assessment process to be completed by the Siting Panel.

9 COMMUNITY CONSULTATION

N/a.

10 OPTIONS FOR COUNCIL TO CONSIDER

Council may or may not provide suggestions for a site for the new prison within the municipality and inform the State Government accordingly.

11 OFFICER'S COMMENTS/CONCLUSION

The Government has committed to building a 270-bed prison in the north of Tasmania, to be developed in two stages, stage one providing for 140 beds.

The expression of interest process will allow the thorough canvassing of available sites in northern Tasmania.

The siting principles include:

1. Access to Services

Good access to services including community-based legal, welfare, educational, health and training, supporting the on-site programs with a broad range of the services essential to the operation of an adequate correctional facility.

2. Access to the Courts

Good access to and from the North and North-West courts (within a prison transport journey time of approximately two hours). The site should have good access to State Roads.

3. Access for Law Enforcement

Good access for the police for law enforcement purposes within the facility and in relation to ongoing investigations.

4. Access for Relatives and Friends

Good access for partners, children, relatives and friends, particularly in relation to travelling distances from major centres of population and the availability of public transport.

5. Access for Staff

This relates to the access for staff from a range of established residential areas or communities within reasonable commuting distance of the facility.

6. Access to Staff Resources

The likely availability of staff resources in the area.

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



7. Access to Education, Vocational Training, Therapeutic and Other Support Services

Access by designated inmates to education, training establishments, therapeutic and other support services outside the facility. Also consider ease of access for educational and other required support services to the facility.

8. Industry

The potential of the area to support viable prison industries within the facility and provide readily accessible opportunities for work-release prisoners outside the facility.

9. Access for Emergency Services

Good access for emergency medical and fire services, and access to major hospital facilities.

10. Access for Service Contractors and Suppliers of Goods

Convenient access by maintenance contractors, suppliers of food, industry supplies and consumables, and local utility providers particularly waste removal.

Council has at this time not identified possible locations, the report seeks Council's direction on this matter.

12 ATTACHMENTS

12.1 Letter from Minister for Corrections

12.2 Northern Prison Siting Project – Targeted Expression of Interest

12.3 Application Form

RECOMMENDATION

That Council

i) suggest the following site/s for the possible location of the new prison in the Northern Midlands municipality:

a)

b)

OR

ii) take no further action.

DECISION

Cr Goss

That Council

i) suggest the following site/s for the possible location of the new prison in the Northern Midlands municipality:

a) Cressy Research Station

b) Powranna

The motion lapsed for want of a seconder

Cr Polley/Cr Goninon

That Council enter into dialogue with the State Government in relation to their intentions regarding the building of a prison in the north of Tasmania.

Carried unanimously

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



297/18 MONTHLY REPORT: DEVELOPMENT SERVICES

Responsible Officer: Trent Atkinson, Community & Development Supervisor

1 PURPOSE OF REPORT

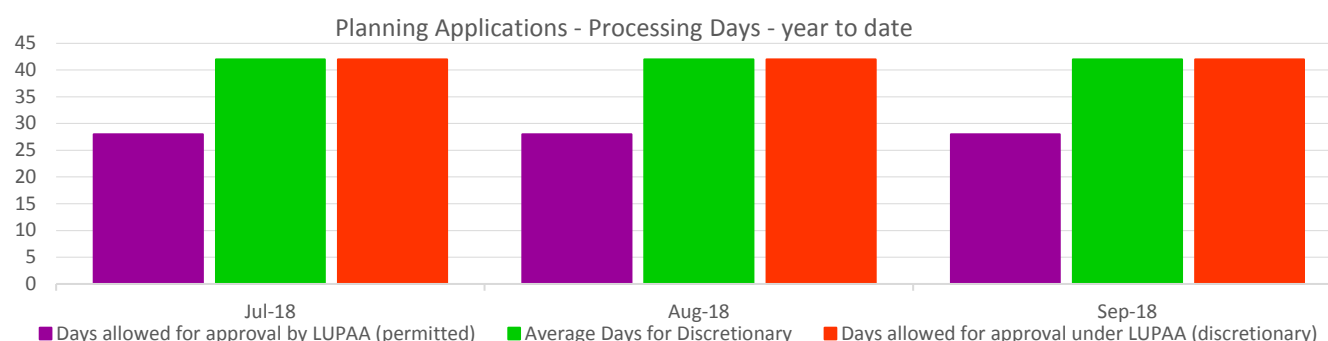
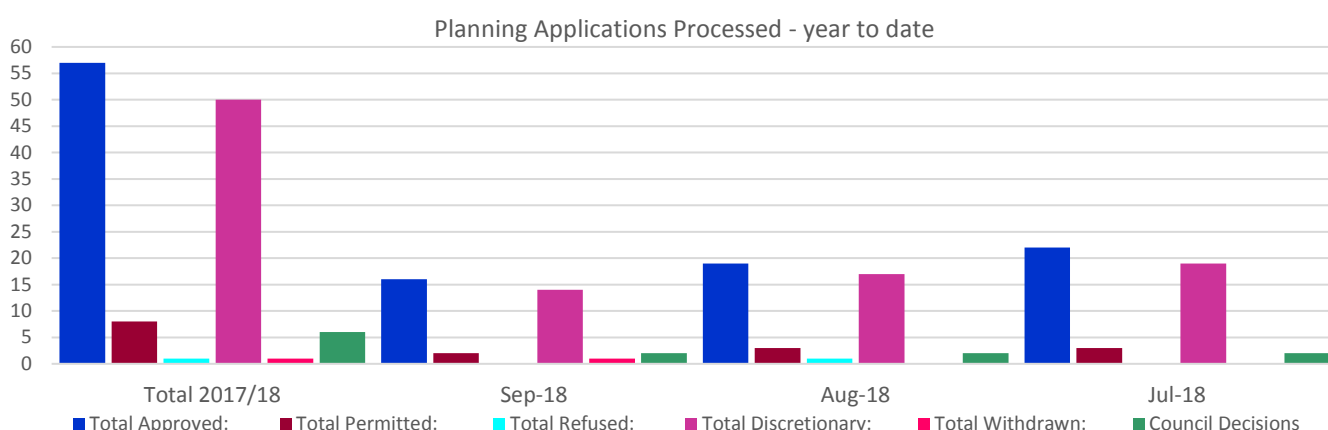
The purpose of this report is to present the Development Services activities as at the month end.

