



**NORTHERN
MIDLANDS
COUNCIL**

ATTACHMENTS

ORDINARY MEETING OF COUNCIL

MONDAY, 21 JANUARY 2019

Des Jennings
General Manager



**NORTHERN
MIDLANDS
COUNCIL**

AGENDA

ORDINARY MEETING OF COUNCIL

MONDAY, 21 JANUARY 2019

Des Jennings
General Manager

QUALIFIED PERSONS ADVICE

The Local Government Act 1993 Section 65 provides as follows:

- (1) *A general manager must ensure that any advice, information or recommendation given to the council or a council committee is given by a person who has the qualifications or experience necessary to give such advice, information or recommendation.*
- (2) *A council or council committee is not to decide on any matter which requires the advice of a qualified person without considering such advice unless –*
 - (a) *the general manager certifies, in writing –*
 - (i) *that such advice was obtained; and*
 - (ii) *that the general manager took the advice into account in providing general advice to the council or council committee; and*
 - (b) *a copy of that advice or, if the advice was given orally, a written transcript or summary of that advice is provided to the council or council committee with the general manager's certificate.*

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

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

MEETING CONDUCT

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



Des Jennings
GENERAL MANAGER

GUIDELINES FOR COUNCIL MEETINGS

PUBLIC QUESTIONS AND STATEMENTS

Public Question Time

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

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

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

Representations on Planning Items

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

Each speaker is limited to a maximum of 3 minutes.

PETITIONS

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

RECORDING OF COUNCIL MEETINGS

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

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

The provision of recording of Council meetings in this policy:

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

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

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

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

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

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



NORTHERN MIDLANDS COUNCIL AGENDA – ORDINARY MEETING 21 JANUARY 2019

NOTICE is hereby given that the next meeting of the Northern Midlands Council will be held at the Council Chambers, Longford on Monday, 21 January 2019 at 5.00pm.


Des Jennings
GENERAL MANAGER

16 January 2019

4.00pm Councillor Workshop – closed to the public

GOV 1 ATTENDANCE

1 PRESENT

In Attendance:

2 APOLOGIES

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

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

GOV 4 CONFIRMATION OF MINUTES

1 OPEN COUNCIL: ORDINARY COUNCIL MEETING MINUTES – 10 DECEMBER 2018

DECISION

Cr

That the Open Council Minutes of the Ordinary Meeting of the Northern Midlands Council held at the Council Chambers, Longford on Monday, 10 December 2018 be confirmed as a true record of proceedings.



NORTHERN MIDLANDS COUNCIL AGENDA – ORDINARY MEETING 21 JANUARY 2019

2 OPEN COUNCIL: SPECIAL COUNCIL MEETING MINUTES – 21 DECEMBER 2018

DECISION

Cr

That the Open Council Minutes of the Special Meeting of the Northern Midlands Council held at the Council Chambers, Longford on Friday, 21 December 2018 be confirmed as a true record of proceedings.

3 CONFIRMATION OF MINUTES OF COMMITTEES

Attachments: Section 1 – Page 1

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

	Date	Committee	Meeting
i)	06/02/2018	Perth Community Centre Management Committee	Ordinary
ii)	03/04/2018	Perth Community Centre Management Committee	Ordinary
iii)	05/06/2018	Perth Community Centre Management Committee	Ordinary
iv)	07/08/2018	Perth Community Centre Management Committee	Ordinary
v)	16/10/2018	Perth Community Centre Management Committee	Ordinary
vi)	29/11/2018	Avoca, Royal George & Rossarden Local District Committee	Ordinary
vii)	04/12/2018	Campbell Town District Forum	Ordinary
viii)	04/12/2018	Ross Local District Committee	Ordinary
ix)	04/12/2018	Perth Local District Committee	Ordinary
x)	04/12/2018	Evandale Advisory Committee	Ordinary
xi)	05/12/2018	Longford Local District Committee	Ordinary
xii)	11/12/2018	Evandale Community Centre & Memorial Hall Management Committee	Ordinary
xiii)	11/12/2018	Liffey Hall Committee	Ordinary

DECISION

Cr

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

4 RECOMMENDATIONS OF SUB COMMITTEES

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

Evandale Advisory Committee

At the ordinary meeting of the Evandale Advisory Committee held on 4 December 2018 the following motion was recorded for Council's consideration:

That Council list Evandale as the next town (in 2019) to have Christmas banners installed utilising the 10 existing banner poles and that Council liaise with the Glover Society in order to progress the project.

Officer's Comments:

That the matter be included for consideration in the 2019/2020 budget deliberations.

Officer's Recommendation:

That Council include for consideration in its 2019/2020 budget deliberations, the request from the Evandale Advisory Committee to be listed as the next town (in 2019) to have Christmas banners installed utilising the 10 existing banner poles and that Council liaise with the Glover Society in order to progress the project.

DECISION

Cr



NORTHERN MIDLANDS COUNCIL AGENDA – ORDINARY MEETING 21 JANUARY 2019

Longford Local District Committee

At the ordinary meeting of the Longford Local District Committee held on 5 December 2018 the following motion was recorded for Council's consideration:

[Expedite public access to the levee banks by consulting other Councils.](#)

Officer's Comments:

The Longford Local District Committee have previously requested that Council investigate the use of the levee banks to allow for a public walking track.

Officer's Recommendation:

That Council officers further investigate.

DECISION

Cr

GOV 5	DATE OF NEXT COUNCIL MEETING 18 FEBRUARY 2019
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Mayor Knowles advised that the next Ordinary Council Meeting would be held at the Northern Midlands Council Chambers at Longford at 5.00pm on Monday, 18 February 2019.



NORTHERN MIDLANDS COUNCIL AGENDA – ORDINARY MEETING 21 JANUARY 2019

INFO

INFORMATION ITEMS

1 COUNCIL WORKSHOPS/MEETINGS HELD SINCE THE LAST ORDINARY MEETING

Responsible Officer: Des Jennings, General Manager

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

Date Held	Purpose of Workshop
17/12/2018	Special Council Workshop Discussion: Northern Midlands Land Use Strategy
21/01/2019	Council Workshop Discussion: Council Meeting Agenda items

2 MAYOR'S COMMUNICATIONS

Mayor's Communications for the period 11 December 2018 to 21 January 2019 are as follows:

Date	Activity
11 December 2018	Attended Avoca Primary School Presentation Evening, Avoca
12 December 2018	Attended Longford Primary School Presentation Assembly, Longford
12 December 2018	Attended Perth Primary School Presentation Assembly, Perth
12 December 2018	Attended meeting with Rebecca White, Perth
14 December 2018	Attended Cressy District High School Presentation Assembly, Cressy
14 December 2018	Attended Campbell Town District High School Presentation Assembly, Campbell Town
17 December 2018	Attended the Premiers lunch with the Hon. Will Hodgman, Launceston
17 December 2018	Attended elected member training, Longford
17 December 2018	Attended Council Workshop, Longford
18 December 2018	Attended meeting with Senator Steve Martin, Longford
18 December 2018	Attended Avoca Primary School Christmas Lunch, Avoca
19 December 2018	Attended Evandale Primary School presentation Assembly, Evandale
19 December 2018	Attended Campbell Town District High School Grade Ten Presentation Assembly, Campbell Town
20 December 2018	Attended Works Department Christmas Lunch, Cressy
21 December 2018	Attended Special Council Meeting, Longford
15 January 2019	Attended meeting with Campbell Town Bowls Club, Campbell Town
21 January 2019	Attended Council Workshop and Meeting, Longford
Attended to email, phone, media and mail inquiries.	

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 –



NORTHERN MIDLANDS COUNCIL

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21 JANUARY 2019

- (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

Nil.

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	84	75	47							516	884
337	58	53	31	42	58	24							266	429



NORTHERN MIDLANDS COUNCIL AGENDA – ORDINARY MEETING 21 JANUARY 2019

6 ANIMAL CONTROL

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

Item	Income/Issues 2017/2018		Income/Issues for December 2018		Income/Issues 2018/2019	
	No.	\$	No.	\$	No.	\$
Dogs Registered	4,250	106,006	50	1,793	4,001	96,955
Dogs Impounded	84	5,556	4	514	34	2,134
Euthanized	-	-	-	-	3	-
Re-claimed	71	-	4	-	24	-
Re-homed/To RSPCA	10	-	-	-	5	-
New Kennel Licences	12	840	-	-	7	504
Renewed Kennel Licences	64	2,752	-	-	71	3,124
Infringement Notices (paid in full)	76	12,458	4	652	23	4,598
Legal Action	-	-	-	-	-	-
Livestock Impounded	3	159	-	-	-	-
TOTAL		127,771		2,959		107,315

Registration Audit of the Municipality:

audit of rural areas will commence again in January

Kennel Licence Inspections:

Kennel licence inspections are complete and will be conducted again in April

Infringements:

24 infringement was issued

Attacks:

1 attack on sheep and 1 on cat.