2 DEVELOPMENT SERVICES REPORTING

2.1 Planning Decisions

	Total YTD	Jun-19	May-19	Apr-19	Mar-19	Feb-19	Jan-19	Dec-18	Nov-18	Oct-18	Sep-18	Aug-18	Jul-18
Total Approved	57										16	19	22
Total Permitted	8										2	3	3
Average Days for Permitted											28	28	28
Days allowed for approval by LUPAA											28	28	28
Total Exempt under IPS	0										0	0	0
Total Refused	1										0	1	0
Total Discretionary	50										14	17	19
Average Days for Discretionary											42	42	42
Days allowed for approval under LUPAA											42	42	42
Total Withdrawn	1										1	0	0
Council Decisions	6										2	2	2

Please note that the statutory days are not counting correctly in the new software (there is a fix in the pipeline) the default has therefore been set to those allowed under LUPAA.



MINUTES – ORDINARY MEETING

15 OCTOBER 2018



September 2018

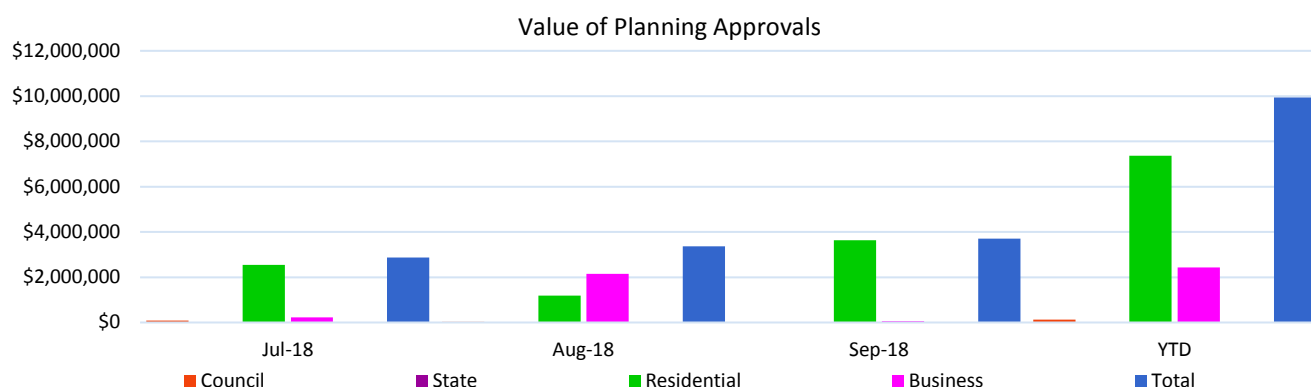
Project	Details	Address	Applicant	No of LUPAA days	Perm / Disc / Exempt
DELEGATED DECISIONS					
PLN-18-0183	Multi-purpose hall (vary [s] side setback & site coverage)	130 Top Road, Blackwood Creek TAS 7301	Blackwood Creek Community Church Inc	42	D
PLN-18-0202	Removal of four dangerous trees	20 Summit Drive, Devon Hills TAS 7300	Mr Geoff Koop	42	D
PLN-18-0212	Shipping Container on shack site	454 Lake Road, Lake Leake TAS 7210	Mr John White	28	P
PLN-18-0219	Awning	181 Fairtlough Street, Perth TAS 7300	Optimo Awnings	28	P
PLN-18-049	16m x 12m x 6m high shed utilising two shipping containers to be clad in vertical shiplap timber cladding (heritage precinct)	147-149 High Street, Campbell Town TAS 7210	Fausto Langiu and Rachel Wynwood	42	D
PLN-18-138-01	multiple dwellings (x3 - 1 existing) & 2 x sheds - vary side & rear shed setbacks;	52 Arthur Street, Perth TAS 7300	Engineering Plus	42	D
PLN-18-138-02	2-lot subdivision	52 Arthur Street, PERTH Tasmania 7300	Engineering Plus	42	D
PLN-18-0198	Tree removal (Heritage listed property within heritage precinct)	28 Marlborough Street, Longford TAS 7301	Mr Colin and Jane Chessman	42	D
PLN-18-0181	Shed (heritage precinct)	29 George Street, Longford TAS 7301	Justin Smith & Rebecca Schliebs	42	D
PLN-18-040-01	Gazebo over picnic table (Heritage Precinct & Scenic Management Area)	2A Cambock Lane West, Evandale TAS 7212	Mr Russell Fyfe	42	D
PLN-18-0205	Dwelling alterations/additions & shed (vary setbacks, partially within Scenic Corridor)	228 Leighlands Road, Evandale TAS 7212	Ms Chloe Lyne	42	D
PLN-18-0189	Ancillary Dwelling & Garage (vary setbacks in rural resource zone) & demolition of shed (irrigation district)	781 Nile Road, Nile TAS 7212	Ms Theresa Hatton	42	D
PLN-18-0193	Multiple Dwellings x 3 (1 Existing) & demolition of unused Butchers Shop (partially within road reserve) & garage (vary setbacks & visitor parking)	22 Frederick Street, Perth TAS 7300	Mr Darren Knight	42	D
COUNCIL DECISIONS					
PLN-18-118	Multiple Dwellings x 2 & new access (vary north facing windows & visitor parking)	18 Cambock Lane, Evandale TAS 7212	Lyndon Stubbs	42	C
PLN-18-117	Multiple Dwellings x2 (vary north facing windows & parking surface)	20 Cambock Lane, Evandale TAS 7212	Lyndon Stubbs	42	C
COUNCIL DECISIONS - REFUSAL					
RMPAT DECISIONS					
TPC DECISIONS					
PLN-18-034	CPD: Rezone to General Business and use as laundromat s43A amendment - rezone from General Residential to General Business and permit to use as General Retail and Hire (laundromat) including signage	121 High Street, Campbell Town TAS 7210	Chloe Lyne		

2.2 Value of Planning Approvals

	Council	State	Residential	Business	Total
Jul-18	87,500	0	2,550,000	226,000	2,863,500
Aug-18	32,800	2,000	1,182,500	2,152,000	3,369,300
Sep-18	0	17,000	3,627,400	60,000	3,704,400
YTD	120,300	19,000	7,359,900	2,438,000	9,937,200

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



2.3 Matters Awaiting Decision by TPC & RMPAT

TPC	TASMANIAN PLANNING COMMISSION
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.
03/2018 P18-086	176 High Street Campbell Town, Ambulance Station – Amendment to allow Emergency Services as a discretionary use in the General Residential zone. S39 report sent to TPC. Awaiting decision.
RMPAT	RESOURCE MANAGEMENT AND PLANNING APPEAL TRIBUNAL
22/17P (P16-077)	Tyre Storage & Shredding, 437 Woolmers Lane, Longford – Tyre Recycle Tasmania Pty Ltd vs Northern Midlands Council & EPA. Hearing date of 4/12/2018 proposed.
P18-037	10 Russell St, preliminary conference 15/5/2018. Hearing postponed. Hearing set for 6/11/2018.
88/18P P18-135	21-43 Clarence Street Perth – Preliminary Hearing held 16/8/2018. Consent agreement signed.
Decisions received	
TPC	-
RMPAT	-

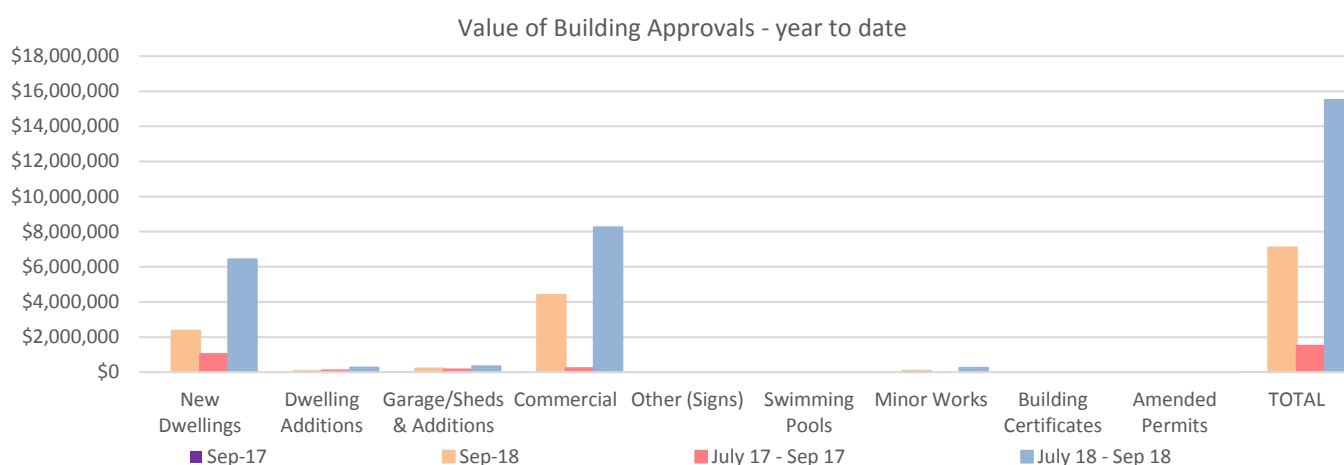
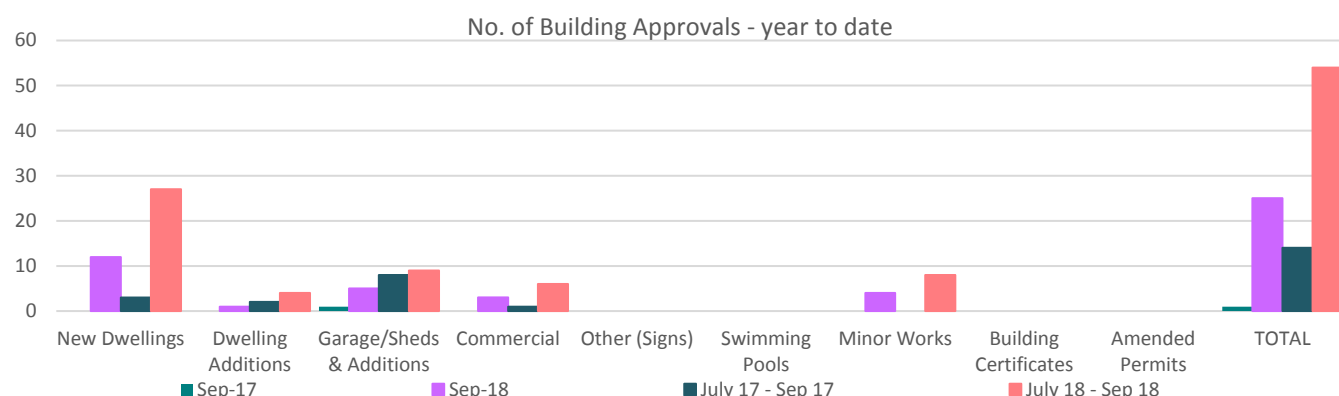
2.4 Building Approvals

The following table provides a comparison of the number and total value of building works for 2017/2018 - 2018/2019:

	YEAR - 2017				YEAR - 2018			
	No.	Sep-17 Total Value \$	No.	July 17 - Sep 17 Total Value \$	No.	Sep-18 Total Value \$	No.	July 18 - Sep 18 Total Value \$
New Dwellings			3	1,025,805	12	2,363,550	27	6,424,924
Dwelling Additions			2	101,000	1	60,000	4	255,000
Garage/Sheds & Additions	1	2,500	8	158,100	5	200,000	9	340,000
Commercial			1	220,000	3	4,393,132	6	8,238,132
Other (Signs)			0	0			0	0
Swimming Pools			0	0			0	0
Minor Works			0	0	4	85,804	8	247,081
Building Certificates			0	0			0	0
Amended Permits			0	0			0	0
TOTAL	1	2,500	14	1,504,905	25	7,102,486	54	15,505,137
Inspections								
Building	22		72		1		5	
Plumbing	17		65		19		54	

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



Councillors have requested a comparison of Northern Midlands Council approval with State approvals. Review of the Australian Bureau of Statistics website shows the following data, to 30 June 2016.