1 dog declared dangerous, and infringements issued and 1 dog infringements issued.

Impounded dog:

4 dogs were impounded

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	64	99
October-December	46	52	39	31	41	41
January-March	-	-	39	38		
April-June	16	45	39	37		

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.



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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	1
Inspection of Food Premises	154	75	77	70

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	-	-	-	-	1						
Building & Planning	1	-	1	1	3	3						
Community Services	-	-	-	-	-	-						
Corporate Services	-	1	-	-	1	-						
Governance	-	-	-	-	-	2						
Waste	-	-	1	-	-	-						
Works (North)	10	26	30	2	14	21						
Works (South)	-	-	2	-	1	-						

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

Date	Recipient	Purpose	Amount
	Council wages and plant	Assistance to Campbell Town SES	38
24-Oct-18	Campbell Town District High School	Donation - School Achievement Awards	103
24-Oct-18	Perth Primary School	Donation - School Achievement Awards	36
24-Oct-18	Evandale Primary School	Donation - School Achievement Awards	36
24-Oct-18	Longford Primary School	Donation - School Achievement Awards	36
24-Oct-18	Cressy District High School	Donation - School Achievement Awards	103
24-Oct-18	Avoca Primary School	Donation - School Achievement Awards	36
24-Oct-18	Perth Fire Brigade	Donation	100
24-Oct-18	Longford Fire Brigade	Donation	100
24-Oct-18	Longford Christ Church	50% contribution towards maintenance of town clock	314
24-Oct-18	Ross Sports Club	Donation - Ross Defibulator case fundraising	100
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
21-Nov-18	Madeleine Berry	Bursary Program 2018 - instalment 2	1,000
21-Nov-18	Jessica Bartels	Bursary Program 2018 - instalment 1	1,000
10-Dec-18	Ms Sophie Harding	Bursary Program 2018 - instalment 2	1,000
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



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21 JANUARY 2019

Date	Recipient	Purpose	Amount
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
		TOTAL DONATIONS	\$ 22,524

10 ACTION ITEMS: COUNCIL MINUTES

Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
20/11/2017	360/17	ANZ Longford Branch Closure	That Council ii) invite a Bendigo Bank representative to present to a Council workshop.	General Manager	Presentation received at 1 October council workshop. Report to Council.	31/01/2019
10/12/2018	381/18	Appointment Of Council Representatives To Special Committees	That Cr Matthew Brooks fulfil the position on the Australia Day Awards Committee 2018 due to the withdrawal of Deputy Mayor Richard Goss.	General Manager	Complete.	
10/12/2018	381/18	Appointment Of Council Representatives To Special Committees	That Council recommend the nomination of Cr Polley as the Tasmanian State representative to AMAC (Australian Mayoral Aviation Council).	General Manager	AMAC notified.	
19/11/2018	320/18	Appointment Of Council Representatives To Special Committees, Advisory Committees And Outside Bodies	That matters relating to membership and/or structure of the following Committees of Council and Outside Bodies be reviewed:	General Manager	Committees being advised of appointments.	
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 to be sought.	
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. TCF and Stronger Communities funding received. Equipment ordered.	
15/10/2018	280/18	Information Items	matter of a Council Weeds Officer be placed on the Council workshop agenda	General Manager	Discussed at Council workshop. Further information being sought. Information report to be presented to Council workshop.	
19/11/2018	322/18	Local Government Election 2018	That a) Council express its dissatisfaction at the process and the unavailability of official information; and improved resources for the state electoral office be sought; and b) a report be commissioned on the failure of the Tasmanian Electoral Commission to make information available in a timely manner; and c) this matter be considered by the Local Government Association of Tasmania (LGAT).	General Manager	Discussed at 10/12 LGAT meeting. LGAT writing to TEC. Minister for Local Government has also written to TEC. To be considered as part of State Government review of LG legislative framework. Discussion paper currently out for review, LGAT coordinating sectoral response.	
18/09/2017	278/17	Local Government Reform: Northern	That Council: A) i) Receive the Northern Tasmanian Councils – Shared Services Study Report prepared by KPMG. ii)	General Manager	Minister Gutwein advised that Council has received the study. GM to report to	



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AGENDA – ORDINARY MEETING

21 JANUARY 2019

Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
		Region Shared Services	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.		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, report being reviewed by GMs. Legal Services project being considered by GMs, awaiting endorsement.	
10/12/2018	361/18	Municipal Swimming Pools	That a decision be deferred subject to further information being available	General Manager	Cressy Pool structure x-ray to assess integrity undertaken. Advice awaited.	
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 unveiled 15/10/2018.	
19/11/2018	332/18	Council Offices – 13 Smith Street Longford Roof Maintenance / Repairs	That Council i) replace the roof with a new Woodland Grey Colorbond roof; and ii) seek further quotes and allocation of budget for Council review.	Works Manager	Further quotes being sought.	
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. Meeting being sought.	
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 with 14 businesses to date expressing interest in the FTTN to FTTP proposal.	
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	Project Officer	Community education campaign commenced with article in media.	



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Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
			message about the Plan and its operation out widely across the Northern Midlands.			
10/12/2018	359/18	Memorial Peace Garden At The Evandale Catholic Cemetery	That Council i) support in-principle the proposal to open up the front of the Evandale Catholic cemetery; and ii) works with the community and determine as to how the proposed works can be funded.	Project Officer	Works costed at \$4,700. Funding source yet to be identified.	
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.	
10/12/2018	357/18	Proposed Northern Tasmania's Reassign Tourism Experience	That the matter be further discussed at a future Council workshop.	Project Officer	To be discussed at 4 February 2019 Council workshop.	
10/12/2018	358/18	Proposed Upgrade And Expansion Of The Perth Early Learning Centre (Perth Child Care Centre)	That i) Council provide in-principle support for on the funding application submitted to the Australian Government's 2018 Building Better Regions Fund – Infrastructure Projects Stream for funds towards the upgrade and expansion of the Perth Early Learning Centre; and ii) Officers prepare a business case (incl. privatisation, community centre separation/use) and funding options to support the Council contribution to the project and report back to Council.	Project Officer	Report to Council.	
19/11/2018	323/18	Tom Roberts Interpretation At Longford	That Council approve the proposal to develop a Tom Roberts interpretation panel for erection in the grounds of Christ Church Longford and a short Tom Roberts' video, and consider funding these items in the mid-year budget review process.	Project Officer	Being progressed after mid-year budget review.	
10/12/2018	354/18	Confirmation Of Minutes - Cressy Local District Committee	Noticeboard at Newsagency - That Council consider the installation of an additional noticeboard outside the Cressy Newsagency.	Executive & Comms Officer	To be listed for 2019/2020 budget consideration	
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 December.	
10/12/2018	370/18	Delegation Approval: Child Care Services	That Council in exercising its powers conferred by section 22(1) of the Local Government Act 1993 delegate the General Manager the powers, duties and functions to operate the child care services and prepare an Instrument of Delegation (with schedules if applicable), in accordance with Council's Delegation Register.	Corporate Services Manager	Complete.	
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	Awaiting electoral office for procedure and process for elector poll.	
15/10/2018	295/18	Translink Lead Generation Pilot Project: The Way Forward	That the matter be held over to the mid-year budget review	Corporate Services Manager		
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	Senior Planner	Submissions received. Scheduled for discussion at future Council workshop.	30/04/2019



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Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
			placement of shipping containers in the Northern Midlands municipality; and b) Council endorse the attached Regulatory Impact Statement.			
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 future Council meeting.	31/03/2019
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.	31/03/2019
10/12/2018	360/18	Tasmanian Development Regulatory Reform Project	That council facilitate a meeting with members of the construction industry (including: builders, planners, architects, etc.), to obtain feedback with regard to the Tasmanian Development Regulatory Reform Project.	Community & Development Supervisor		

LONG TERM ACTIONS

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.	
20/04/2015	105/15	Northern Midlands Towns Entrance Statements	That Council authorises officers to investigate the cost to design and implement entrance statements for: a) Avoca ; b) Campbell Town; c) Cressy ; d) Evandale; e) Longford; f) Perth; g) Ross ; and list within the draft 2015/2016 budget for consideration	General Manager	Evandale entrance statement to be constructed 2018/19, final designs received. Conara entrance statement works commenced.	
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 District Committee - 7.7 Keep Australia Beautiful Awards	That Council investigate a broader concept for deposit legislation.	Engineering Officer	Investigations in progress through Northern Regional Waste Management Group.	
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.	