Description	2011	2012	2013	2014	2015	2016
Private sector houses (no.)	2 183	1 699	1 485	1 800	2 403	1 966
Private sector dwellings excluding houses (no.)	701	394	367	336	456	441
Total private sector dwelling units (no.)	2 884	2 093	1 852	2 136	2 859	2 407
Total dwelling units (no.)	3 124	2 126	1 897	2 184	2 872	2 416
Value of private sector houses (\$m)	635	546	438	514	660	613
Value of private sector dwellings excluding houses (\$m)	117	62	63	52	80	75
Total value of private sector dwelling units (\$m)	752	608	500	565	739	688
Value of residential building (\$m)	810	614	536	596	770	719
Value of non-residential building (\$m)	461	539	458	690	479	557
Value of total building (\$m)	1 271	1 153	994	1 286	1 248	1 276

2.5 Planning and Building Compliance – Permit Review

Officers are continually monitoring works throughout the municipality and works are generally in accordance with permits in place.

Officers are pleased with the amount of enquires seeking council advice and direction into the process of performing works to their property's

Below is a table of inspections and action taken for the financial year.

Planning permit reviews

	This Month	2018/2019	Total 2017/2018
Number of Inspections	1	5	41
Property owner not home or only recently started			
Complying with all conditions / signed off			5
Not complying with all conditions	1	1	1

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



	This Month	2018/2019	Total 2017/2018
Re-inspection required	1	1	16
Enforcement Notices issued			
Enforcement Orders issued			
Infringement Notice			1
No Further Action Required		4	19

Building permit reviews

	This Month	2018/2019	Total 2017/2018
Number of Inspections	1	10	47
Property owner not home or only recently started			3
Complying with all conditions / signed off			
Not complying with all conditions			
Re-inspection required			7
Building Notices issued			
Building Orders issued			
No Further Action Required		9	27

Illegal works - Building

	This Month	2018/2019	Total 2017/2018
Number of Inspections	2	4	42
Commitment provided to submit required documentation			7
Re-inspection required	2	3	14
Building Notices issued		1	5
Building Orders issued		1	1
Emergency Order			1
No Further Action Required			16

Illegal works - Planning

	This Month	2018/2019	Total 2017/2018
Number of Inspections	4	5	49
Commitment provided to submit required documentation	1	1	9
Re-inspection required	2	3	22
Enforcement Notices issued			1
Enforcement Orders Issued			
Notice of Intention to Issue Enforcement Notice issued			1
No Further Action Required	1	1	17

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

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



- 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*.

7 OFFICER'S COMMENTS/CONCLUSION

Planning approval timelines for processing of discretionary applications is 42 days (42 days last month) (42 days allowed by LUPAA). It should be noted that the statutory days are not counting correctly in the new software (there is a fix in the pipeline) the default has therefore been set to those allowed under LUPAA.

There were 54 building approvals valued at \$15,505,137 (year to date) for 2018/2019, compared to 14 building approvals valued at \$1,504,905 (year to date) for 2017/2018.

RECOMMENDATION

That the report be noted.

DECISION

Cr Adams/Cr Calvert

That the report be noted.

Carried unanimously

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



298/18 MONTHLY FINANCIAL STATEMENT

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

1 PURPOSE OF REPORT

The purpose of this report is to present the monthly financial reports as at 30 September 2018.

2 INTRODUCTION/BACKGROUND

The Corporate Services Manager circulated a copy of the Monthly Financial Summary for the period ended 30 September 2018.

3 ALTERATIONS TO 2018-19 BUDGET

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

SUMMARY FINANCIAL REPORT

For Month Ending: 30-Sep-18 3

A. Operating Income and Expenditure						
	Budget	Year to Date Budget	Actual	(\$,000)	Target 100%	Comments
Rate Revenue	-\$10,748,672	-\$10,748,672	-\$10,545,497	-\$203	98.1%	
Recurrent Grant Revenue	-\$4,201,291	-\$1,050,323	-\$1,022,802	-\$28	97.4%	
Fees and Charges Revenue	-\$1,743,731	-\$435,933	-\$581,137	\$145	133.3%	
Interest Revenue	-\$629,300	-\$157,325	-\$49,617	-\$108	31.5%	
Reimbursements Revenue	-\$51,609	-\$12,902	-\$32,103	\$19	248.8%	
Other Revenue	-\$1,490,797	-\$372,699	-\$235,338	-\$137	63.1%	
	-\$18,865,400	-\$12,777,854	-\$12,466,494	-\$311	97.6%	
Employee costs	\$5,258,747	\$1,314,687	\$1,164,482	\$150	88.6%	
Material & Services Expenditure	\$4,805,977	\$1,201,494	\$1,030,327	\$171	85.8%	
Depreciation Expenditure	\$5,400,473	\$1,350,118	\$1,350,149	\$0	100.0%	
Government Levies & Charges	\$773,062	\$193,266	\$166,728	\$27	86.3%	
Councillors Expenditure	\$197,640	\$49,410	\$12,532	\$37	25.4%	
Interest on Borrowings	\$0	\$0	\$32,593	-\$33		
Other Expenditure	\$1,252,385	\$313,096	\$668,602	-\$356	213.5%	
Plant Expenditure Paid	\$505,520	\$126,380	\$146,918	-\$21	116.3%	
	\$18,193,804	\$4,548,451	\$4,572,331	-\$24	100.5%	
	-\$671,596	-\$8,229,403	-\$7,894,163			
Gain on sale of Fixed Assets	\$0	\$0	\$0	\$0	0.0%	
Loss on Sale of Fixed Assets	\$520,505	\$130,126	\$0	\$130	0.0%	
Underlying (Surplus) / Deficit	-\$151,091	-\$8,099,277	-\$7,894,163			1
	-	-	-			
Capital Grant Revenue	-\$1,253,521	-\$313,380	-\$868,550	\$555	277.2%	
Subdivider Contributions	-\$523,827	-\$130,957	0	-\$131	0.0%	
Capital Revenue	-\$1,777,348	-\$444,337	-\$868,550			
	\$0		-			

Budget Alteration Requests

- For Council authorisation by absolute majority

No capital works budget variance above 10% or \$10,000

Sept

	Capital Budget	Actuals
B1469 Storys Creek Road Bridge replacement	741469	-\$100,000
deferred to fund tender prices of other bridge replacements during 2018-19		
Ctown - Barton Road reconstruction	750100	-\$70,000
Lfd - Cracraft Street kerb and channel	New	\$70,000
Lfd - Caravan Park Improvements	New	\$110,000

Defer replacement until 2019/20

Savings from gravel cartage transfer

New project Min. 263/18

New project Min. 274/18

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



August

No budget alterations for August 2018.

July

Hobhouse St - Recon Catherine to Burghley	750579	-\$71,000		\$0	Defer project until 2019/20
Grant Revenue - Natural Disaster Resilience	505653	-\$73,137		\$0	Grant Revenue allocated
Lfd - Flood Levee Back Creek Automation		<u>\$144,137</u>	\$0	\$0	New Capital Project

July

Council Chamber Carpark	720114	\$130,000		\$211,107	Works substantially complete
Council Chamber Access	759352	<u>\$70,000</u>	\$200,000	<u>\$167,437</u>	\$378,543 Works substantially complete

July

Less Council labour and plant hire				-\$131,981	# Council labour & plant hire
Hobhouse St - Recon Catherine to Burghley	750579	-\$50,000			
Council Chamber Access	759352	\$35,000			
Council Chamber Carpark	720114	<u>\$15,000</u>	\$50,000		Additional Budget allocation
			<u>\$250,000</u>	<u>\$246,562</u>	Net cost of project expected

July

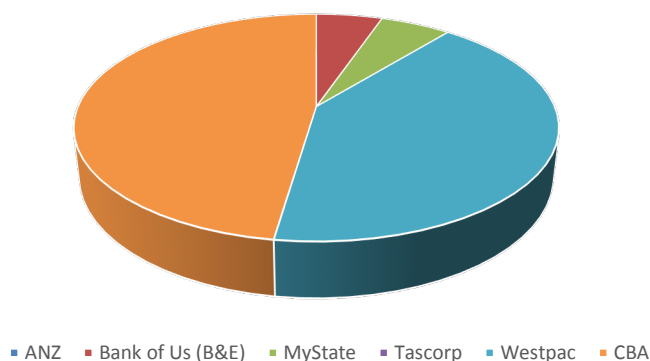
Visitor Accommodation Permit Fee	\$250				Adjust Fees & Charges Schedule from \$251
----------------------------------	-------	--	--	--	---

B. Balance Sheet Items

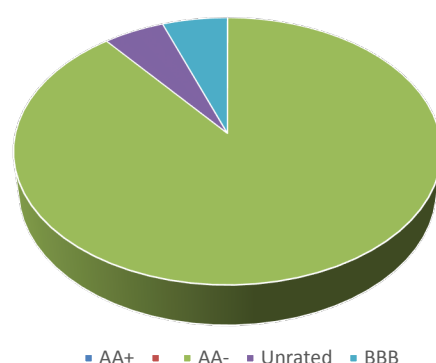
	Year to Date Actual	Monthly Change	Same time last year	Comments
Cash & Cash Equivalents Balance				
- Opening Cash balance	\$20,475,543	\$23,607,415		
- Cash Inflow	\$8,387,844	\$1,264,293		
- Cash Payments	-\$5,862,798	-\$1,871,120		
- Closing Cash balance	<u>\$23,000,588</u>	<u>\$23,000,588</u>		
	-	-		
Account Breakdown				
- Trading Accounts	\$1,167,521			
- Investments	<u>\$21,833,068</u>			
	<u>\$23,000,588</u>			

Summary of Investments	Investment Date	Maturity Date	Interest Rate%	Purchase Price	Maturity Value
Tasmanian Public Finance Corporation Call Account	1/09/2018	30/09/2018	1.50	\$5,287	\$5,293
CBA Call Account	26/09/2018	30/09/2018	1.40	\$1,908,285	\$1,908,578
CBA	12/06/2018	12/10/2018	2.54	\$1,000,000	\$1,008,490
CBA	4/05/2018	7/11/2018	2.52	\$1,000,000	\$1,012,911
CBA	22/06/2018	22/11/2018	2.64	\$1,000,000	\$1,011,066
CBA	13/07/2018	13/12/2018	2.49	\$1,500,000	\$1,515,656
CBA	21/06/2018	21/12/2018	2.60	\$1,000,000	\$1,013,036
My State Financial	25/12/2017	25/12/2018	2.70	\$1,223,229	\$1,256,256
Westpac	15/06/2018	15/01/2019	2.67	\$2,500,000	\$2,539,136
Bank of Us (B&E)	24/05/2018	24/01/2019	2.75	\$646,268	\$658,197
Bank of Us (B&E)	30/05/2018	30/01/2019	2.75	\$500,000	\$509,229
CBA	13/08/2018	13/02/2019	2.52	\$1,000,000	\$1,012,704
CBA	31/08/2018	28/02/2019	2.55	\$2,000,000	\$2,025,290
Westpac	4/07/2017	4/07/2022	3.37	\$5,500,000	\$6,427,258
Westpac	29/06/2018	29/06/2023	3.30	\$1,050,000	\$1,223,345
Total Investments				<u>\$21,833,068</u>	<u>\$23,126,444</u>

Investments by Institution



Total Investments by Rating (Standard & Poor's)



Rate Debtors	2018/19	% to Raised	Same Time Last Year	% to Raised
Balance b/fwd	\$2,245,313		\$1,742,445	
Rates Raised	<u>\$10,587,571</u>		<u>\$10,090,549</u>	
	<u>\$12,832,885</u>		<u>\$11,832,994</u>	

NORTHERN
MIDLANDS
COUNCIL



The chart displays the monthly flow of new jobs created in the UK. The Y-axis is scaled in millions, from 0 to 14. The X-axis lists the months from July to June. Seven data series are plotted, representing the fiscal years 2012/13 through 2018/19. The 2018/19 series (dark blue) shows a sharp decline from July to September, then a gradual recovery. The 2017/18 series (orange) shows a steady decline from July to November, followed by a slight increase. The 2016/17 series (light blue) shows a steady decline from July to November, followed by a slight increase. The 2015/16 series (purple) shows a steady decline from July to November, followed by a slight increase. The 2014/15 series (green) shows a steady decline from July to November, followed by a slight increase. The 2013/14 series (red) shows a steady decline from July to November, followed by a slight increase. The 2012/13 series (dark blue) shows a steady decline from July to November, followed by a slight increase.