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

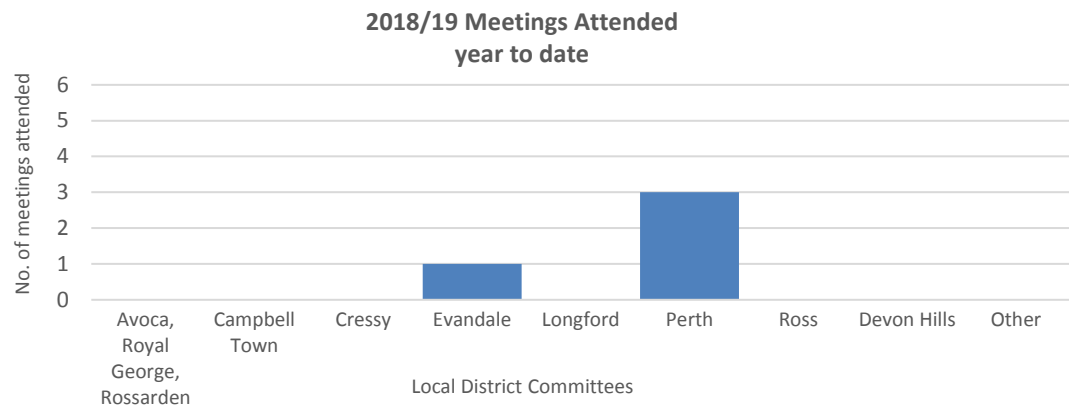
NORTHERN MIDLANDS COUNCIL AGENDA – ORDINARY MEETING 21 JANUARY 2019

11 KEY ISSUES BEING CONSIDERED: MANAGERS' REPORTS

1. GOVERNANCE

a. Governance – Meetings/Conferences

- Council meetings:
 - Annual General Meeting 10 December
 - Ordinary Meeting 10 December
 - Special Meeting 21 December
- Council Workshops:
 - 17 December
- Executive Management Team:
 - 5 December
 - 19 December
- Staff Meeting
 - 11 December
- Community meetings:



- Attended fortnightly site meetings with contractors – Campbell Town Recreation Ground Redevelopment
- Attended weekly Longford Recreation Ground – Contractor meetings
- Attended NTDC Members meeting
- Attended Northern Local District Committee Christmas Function
- Attended Southern Local District Committee Christmas Function
- Attended LGAT General Meeting
- Met with proponent re proposed Perth development
- Attended Greater Launceston Transport Vision Workshop
- Met with Denman Architects
- Met with proponent re proposed development
- Met with officers from Department of State Growth
- Met with proponents re proposed Evandale development
- Attended Regional General Managers Meeting
- Met with Senator Steve Martin
- Met with Tasmania Police
- Councillor induction
 - Cr Matthew Brooks

b. General Business:

- Health & Safety and Risk Management Review
- Legal issues, leases and agreement reviews
- Interim Planning Scheme matters
- Road Construction
- Engineering Services

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- Drainage issues & TRANSLink stormwater
- Road and Traffic matters
- Resource Sharing
- Animal Control matters
- Buildings
- Tourism
- 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. Human Resources

- Recruitment
 - Works Supervisor – Applications closed on 5 January 2019. Culling applicants for interview
 - Youth Officer – Successful applicant commences on 22 January 2019
 - Early Childhood Educator – Successful applicant commences on 15 January 2019
- Corporate Services Department Review – report in progress
- Employer of Choice submitted on 19 December 2018. Assessment of application may take till late February 2019 before we are advised of the status of this
- EBA due for re-negotiation in 2019 – mark up continuing, in preparation of progressing early in 2019
- Roster system for the casual cleaning team at Campbell Town working well
- Quarterly leave balance report complete – General Manager advised of staff in excess of EBA allowable limits
- Working through leave balances to ensure in accordance with maximum limits as specified in Enterprise Agreement
- 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

d. 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
- 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

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b. Building/Plumbing

- Plumbing and building inspections and assessments, as required
- Permit authority assessments
- Attendance at Consumer, Building & Occupation Services Permit authority forums
- Participation in Planning & Building Portal
- Ongoing review of Building for Bushfire Bulletins

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 LGAT Meeting for the LPS drafting for the Tasmanian Planning Scheme

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
- Assisting Consumer, Building & Occupation Services audit of short to medium term visitor accommodation.

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
- Investigating environmental incidents, as required
- Investigating notifiable diseases, as required
- Commercial Drone operators certificate complete
- Use of drone for investigations as required

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



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g. Media and communications

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

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- Creditor payments and enquiries. ABN administration. Electronic Ordering and committals.
- Payroll, ETP calculations, payroll tax, child support, maternity leave, PAYG & annual summaries, superannuation, salary sacrifice, Workplace Legislation changes, EB provisions, salary reviews, staff training, leave accrual adjustments, leave loading calculations, Councillor allowances and expenses, Workers Compensation claims and payments, Award adjustments, sundry HR and policy issues.
- Debt Collection 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.
- 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.



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- 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.
- 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 has reached final.
- 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 approaching completion.
- Tender for Campbell Town Main Street Urban Design and Traffic Management in progress.
- Tender for construction of new building at Longford Sports Centre – in progress.
- Tender for Sportsground Lighting – Light towers have been installed at Campbell Town, Longford and Perth,



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Evandale, finalising some issues in relation to power connection at the Perth Recreation ground.

- Tender for construction of new community centre at Campbell Town War Memorial Oval – Work has commenced.
- Tenders awarded for three bridges –
 - Tooms Lake Road scheduled for March 2019;
 - Brambletye Road scheduled for January 2019; and
 - Royal George Road scheduled for February 2019.

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

- Barton Road reconstruction – Complete.
- Bishopsbourne Road reconstruction – Preliminary works have commenced.

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

Resource Sharing Summary 1/7/18 to 30/6/19 As at 30/11/18	Units Billed	Amount Billed GST Exclusive \$
Meander Valley Council		
Service Provided by NMC to MVC		
Street Sweeping Plant Operator Wages and Oncosts	70.00	3,770.15
Street Sweeper - Plant Hire Hours	61.00	5,092.09
Total Services Provided by NMC to Meander Valley Council		8,862.24
Service Provided by Meander Valley Council to NMC		
Wages and Oncosts		
Plumbing Inspector Services	316.00	21,537.85
Total Service Provided by MVC to NMC		21,537.85
Net Income Flow		- 12,675.61
Total Net		- 12,675.61
Private Works and Council Funded Works for External Organisations		
Economic & Community Development Department	Hours	
Northern Midlands Business Association		
Promotion Centre Expenditure		Not Charged to Association
- Tourism Officer	44.00	Funded
Works Department Private Works Carried Out	90.50	from Council Budget A/c 519035
	134.50	



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13 VANDALISM

Prepared by: Jonathan Galbraith; Engineering Officer

Incident	Location	Estimated Cost of Damages		
		December 2018	Total 2018/19	December 2017
Toilet roll holders and doors damaged at Valentine Park toilets	Campbell Town	\$ 750		
Graffiti on sign and bus shelter in Smith Street	Longford	\$ 100		
Trees damaged in Cambock Lane	Evandale	\$ 400		
TOTAL COST VANDALISM		\$ 1,050	\$ 5,350	\$ 0

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 Evandale, Perth and Longford sessions in time for the preparation of the Agenda.

15 STRATEGIC PLANS UPDATE

Prepared by: Lorraine Green, Project Officer

STRATEGIC PLANS SPREADSHEET CURRENT AS OF 2 JANUARY 2019

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 - Application prepared to nominate Ben Lomond as the state's next iconic walk.
Campbell Town			
War Memorial Oval Precinct			
a) Development Plan (Jeff McClintock)	Apr-14	Dec-14	- Development Plan submitted to Council Sept 2014. - Council requested assessment of the viability of the Multi-Function Centre
b) Financial & Economic Analysis Report (Strategy 42 South)	Jun-15	Dec-15	- Appendix to the report requested: resultant 'Indicative Financial Analysis of Multi-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.

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Strategic Plans By Location & Consultant	Start Date	Completion Date	Current Status
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. 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 closed 10 October. - First progress report to Australian Govt Community Development program submitted.
d) Multi-Functional Centre (Vos Group)	Feb-18		- 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 and is close to 30% complete at the end of December.
CBD Urban Design and Traffic Management Strategy (GHD)	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



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Strategic Plans By Location & Consultant	Start Date	Completion Date	Current Status
(Lange Design and Rare Innovations)			- 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. Funding secured from both sources. Equipment ordered, work to commence at end of swimming season.
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. - 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 - accepted in principle the Honeysuckle Banks Plan; - consider funding the minor works components of the plan in



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			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 stage 2 of the application process submitted. Outcome anticipated February 2019. • Tas Community Fund grant secured towards the expansion of the outdoor gym. Application for additional funding submitted to Sport and Recreation Tasmania. Not secured. Rotary Club being approached to find the shortfall. • Application to the Community Sport Infrastructure Programme for the upgrade of the oval drainage submitted. Outcome awaited.
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. Outcome unsuccessful.
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. • Parklet design & plans approved June 2017.



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			• 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.



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			• 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 stage 3. Funding secured. • Play units ordered Sept 2018. • LGAT video of the playground in use filmed 2 October. Presentation on the success of the playground made at LGAT Playground forum Oct 30th. • Stage 3 installation to commence January 2019.
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. Location yet to be determined.
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. Only 1 written response received from Helping Hand Association, requesting that showers be incorporated for the use of homeless people.
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	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.



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Strategic Plans By Location & Consultant	Start Date	Completion Date	Current Status
functions with adjacent Primary School & Recreation Ground			- Application for upgrade and expansion of child care centre submitted for the Building Better Regions Fund. Outcome known February 2019. - Council Agenda item 10/12/2018.
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.
Ross			
Swimming Pool Master Plan (Loop Architecture)	Dec-15		- Draft Master Plan received May 2016: structural assessment approved August 2016 - Final plan received June 2017 - Final report to be presented to workshop September 2017 - Council resolved at October 2017 Meeting to undertake a survey of the use of the pool across the 2017-2018 swimming season. 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.



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			• June 2018: quotes received for new switchboard and mains • July 2018: costings being reviewed. • Work now underway.
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. • Continuing with purchase of parcel for stormwater detention purpose.

16 NORTHERN MIDLANDS EVENTS – CURRENT & UPCOMING

Prepared by: *Fiona Dewar, Tourism Officer*

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

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

The directory is updated on a weekly basis.

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

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

Date	Village / Town	Event	About the event	NMC Support
January 2019				
1 Jan 2019 Every year	Longford	Longford New Year's Day Picnic Races Jim Osborne Longford Cup	A New Year's Day tradition, the Jim Osborne Longford Cup at the historic Longford Racecourse is a fun day for the whole family. As well as enjoying the country races, families enjoy live music and Fashions in the Field.	



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Date	Village / Town	Event	About the event	NMC Support
5 Jan 2019	Symmons Plains 1487 Midland Hwy	Symmons Plains - Skid Pan	from noon - 5pm, hosted by Performance Driving Australia. Drive your car on the Symmons Plains skid pan - fun, safe, sideways.	
5 Jan 2019	Symmons Plains 1487 Midland Hwy	Race Track in YOUR Car	Join Performance Driving Australia at Symmons Plains Raceway for a full track day in your own car. PDA trainers available all day for coaching and tips. A day based around safely enjoying your car. 9am - 5pm.	
5 - 12 Jan 2019	Poatina	Faith and the Arts 2019	Faith and the Arts Summer School is an inspiring and practical week-long residential arts program. Focus on a variety of creative art forms in the context of an enlivening and supportive Christian faith environment, in the unique and picturesque setting of Poatina village in Tasmania's heartland. An awesome team from around Australia are gearing up to lead a fantastic line-up of elective workshops, and daily gatherings of creative worship and faith-art exploration.	
6 Jan 2019 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	
6 Jan 2019 Every Sunday	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.	
6 & 7 Jan 2019	Perth 86 Main Rd	Wood Fired Pizza in the Garden	Hosted by Saltire Café, every Saturday and Sunday til 24 Feb. From 11am onwards.	
7 - 27 Jan 2019	Ross Church St	Kids Summer Activities - Games on the Lawn	Games on the Lawn from 10am - 4pm daily. Traditional children's outdoor games will be available on the Tasmanian Wool Centre Lawn (weather permitting). Challenge your family to a game of quoits, test your croquet skills or show off your skipping prowess.	
9 Jan 2019	Longford	Festival of Small Halls Summer Tour	The best folk and contemporary acoustic music hits the road, and comes to the Longford Town Hall from 6.30pm - 9.30pm. Details on the facebook event page.	
12 Jan 2019 2nd & 4th Sat each month	Epping Forest Midland Hwy	Market	Browse stalls for local produce, homemade cakes, books, jewellery, plants, bric-a-brac. Epping Forest Hall. 8am - 2pm.	
12 & 13 Jan 2019	Perth 86 Main Rd	Wood Fired Pizza in the Garden	Hosted by Saltire Café, every Saturday and Sunday til 24 Feb. From 11am onwards.	
13 Jan 2019 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	
13 Jan 2019 Every Sunday	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.	
13 Jan 2019 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.	
17 Jan 2019	Ross Church St	Kids Summer Activities - Felting with Wool	Learn how to take raw wool fibres, and with soapy water and lots of squishing and squeezing, transform them into felt. Then make your felt into a felted brooch, or clip, or bookmark, or anything you want. Free, but spaces limited, please book. Also enjoy traditional games on the lawn daily until 4pm. 10.30am - 12.30pm.	
18 - 20 Jan 2019	Symmons Plains 1487 Midland Hwy	Powercruise #75	Cruise Race Drift & Skid for 2 massive days on track at Powercruise #75. See Tassie's toughest Street Machines on and off track. Enter your own car. Must be 18+, have valid driver lic, and a cool or modified car. See online for all conditions and details.	
19 Jan 2019	Powranna 1330 Powranna Rd	Powranna Bull ride & Rodeo	Events start at 4pm. Food facilities, fully licenced bar, kids entertainment. After party with live band. See Facebook event for prices and more details.	
19 & 20 Jan 2019	Perth 86 Main Rd	Wood Fired Pizza in the Garden	Hosted by Saltire Café, every Saturday and Sunday till 24 Feb. From 11am onwards.	
20 Jan 2019 3rd Sunday each month	Ross Town Hall, Church St	Ross Village Market	A country market in an historic village. Find local handicrafts, produce and other delicious treats. From 9am.	
20 Jan 2019 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	
20 Jan 2019 Every Sunday	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.	
24 Jan 2019	Ross Church St	Kids Summer Activities - Make a Monster	Have you seen the monsters in Ross. We'll show you the Ross Bridge and you can discover the weird and wonderful creatures that live in the	



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Date	Village / Town	Event	About the event	NMC Support
			stones. With those as your inspiration, you can create your own monster from modelling clay, as scary or silly as you want. Free, but spaces limited, please book. Also enjoy traditional games on the lawn daily until 4pm. 10.30am - 12.30pm.	
27 Jan 2019	Poatina	Terra Populous	A relaxed summer afternoon celebrating People and Place. Storytelling on the Green at Poatina Village - Aboriginal, Local, Farming, & Immigrant perspectives. BBQ, fun for kids, cultural exchange and craft, poetry, exhibition opening. 12.30pm	
26 Jan 2019	Perth	Australia Day Celebrations		
26 Jan 2019	Evandale	Australia Day Celebrations		
26 Jan 2019	Poatina	Australia Day Family Festival & Great Wheelbarrow Race		
26 Jan 2019 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.	
26 Jan 2019 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. 8am - 12 noon.	
26 & 27 Jan 2019	Perth 86 Main Rd	Wood Fired Pizza in the Garden	Hosted by Saltire Café, every Saturday and Sunday till 24 Feb. From 11am onwards.	
27 Jan 2019 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	
27 Jan 2019	Longford Wellington St	Princesses in the Park	Princesses in the Park 2019 is coming to Longford's Village Green from 11am - 3pm, with lots of wonderful food vendors and stall holders for you to enjoy. A magical atmosphere, fun, food, music, roaming fairies, face painting, balloon art, glitter tattoos, princess hair styling and nail art, pony rides and more. Plus ELEVEN princesses to meet!	
27 Jan 2019 Every Sunday	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.	
27 Jan 2019 Last Sun each month	Campbell Town Town Hall, High St	Campbell Town Hall Market	Bargain hunters delight, bric-a-brac, cakes, plants, clothes and more	