Month	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19
July	11,500,000	10,500,000	9,500,000	8,500,000	7,500,000	6,500,000	5,500,000
Aug	7,500,000	6,500,000	5,500,000	4,500,000	3,500,000	2,500,000	1,500,000
Sep	6,500,000	5,500,000	4,500,000	3,500,000	2,500,000	1,500,000	1,000,000
Oct	5,500,000	4,500,000	3,500,000	2,500,000	1,500,000	1,000,000	500,000
Nov	4,500,000	3,500,000	2,500,000	1,500,000	1,000,000	500,000	0
Dec	4,000,000	3,000,000	2,000,000	1,000,000	500,000	0	0
Jan	3,500,000	2,500,000	1,500,000	500,000	0	0	0
Feb	3,000,000	2,000,000	1,000,000	0	0	0	0
Mar	2,500,000	1,500,000	500,000	0	0	0	0
Apr	2,000,000	1,000,000	0	0	0	0	0
May	1,500,000	500,000	0	0	0	0	0
Jun	1,000,000	0	0	0	0	0	0

Trade Debtors			
Current balance	\$873,919		
- 30 Days	\$147,143		
- 60 Days	\$660,790		
- 90 Days	\$10,987		
- More than 90 days	\$54,999		
Summary of Accounts more than 90 days:	-		
- Norfolk Plains Book sales	711		
- Hire/lease of facilities	6		
- Removal of fire hazards	11,847		
- Dog Registrations & Fines	37,110		
- Private Works	5,243		
- Regulatory Fees	83		

	Budget	Actual (\$,000)	Target 25%	Comments
Renewal	\$12,232,839	\$1,966,646	16%	
New assets	\$8,011,136	\$3,259,963	41%	
Total	\$20,243,975	\$5,226,609	26%	
Major projects:				
- Woolmers Bridge Replacement	\$2,830,000	\$2,311,055incl c/fwd	82%	Bridge structure substantially complete
- Campbell Town Rec Ground Building	\$2,575,237	\$0	0%	Commencement of works Aug 18
- Campbell Town Rec Ground Site Works	\$484,933	\$37,046	8%	
- Campbell Town Rec Ground Tennis Centre	\$315,000	\$2,138	1%	
- Campbell Town Rec Ground Cenotaph	\$170,000	\$990	1%	
- Longford Rec Ground Redevelopment	\$1,340,000	\$277,829incl c/fwd	21%	Commenced Sept 18
- Longford Sports Centre Extension	\$1,000,000	\$525,318incl c/fwd	53%	Slab / Shed stage
- Council Chamber toilet/kitchen improvements	\$225,000	\$3,000	1%	Design stage
- Recreation Lighting Upgrade	\$1,365,379	\$1,207,581incl c/fwd	88%	In progress
- Barton Road Reconstruction	\$520,000	\$0	0%	
- Bishopsbourne Road Reconstruction	\$379,000	\$0	0%	
- Campbell Town Main Street Improvements	\$1,000,000	\$75,297incl c/fwd	8%	Design
- Bridge Replacements				
Tooms Lake Road B4619	\$265,000	\$0		Tender accepted
Royal George Road B2380	\$196,000	\$0		Tender accepted
Brambletyre Road B1820	\$124,000	\$0		Tender accepted

D.	Financial Health Indicators
----	-----------------------------



MINUTES – ORDINARY MEETING

15 OCTOBER 2018



- Employee costs / Revenue	27.9%	9.3%	18.5%	↗	
- Renewal / Depreciation	226.5%	145.7%	80.9%	↗	
Unit Costs					
- Waste Collection per bin	\$10.43	\$12.10		↔	
- Employee costs per hour	\$43.82	\$35.84		↗	
- Rate Revenue per property	\$1,520.54	\$1,491.79		↔	
- IT per employee hour	\$3.17	\$3.93		↘	

E. Employee & WHS scorecard

	YTD	This Month
Number of Employees	81	81
New Employees	3	2
Resignations	2	0
Total hours worked	32487.71	9315.25
Lost Time Injuries	0	0
Lost Time Days	0	0
Safety Incidents Reported	4	1
Hazards Reported	12	2
Risk Incidents Reported	0	0
Insurance claims - Public Liability	0	0
Insurance claims - Industrial	0	0
Insurance claims - Motor Vehicle	1	0
IT - Unplanned lost time	0	0
Open W/Comp claims	3	1

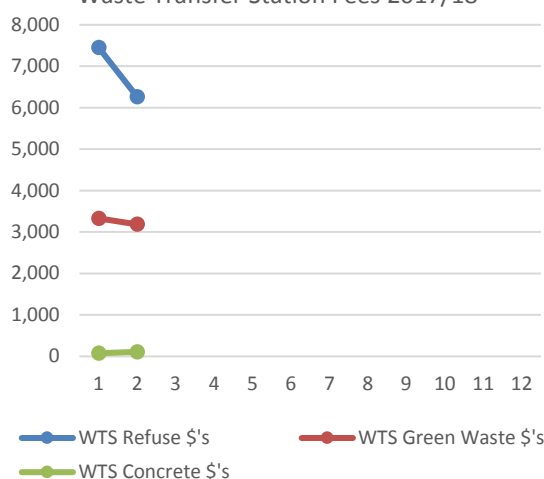
F. Waste Management

Waste Transfer Station	2016/17	2017/18	2018/19 Budget	2018/19 Year to Date
Takings				
- Refuse		\$96,262	\$91,682	\$13,711
- Green Waste		\$55,282	\$49,600	\$6,514
- Concrete		\$1,333	\$1,500	\$186
Total Takings	\$143,942	\$152,877	\$35,696	\$20,411

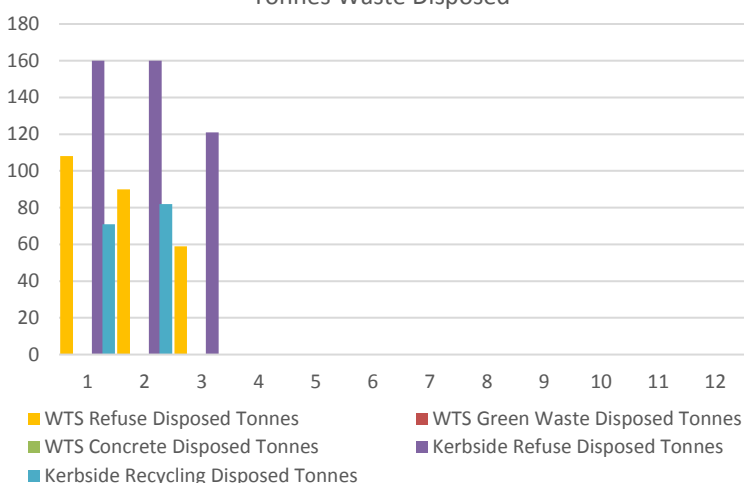
Tonnes Disposed

WTS Refuse Disposed Tonnes	1787	1510	1717	257
WTS Green Waste Disposed Tonnes	2500	4123	3631	0
WTS Concrete Disposed Tonnes	0	0	0	0
Kerbside Refuse Disposed Tonnes	2340	2201	2299	441
Kerbside Recycling Disposed Tonnes	1101	1037	1164	153
Total Waste Tonnes Disposed	7728	8871	8811	851

Waste Transfer Station Fees 2017/18



Tonnes Waste Disposed



4 OFFICERS COMMENTS

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

5 ATTACHMENTS

5.1 Income & Expenditure Summary for period ending September 2018.

5.2 Capital Works Report to end September 2018.

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



RECOMMENDATION

That Council

- i) receive and note the Monthly Financial Report for the period ending 30 September 2018.
- ii) authorise budget alterations as detailed in section 3A above.

DECISION

Cr Adams/Cr Gordon

That Council

- i) receive and note the Monthly Financial Report for the period ending 30 September 2018.
- ii) authorise budget alterations as detailed in section 3A above.

Carried unanimously

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



299/18 ROUND 2 ASSISTANCE – MAJOR FESTIVALS, EVENTS & PROMOTIONS

Responsible Officer: Maree Bricknell, Corporate Services Manager

Report prepared by: Maree Bricknell, Corporate Services Manager

1 PURPOSE OF REPORT

This report considers Round 2 requests for assistance during 2018-19 by community, sporting and non-profit organisations holding major festivals, events or promotions in the Northern Midlands.

2 INTRODUCTION/BACKGROUND

Community groups, organisations or clubs may apply for assistance towards major festivals, events and promotions that are the only one of their kind in the Northern Midlands in any one year, and attract significant numbers of people to the event and/or attract significant media coverage of the Northern Midlands.

The maximum allocation to an event is \$1,650 except in the case of a major new event which can be eligible for a one-off seeding grant of up to \$3,300. Major events that are held annually are eligible for up to \$1,650 in-kind support each year.

Funding priorities are given to events that have a significant benefit for a wide range of Northern Midlands residents and businesses, are unique within Northern Midlands, or if profit making put the funds back into the community, preferably through community projects that will benefit a wide cross section of the community.

Round 2 Applications for 2018-19 were advertised on 15th and 18th August and closed on 21 September 2018.

Some 11 applications seeking in excess of \$17,390 were received by Council.

Applicant	Event	Grant Sought	Recommendation
The Longford Project (Ten Days on the Island)	Exhibition 13-17 March 2019	\$ 1,740	\$ 1,060
Northern Districts Cycling Club	PE Green Memorial Bike Race 27 October 2018	\$ 350	\$ 350
Fusion Australia	Tera Populous (Peoples Land) 27 January 2019	\$ 1,000	\$ 500
Ross Progress Group	Ross Spring Festival October 2019		Staff Time only
Campbell Town ANZAC Group	ANZAC day breakfast & Lewis McGee Memorial Medallion project 25 April 2019	\$ 500	\$ 250
Longford Show Society	162 Longford Show 20th October 2018	\$ 1,000	Nil
Longford Fishing Club	National Gone Fishing Juniors Day 14th October 2018	\$ 800	\$ 400
Tour of Tasmania	Sponsorship for 2018 event - stage starting at Longford	\$ 5,000	\$ 3,000
International Farm Management Congress	Sponsorship \$5000 or 50% for two delegates \$1,550	\$ 5,000	Nil
YMCA Skate Park League in Tas	Event during 2018/19	\$ 2,000	\$ 2,000
Aust Fly Fishing Championships	Sponsorship	tba	Nil
Total		\$ 17,390	\$ 7,560

3 STRATEGIC PLAN

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

- People –
 - Lifestyle – Strong, Vibrant, Safe and Connected Communities

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



Core Strategies:

- ♦ Communicate – Communities speak & leaders listen
- ♦ Participate – Communities engage in future planning
- ♦ Connect – Improve sense of community ownership
- ♦ Caring, Healthy, Safe Communities – Awareness, education & service

4 POLICY IMPLICATIONS

The event application guidelines set out a process for a fair and equitable distribution of financial assistance to local community groups.

5 STATUTORY REQUIREMENTS

There is no statutory requirement to provide a community event grant program.

6 CONSULTATION WITH STATE GOVERNMENT

The program is not to be a substitute or in conflict with state government sundry grant programs.

7 OFFICER COMMENTS

A budget allocation during 2018-19 of \$60,000 was available with \$7,560 available for Round 2 (with reduction of \$3,110 from the Anzac Day allocation in Round 1).

8 ATTACHMENTS

8.1 Funding Schedule

8.2 Copy of applications received

RECOMMENDATION

That Council allocate Round 2 Special Event Funding as follows (excluding GST):

Applicant	Event	Grant Sought	Funding Allocated
The Longford Project (Ten Days on the Island)	Exhibition 13-17 March 2019	\$ 1,740	\$ 1,060
Northern Districts Cycling Club	PE Green Memorial Bike Race 27 October 2018	\$ 350	\$ 350
Fusion Australia	Tera Populous (Peoples Land) 27 January 2019	\$ 1,000	\$ 500
Ross Progress Group	Ross Spring Festival October 2019		Staff Time only
Campbell Town ANZAC Group	ANZAC day breakfast & Lewis McGee Memorial Medallion project 25 April 2019	\$ 500	\$ 250
Longford Show Society	162 Longford Show 20th October 2018	\$ 1,000	Nil
Longford Fishing Club	National Gone Fishing Juniors Day 14th October 2018	\$ 800	\$ 400
Tour of Tasmania	Sponsorship for 2018 event - stage starting at Longford	\$ 5,000	\$ 3,000
International Farm Management Congress	Sponsorship \$5,000 or 50% for two delegates \$1,550	\$ 5,000	Nil
YMCA Skate Park League in Tas	Event during 2018/19	\$ 2,000	\$ 2,000
Aust Fly Fishing Championships	Sponsorship	tba	Nil
Total		\$ 17,390	\$ 7,560

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



Cr Lambert declared an interest in item CORP 2, signed the register and left the meeting at 7.50pm.

DECISION

Cr Adams/Cr Knowles

That Council allocate Round 2 Special Event Funding as follows (excluding GST):

Applicant	Event	Grant Sought	Funding Allocated
Aust Fly Fishing Championships	Sponsorship	tba	Nil

Carried unanimously

Cr Lambert returned to the meeting at 7.51pm.