17 TOURISM UPDATE

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

Current as of 18 December 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 received. • Community fundraised \$3,100. • Council committed \$5,000. • Installation occurring Nov-Dec 2018.
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 donated additional features. • Concept plan for equipment layout prepared. • Planning application approved. Advised by Works Manager equipment to be installed in the new year.
Woolmers Lane Bridge Interpretation	Council Bridge Renewal Program	• Panel designed, approved by Australian Government, and produced. • Location of sign determined. • Planning approval to be submitted within next few weeks.



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Project	Partners/funding sources	Current status
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. - Worked with TNT and Birrelli architects to prepare funding application to BBRF for REASSIGN. - Submitted application 15.11.18. Outcome anticipated Feb 2019.
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. - Successful funding applications to Tas Community Fund and Stronger Communities Programme for the Ross Revealed project. - Funding application submitted to Dept State Growth for Destination Action Plan funding.
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. - Memorial Peace Garden planted. - Stormwater remediation completed.
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. - Prepared funding application to Tas Community Fund for 50% of funds required – outcome awaited. Prepared funding application to Stronger Communities Programme for 50% – funding secured.
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. - Prices obtained.
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	Council is in the process of investigation a suitable location.
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. Jonathan is arranging to have the sign west of Avoca lowered by our works dept. The sign east of Avoca is still being discussed. In progress.
Ross Cannon visual presentation	Council	- Planning to create short visual/video presentation about the cannon. - Liaising with military historian re research. - Liaising with videographer re project.
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.
History of Conara Junction	Council Mr Bill Chugg Conara Residents	- Mr Chugg is recording the history of Conara Junction. Supporting council support. - Item on Feb 2019 council workshop.
Perth Food and Wine Festival	Perth District Committee Council Perth Businesses	- Preliminary discussions held. - Provided sample business cases to assist committee to prepare their business case.
Northern Midlands Community Organisations & Business Expo	Council NM businesses NM community organisations	- Success of the expo held when Governor visited has generated enthusiasm for an annual community organisations and business expo. - Agenda item for Feb 2019 Council workshop.
Longford Community Event	Longford Rotary Club Council Local Youth	- Longford Rotary Club is planning on establishing a committee comprising several Rotarians and 3 – 4 senior students or recent former students of Cressy District High School. - Committee will work to plan, carry through and evaluate 4 events annual: - Easter Egg Hunt - Christmas in Winter



NORTHERN MIDLANDS COUNCIL AGENDA – ORDINARY MEETING 21 JANUARY 2019

Project	Partners/funding sources	Current status
		○ Halloween ○ Valentine's Day 2020

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.
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 & Visitor Info display at Perth Post Office	• Longford: Manage the centre and centre volunteers, restock, source brochures. • Perth: Restock as required.
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 biannual meetings 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 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.
Town Walks	• Investigate ways to showcase all the town walks on the website, along with interps signs and maps. • Commenced a database/matrix of above, to populate with images and info.

18 CODE OF CONDUCT PANEL DETERMINATION REPORT: LOCAL GOVERNMENT ACT 1993 (SECTION 28ZJ)

Attachments: Section 1 – Page 40

Report Prepared by: Des Jennings, General Manager

In accordance with section 28ZK of the *Local Government Act 1993* (the Act) the Code of Conduct Panel has made its determination in relation to the complaint lodged on 27 September 2018 by Mr Matthew Brooks against Councillor Dick Adams. A copy of the Determination Report is enclosed.

As per section 28ZK (2) of the Act, copies have been provided by the panel to Mr Brooks, Councillor Adams, and to the Director of Local Government.

In accordance with section 28ZK (4) of the Act, this Report is being tabled at the first meeting of the Council at which it is practicable to do so and which is open to the public.

Attachment:

Determination Report



NORTHERN MIDLANDS COUNCIL AGENDA – ORDINARY MEETING 21 JANUARY 2019

19 SUBMISSION TO THE TASMANIAN GOVERNMENT WITH REGARD TO THE NEXT MULTI-DAY WALKING EXPERIENCE FOR THE STATE PROPOSED WALK LOCATION: BEN LOMOND NATIONAL PARK

Report Prepared by: Lorraine Green, Project Officer

In late 2018 the State Government invited submission of ideas to shape Tasmania's next great, multi-day walking experience. The General Manager lodged a submission arguing the case for Ben Lomond National Park to be the State's next iconic walk.

A summary of the submission follows.

The Ben Lomond National Park, a mere 50kms from Launceston city and airport, is the most accessible alpine environment in Australia. This national park is a destination with huge potential far beyond its traditional snow emphasis and activities. The opportunities lie in developing the experiences of bushwalking – particularly to Legges Tor – the State's second highest and most accessible peak, international crack rock climbing, mountain biking, interpreting the fauna and flora of a pristine Alpine environment, inspirational scenery and views to take your breath away.

This proposal builds on previous reports that investigated the potential role of Ben Lomond National Park in providing a year round experience for visitors of all ages and abilities to and from Tasmania.

The park offers an abundance of itineraries that can be tailored to the individual visitor's age, abilities, interests and relationship status. The proposal provides sample itineraries for the solo, adventurous traveller, the older couple travellers and the family travellers.

Potential opportunities for commercial partnerships are identified, and an analysis of the economic impact of the proposal is included. The proposal addresses cultural and heritage, economic, community and visitor, environmental and operational considerations.

Given the evidence provided in the proposal, Council is of the firm opinion that the Ben Lomond National Park 'Iconic Walk' is financially viable to be developed, operated and maintained by the Parks and Wildlife Service, Tasmania.

20 NTDC LTD QUARTERLY ORGANISATION PROGRESS REPORT TO COUNCIL MEMBERS: DECEMBER 2018

Attachments: Section 1 – Page 44

Provided by: Maree Tetlow, CEO, NTDC

The CEO of NTDC has provided the attached quarterly report in accordance with Section 21 of the *Local Government Act 1993*.

Please see attached copy of the Annual Report (incorporating the last quarterly report) from December 2018.

NTDC has requested that the update be tabled for the quarter Oct-Nov-Dec 2018 and notes that the format change is due to the annual meeting being held late as a result of the council elections in 2018.

Attachment:

Annual Report (incorporating the last quarterly report) from December 2018.

DECISION

Cr

That the Information items be received.



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GOV 6

THE PERTH EARLY LEARNING CENTRE: PROPOSED REDEVELOPMENT ON CURRENT SITE OR GREENFIELD SITE

Attachments: Section 1 – Page 49

Responsible Officer: Des Jennings, General Manager

Report prepared by: Des Jennings, General Manager

1 PURPOSE OF REPORT

Council at its meeting on 10 December 2018 resolved, minute reference 358/18:

“That

- i) Council provide in-principle support for on the funding application submitted to the Australian Government’s 2018 Building Better Regions Fund – Infrastructure Projects Stream for funds towards the upgrade and expansion of the Perth Early Learning Centre; and*
- ii) Officers prepare a business case (incl. privatisation, community centre separation/use) and funding options to support the Council contribution to the project and report back to Council.”*

Further, Council at its Special Meeting on 21 December 2018 (minute reference 387/18) resolved to submit an offer to purchase Lot 2, 46a Clarence Street, Perth.

2 INTRODUCTION/BACKGROUND

The Perth Early Learning Centre (PELC) was constructed as an extension of the Perth Community Centre in Fairtlough Street, adjacent to the Perth Primary School and Perth Recreation Ground.

PELC opened two days per week in early 2003. As a result of community demand the service operates 5 days a week and expanded to provide after school care and vacation care.

The Centre provides for 20 places, and the vision is that Perth will have an upgraded and expanded Early Learning Centre catering for:

- Child Care - 20-60 places
- After School and Vacation Care - 24-40 places,
needs to be 45 places to align with 1:15 adult to child ratio.

The Centre consistently has a waiting list and struggles to juggle staffing to accommodate mandated staffing ratios for babies through to five-year olds.

Due to the rapid residential growth occurring in Perth that is being escalated by the positive impact of the town highway bypass, it is evident that the demand on the PELC will continue to grow at a rapid pace. Hence the decision to make a funding application to the Building Better Regions Fund for the upgrade and expansion of the Centre.

Subsequently, a report to Council sought support for the funding application. Council provided in-principle support and requested a financial report be prepared to provide more financial detail to underpin Council’s in-principle decision to support its application to the *Building Better Regions Fund – Infrastructure Projects Stream*, for funding to enable the upgrade and expansion of the existing centre or the construction of a new stand-alone Perth Early Learning Centre.

NORTHERN MIDLANDS COUNCIL

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21 JANUARY 2019

A new stand-alone facility built on a greenfield site requires the identification of suitable land. The obvious first choice was a parcel of land on Fore Street, directly adjacent to the Perth Kindergarten and Perth Primary School.

3 STRATEGIC PLAN 2017-2027

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

- Lead –
 - Leaders with Impact
Core Strategies:
 - ♦ Communicate – Connect with the community
 - Money Matters
Core Strategies:
 - ♦ Improve community assets responsibly and sustainably
- Progress –
 - Economic Development – Supporting Growth & Changes
 - ♦ Towns are enviable places to visit, live & work
 - ♦ Maximise external funding opportunity
- People –
 - Sense of Place – Sustain, Protect, Progress
Core Strategies:
 - ♦ Developments enhance existing cultural amenity
 - Lifestyle – Strong, Vibrant, Safe and Connected Communities
Core Strategies:
 - ♦ Living well – Valued lifestyles in vibrant, eclectic towns
 - ♦ Caring, Healthy, Safe Communities – Awareness, education & service

4 POLICY IMPLICATIONS

- Failure to plan for future community demand for early childhood learning/child care service will impact negatively on the future growth of Perth, with families opting to live in other communities where such services are available and able to meet growing demand.
- Impact on local community the loss of a vital service for working families.
- Loss of employment opportunities within the local community.
- No wrap around care available for working families – for school age children such as after school and vacation care.
- Families having to travel further for child care options.
- Children missing out on vital early childhood education before commencing Kindergarten and missing out on learning and development opportunities available to other children in other communities.
- Reduction in rates with families having to leave the community due to the loss of the service.

5 STATUTORY REQUIREMENTS

- National Quality Frameworks and Standards
- Early Years Learning Framework
- My Time our Place
- Space requirements 3.25m² per child for both indoor and outdoor environments.

A child care centre is a discretionary use in a residential zoned area.

A planning application would have to be made under S57 of the *Land Use Planning & Approvals Act 1993*.

NORTHERN MIDLANDS COUNCIL AGENDA – ORDINARY MEETING 21 JANUARY 2019

The parcel of land in question (Lot 2,46A Clarence Street, Perth) is of 2,243m² and being on the market for sale, Council made a strategic decision to purchase the property. As it was a straight purchase, Council has taken the position it will be well suited for development as a new early learning centre or could be placed on the market again some time in the future as it is a property that has residential value.

Other sites have been identified as possible greenfield sites for the new centre, these include:

- The northern most open space area within the Perth Primary School grounds that fronts onto Clarence Street.
- The old bowls area at the eastern end of the sporting precinct.

5.1 Perth Primary School grounds:

There is an area of open space extending from behind the kindergarten through to Clarence Street on the southern side of the school oval. Approximately 2,200m² but if there is consultation with school changes could possibly be made to increase this area.

The land is zoned Community Purpose, a Child Care Centre is a Permitted Use in the zone.

The parcel of land is owned by the Department of Education.



5.2 Perth Sports Precinct

There is a relatively large area of open space on the eastern side of the Perth sports oval but this area will be reduced due to the proposed expansion of the sports oval. Access to this area could be provided from Elizabeth Street.

The land is zoned Recreation, a Child Care Centre is prohibited in the zone. A planning amendment would be required.



Pro's

Con's

Perth Primary School grounds

- connection with Perth Primary School with Service being on School grounds

- Service would be leased from the School with implications losing the lease to another provider.
- School may need area for further development

Perth Sports Precinct

- stand alone separate child care service
- Access to the sports precinct

- Access is remote and limited
- Removed from connection with the school

6 FINANCIAL IMPLICATIONS

Total cost of the project is \$4,213,300.

Council is seeking a grant through the *Building Better Regions Fund* for 50% of the cost, \$2,106,650.

Project management and supervision, including safety and environmental oversight are expected to equate to 10% of the construction cost: being \$421,330.

Funding options include:

- A loan for Council's portion with annual payments over a ten-year period \$256,000.
- Council approaches State Government for an interest free loan over a five-year period. Council may then take out a loan for the outstanding debt post the 5 years.
- Council utilises its Infrastructure Reserve and refunds the reserves over the coming years.
- Council writes to the Treasurer, Minister Peter Gutwein; and the Minister for Education and Training, Jeremy Rockliff, seeking a meeting and support for the proposal by way of a grant.

The Northern Tasmania Economic Modelling Tool, developed by Northern Tasmania Development Corporation, was utilised to determine the economic impact of the project during construction, with the following impacts predicted:



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- Direct impact on building sectors – 18 local jobs
- Industrial impact – 7 local jobs
- Type 2 multiplier (direct, industrial and consumption) - \$1.91million value added.

This doubling of early learning and vacation care places will create nine new FTEs: (educators, administration, cleaners, etc.). It is anticipated the majority of these new staff members will live in the Northern Midlands, thus this increase in salary cash will flow into the local economy through expenditure at local businesses.

7 RISK ISSUES

The risk issues include:

- The Building Better Regions Fund grant will be forfeited if Council does not commit to matching the grant.
- The provision of services to the town does not keep pace with the demand.
- The diminishing attractiveness of a town and service to young families, who choose to live in other towns and municipalities.
- And increased debt burden on the community if the Commonwealth and State do not provide financial support for the expanded service to young families.

8 CONSULTATION WITH STATE GOVERNMENT

The expanded centre will require Council utilising the Crown Land in the vicinity of the current tennis courts. Council doesn't currently have a lease in place for the land and preliminary discussions are underway with regard to this lease. Should a lease not be offered by the Department of Education, Council may need to consider a greenfield site; to this end Council has kept this option open with the purchase of part of 46A Clarence Street, Perth.

9 COMMUNITY CONSULTATION

The community will be a key component in the development of plans for the expanded centre on the Community Centre site.

A new greenfield site, as with the expansion proposal, will require a Development Application and public exhibition.

10 OPTIONS FOR COUNCIL TO CONSIDER

Council may either take no further action or determine that the provision of a new expanded Perth Early Learning Centre would be of strategic importance to a growing Perth community and economy.

11 OFFICER'S COMMENTS/CONCLUSION

Working parents need safe, reliable and affordable child care. For low-income parents moving from welfare into the workforce, that can be hard to find. The upgraded and expanded Early Learning Centre will assist such parents, as Council operates the Centre as a not-for-profit, and maintains the fees at the lowest rate possible to cover costs. Thus another positive economic benefit of the project will be a reduction in welfare payments as these parents move into the workforce. The attached Cost-Benefit Analysis provides the supporting argument.



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12 ATTACHMENTS

- 12.1 Cost Benefit Analysis
- 12.2 Business Case
- 12.3 Risk Management Plan
- 12.4 Asset management Plan
- 12.5 Project management Plan
- 12.6 Finance Options – Confidential – separate attachment

RECOMMENDATION

That:

- i) Council support the development of an expanded Perth Early Learning Centre or a new centre on a greenfield site.
- ii) the development only proceed with adequate external funding support from:
 - a successful Building Better Regions Funding grant application
 - State Government financial support.
- iii) the Mayor and General Manager meet with Minister Peter Gutwein, the Treasurer, and Jeremy Rockliff, Minister for Education and Training, seeking support for the expanded Perth Early Learning Centre.