Cr Goninon/Cr Knowles

That the matter be discussed.

Carried unanimously

Cr Adams/Cr Knowles

That Council allocate Round 2 Special Event Funding as follows (excluding GST):

Applicant	Event	Grant Sought	Funding Allocated
The Longford Project (Ten Days on the Island)	Exhibition 13-17 March 2019	\$ 1,740	\$ 1,060
Northern Districts Cycling Club	PE Green Memorial Bike Race 27 October 2018	\$ 350	\$ 350
Fusion Australia	Tera Populous (Peoples Land) 27 January 2019	\$ 1,000	\$ 500
Ross Progress Group	Ross Spring Festival October 2019		Staff Time only
Campbell Town ANZAC Group	ANZAC day breakfast & Lewis McGee Memorial Medallion project 25 April 2019	\$ 500	\$ 250
Longford Show Society	162 Longford Show 20th October 2018	\$ 1,000	Nil
Longford Fishing Club	National Gone Fishing Juniors Day 14th October 2018	\$ 800	\$ 400
Tour of Tasmania	Sponsorship for 2018 event - stage starting at Longford	\$ 5,000	\$ 3,000
International Farm Management Congress	Sponsorship \$5,000 or 50% for two delegates \$1,550	\$ 5,000	Nil
YMCA Skate Park League in Tas	Event during 2018/19	\$ 2,000	\$ 2,000
Total		\$ 17,390	\$ 7,560

Carried unanimously

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



FAREWELL AND THANKS TO RETIRING MAYOR, DAVID DOWNIE

Deputy Mayor Goss thanked Mayor Downie on behalf of Council and community for his service to the Northern Midlands, in particular the past 4-year period as Mayor. He recognised Mayor Downie's inclusive leadership style; and conveyed thanks on behalf of the community, noting that residents across the municipality had conveyed their appreciation and recognition of the service to the Northern Midlands throughout his tenure.

Cr Goss conveyed the best wishes of both Council and the community to Mayor Downie on his retirement from Council.

In his response, Mayor Downie recognised the achievements of the Council over the 4-year period, the projects that had been planned and would be realised; and wished the Northern Midlands Council the best of luck into the future.

Miss Bricknell thanked Mayor Downie on behalf of management and staff as follows:

I would like to thank you Mayor Downie for your service to the community and support of the Northern Midlands Council staff over the last 32-year period, which is part I understand, of a continuous family representation on Tasmanian councils for some 140 years dating back to 1878.

I recall when you started around this table in 1993 as part of a very strong powerful rural representation including yourself Kenneth von Bibra, Hamish Wallace, Hugh MacKinnon and Don McShane.

I also remember your boyish pranks with our dear late Councillor, Marie Barnes.

You can be very proud of your many achievements around this table including:

- Involvement with restructuring of this organisation in the early days after amalgamation*
- Involvement in irrigation for the midlands area*
- Steering the Campbell Town Hospital through the changeover to the MPS Centre*
- Securing road and bridge renewal programs across the municipal area*
- Bringing treated water and sewer reuse schemes to our towns*
- Involvement in flood proofing Longford township*
- Bringing the replacement of the Campbell Town Recreation ground complex to reality*

and more recently, your involvement at the highest level in the TasWater MOU negotiations, Launceston Airport dispute, and saving the Community Churches movement.

But by far your biggest achievement is the way that you have handled yourself over the journey, always looking for the best community outcome in your quiet, communicative and non-conflicting manner.

David, thank you very much for your professionalism, support and trust of colleagues and staff, and we wish you the very best for the future.

Mayor Downie acknowledged the assistance and support provided by the staff to Council; the contribution and work of the staff to the success of the Northern Midlands Council; and acknowledged the recognition of Council as being successful by the other 29 councils within Tasmania.

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



301/18 ITEMS FOR THE CLOSED MEETING

DECISION

Cr Polley/Cr Goninon

That Council move into the “Closed Meeting” with the Acting General Manager, Works Manager and Executive Assistant.

Carried by absolute majority

302/18 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

303/18 CONFIRMATION OF CLOSED COUNCIL MINUTES: ORDINARY COUNCIL MEETING

Confirmation of the Closed Council Minutes of the Ordinary Council Meeting of 19 March 2018, as per the provisions of Section 34(6) of the *Local Government (Meeting Procedures) Regulations 2015*.

304/18 APPLICATIONS BY COUNCILLORS FOR LEAVE OF ABSENCE

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

305/18 (1) PERSONNEL MATTERS

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

305/18 (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

305/18 (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

305/18 (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

305/18 (5) INFORMATION OF A PERSONAL AND CONFIDENTIAL NATURE OR INFORMATION PROVIDED TO THE COUNCIL ON THE CONDITION IT IS KEPT CONFIDENTIAL

As per provisions of Section 15(2)(g) of the *Local Government (Meeting Procedures) Regulations 2015*.
Longford Men’s Shed

MINUTES – ORDINARY MEETING

15 OCTOBER 2018



306/18 MIDLAND HIGHWAY PERTH LINK ROADS: LAND ACQUISITION

As per provisions of Section 15(2)(g) of the *Local Government (Meeting Procedures) Regulations 2015*.
Midland Highway Perth Links Road

DECISION

Cr Goninon/Cr Adams

That Council:

- A) i) agree to acquire the land under the Local Government Act, conditional to:
State Growth meeting all costs associated with the acquisition of land and the
planting and maintenance of the trees for three years;
- ii) authorise the General Manager to negotiate with the Department of State Growth
for the provision of an open surface rubble path along the corridor.
- B) in relation to this matter:
 - i) considered whether any discussion, decision, report or document is kept
confidential or released to the public; and
 - ii) determined to release the decision to the public.

Carried unanimously

Cr Goninon/Cr Lambert

That Council meet with the Department of State Growth in relation to a number of matters
relative to the Perth Link Roads projects, including: completion of stage 1, stages 2 and 3, the
shared bikeway and plans for Perth urban design.

Carried unanimously

307/18 PERSONNEL MATTERS

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

DECISION

Cr Goninon/Cr Adams

That Council move out of the closed meeting.

Carried by absolute majority

Mayor Downie closed the meeting at 8.31pm.

MAYOR _____

DATE _____