DECISION

Cr



NORTHERN MIDLANDS COUNCIL AGENDA – ORDINARY MEETING 21 JANUARY 2019

GOV 7

ESTABLISHMENT OF BENDIGO BANK SERVICE IN LONGFORD

Attachments: Section 1 – Page 126

Responsible Officer: Des Jennings, General Manager

Report prepared by: Des Jennings, General Manager

1 PURPOSE OF REPORT

The purpose of this report is to consider whether Council supports exploring the opportunities to establish a Bendigo Community Bank Branch or Agency within Longford.

2 INTRODUCTION/BACKGROUND

At the 20 November 2017 Council meeting, Council received a report in relation to the withdrawal by ANZ Bank of its banking services in Longford. At that time, Council resolved to make representation to the ANZ Bank seeking the continuation of the ANZ Branch Service at Longford; and to invite representatives from Bendigo Bank to present to a Council workshop.

On 1 October 2018 the Regional Manager for Tasmania and State Community Bank Manager attended the meeting to present on Bendigo Bank's banking service options.

Copies of the presentation and documents made available to Councillors at that time are attached for information.

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
 - ♦ 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
 - ♦ Towns are enviable places to visit, live & work
 - ♦ Maximise external funding opportunity

4 POLICY IMPLICATIONS

N/a.



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5 STATUTORY REQUIREMENTS

N/a.

6 FINANCIAL IMPLICATIONS

No financial implications have been identified at this time.

7 RISK ISSUES

No significant risks have been identified at this time as the recommendation to Council would be to survey the community to gauge the support for the establishment of the service. A risk may be to raise community expectations and the possible impact on the existing Commonwealth Bank.

8 CONSULTATION WITH STATE GOVERNMENT

N/a.

9 COMMUNITY CONSULTATION

To progress the proposal, the first step may be to hold a community meeting to gauge the support for the service and, if this support translates, to establishing a steering committee with a passion and belief in the community enterprise.

One of the roles of steering committee members is to educate the community about the Community Bank concepts and benefits.

A further option may be the appointment of an independent consultant to conduct a community survey.

10 OPTIONS FOR COUNCIL TO CONSIDER

The options may include:

- i) to take no further action;
- ii) organise a community meeting gauge the support for the establishment of a steering committee to investigate the establishment of a Community Bank / Agency;
- iii) initiate a community survey.

11 OFFICER'S COMMENTS/CONCLUSION

Council sought a presentation from representatives of a Community Bank due to the announcement of the closure of the ANZ Bank in Longford.

The aims of a Community Bank branch are threefold:

- To secure branch services for participating communities;
- Secondly, to help these communities better manage locally generated capital and share in the potential growth of their local economy;
- To enable participating communities to share in revenue generated from their Community Bank enterprise, as well as offering the potential for shareholders to receive dividends.



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Attached for Council information are two documents that explain the opportunities and the Bendigo Bank model:

- i) Opportunities for new and existing Community Bank Companies;
- ii) Guidelines to developing a Community Bank branch of Bendigo Bank.

12 ATTACHMENTS

- 12.1 Power Point presentation
- 12.2 Opportunities for new and existing Community Bank Companies
- 12.3 Guide to developing a Community Bank branch of Bendigo Bank

RECOMMENDATION

Referred for deliberation and direction.

DECISION

Cr



NORTHERN MIDLANDS COUNCIL AGENDA – ORDINARY MEETING 21 JANUARY 2019

GOV 8

POLICY

ELECTED MEMBER PROFESSIONAL DEVELOPMENT POLICY

Attachments: Section 1 –Page 153

Responsible Officer: Des Jennings, General Manager

Report prepared by: Des Jennings, General Manager

1 PURPOSE OF REPORT

The purpose of this report is for Council to consider the adoption of an Elected Member Professional Development Policy.

2 INTRODUCTION/BACKGROUND

In order to meet the obligations of their Oath of Office, taken upon election, Councillors are to engage in ongoing professional development in order to maintain and improve their skills and effectiveness.

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 honestly with integrity

4 POLICY IMPLICATIONS

The report recommends the adoption of an Elected Member Professional Development Policy.

5 STATUTORY REQUIREMENTS

There is no legislative requirement for Council to have an Elected Member Professional Development Policy.

6 FINANCIAL IMPLICATIONS

There are no financial implications with adopting this policy.

Each year, Council makes a budget allocation for Elected Member professional development.

7 RISK ISSUES

There is a risk that without a policy for Elected Member Professional Development, elected members will not fully utilise the opportunities available to them for professional development.

8 CONSULTATION WITH STATE GOVERNMENT

N/a.



NORTHERN MIDLANDS COUNCIL AGENDA – ORDINARY MEETING 21 JANUARY 2019

9 COMMUNITY CONSULTATION

N/a.

10 OPTIONS FOR COUNCIL TO CONSIDER

Whether to adopt the Elected Member Professional Development Policy or not.

11 OFFICER'S COMMENTS/CONCLUSION

Nil.

12 ATTACHMENTS

12.1 Draft Elected Member Professional Development Policy

RECOMMENDATION

That Council adopt the Elected Member Professional Development Policy.

DECISION

Cr

NORTHERN MIDLANDS COUNCIL AGENDA – ORDINARY MEETING 21 JANUARY 2019

C&D 1 MONTHLY REPORT: DEVELOPMENT SERVICES

Responsible Officer: Trent Atkinson, Community & Development Supervisor

1 PURPOSE OF REPORT

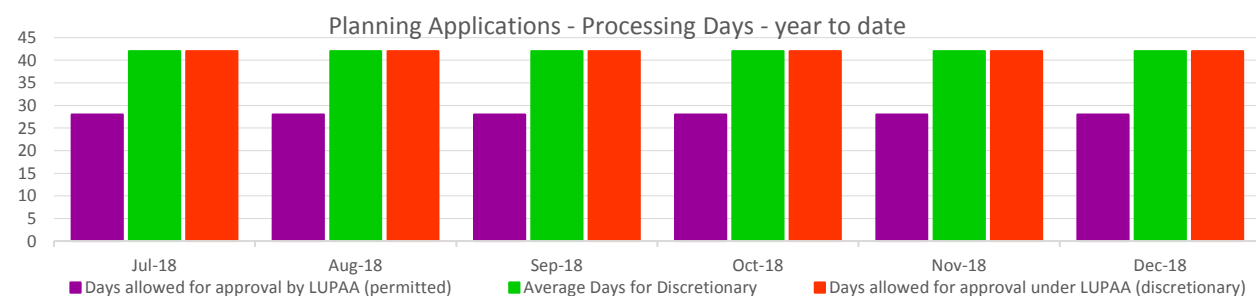
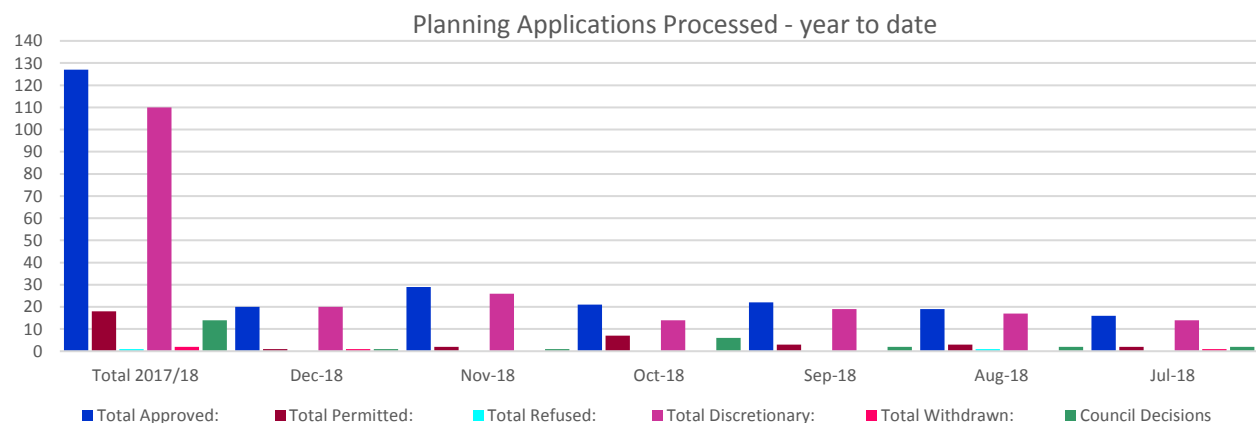
The purpose of this report is to present the Development Services activities as at the month end.

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	107							20	29	21	22	19	16
Total Permitted	17							1	2	7	3	3	2
Average Days for Permitted								28	28	28	28	28	28
Days allowed for approval by LUPAA								28	28	28	28	28	28
Total Exempt under IPS	5								5	0	0	0	0
Total Refused	1							0	0	0	0	1	0
Total Discretionary	90							20	26	14	19	17	14
Average Days for Discretionary								42	42	42	42	42	42
Days allowed for approval under LUPAA								42	42	42	42	42	42
Total Withdrawn	1							1	0	0	0	0	1
Council Decisions	13							1	1	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.





NORTHERN MIDLANDS COUNCIL

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December 2018

Project	Details	Address	Applicant	No of LUPAA days	Perm / Disc / Exempt
DELEGATED DECISIONS					
PLN-18-0239	2 Removable planters (heritage precinct)	Land outside of, 61-63 Main Road, Perth TAS 7300	Northern Midlands Council	42	D
PLN-18-0244	2 Lot Subdivision (vary lot frontage)	15D Cracraft Street, Longford TAS 7301	AJ Phillips Surveying	42	D
PLN-18-0255	Facilities for the operation of gliding	857 Tunbridge Tier Road, Tunbridge TAS 7120	Soaring Club of Tasmania	42	D
PLN-18-0263	Re-subdivision of 2 lots (vary on-site detention)	40 Translink Avenue & 24-38 Translink Avenue South, Western Junction TAS 7212	6tyÂ°	42	D
PLN-18-0276	Tree removal (heritage precinct)	2-4 Murray Street, Evandale TAS 7212	Northern Midlands Council	42	D
PLN-18-0286	Change of Use to Visitor Accommodation (unsealed parking area, Heritage Listed Place in Heritage Precinct)	10a-10b King Street, Campbell Town TAS 7210	Mr Dino Dioguardi	42	D
PLN-18-0291	Removal of 8 dead/dangerous trees (native vegetation)	7 Summit Drive, Devon Hills TAS 7300	Mr Ian Bartlett	42	D
PLN-18-0292	re-subdivision of 3 lots	92 Wellington Street & 45-47 Marlborough Street, Longford TAS 7301	Mr Carlton Dixon	42	D
PLN-18-0295	Re-Subdivision between 2 Lots (Rural Resource Zone)	418 Marlborough Street, Longford TAS 7301	Jaffa International	42	D
PLN-18-0297	Replacement dwelling (landslip hazard area, irrigation district)	Waddles Road, Evandale TAS 7212	Mr Phil Ackerly	42	D
PLN-18-0300	Removal of dead tree (Native vegetation)	34 Devon Hills Road, Devon Hills TAS 7300	Mrs Jenny Shepherd	42	D
PLN-18-0311	Demolition of Chimney & installation of French Doors	19 Eastfield Road, Cressy TAS 7302	Mrs Amanda Bond	28	P
PLN-18-0243	Re-subdivision of 2 lots (heritage-listed place)	643 Glen Esk Road, Conara TAS 7211	PDA Surveyors	42	D
PLN-18-0290	Removal of blackwood tree (heritage listed place within heritage precinct)	2 Russell Street, Evandale TAS 7212	Ms Skye Campbell	42	D
PLN-18-0203	Workshop, offices, store & signage for Manufacturing & Processing (metal fabrication) - vary height, setbacks, materials/presentation & parking	23 Boral Road, Western Junction TAS 7212	Ms Claire Gregg	42	D
PLN-18-0268	Multiple Dwellings (2) (vary parking proximity to habitable rooms & parking forward of building line)	1a King Street, Cressy TAS 7302	MV Consulting	42	D
PLN-18-0294	Weigh Bridge & Site Office (Resource Processing) (vary setbacks)	73 Powranna Road (access over CT147657/2), Cressy TAS 7302	Woolcott Surveys	42	D
PLN-18-0298	Carport (vary side {s} setback)	17 Hartnoll Place, Evandale TAS 7212	Ms Carol Jones	42	D
PLN-18-0299	Carport (vary front and side [s] setback) & verandahs x 2 (vary internal side setback)	19 Howick Street, Longford TAS 7301	Mr Patrick Quarrell	42	D
COUNCIL DECISIONS					
PLN-18-0251	Dwelling & carport (vary building envelope & private open space)	22 Muirton Way, Perth TAS 7300	TasBuilt Homes	42	D
COUNCIL DECISIONS - REFUSAL					



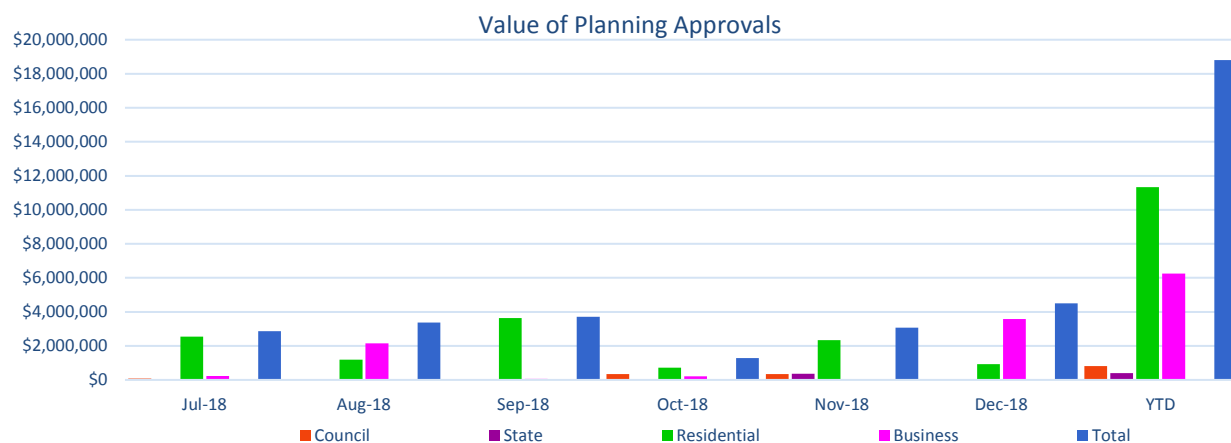
NORTHERN MIDLANDS COUNCIL AGENDA – ORDINARY MEETING 21 JANUARY 2019

RMPAT DECISIONS

TPC DECISIONS					

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
Oct-18	345,000	15,000	718,500	204,000	1,282,500
Nov-18	346,000	370,000	2,340,000	23,000	3,079,000
Dec-18	1,500	0	919,000	3,579,000	4,499,500
YTD	812,800	404,000	11,337,400	6,244,000	18,798,200



2.3 Matters Awaiting Decision by TPC & RMPAT

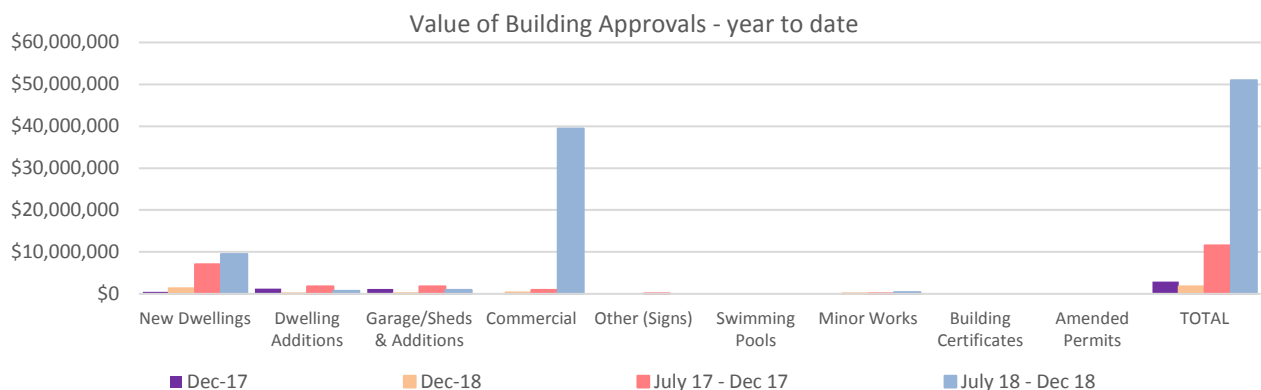
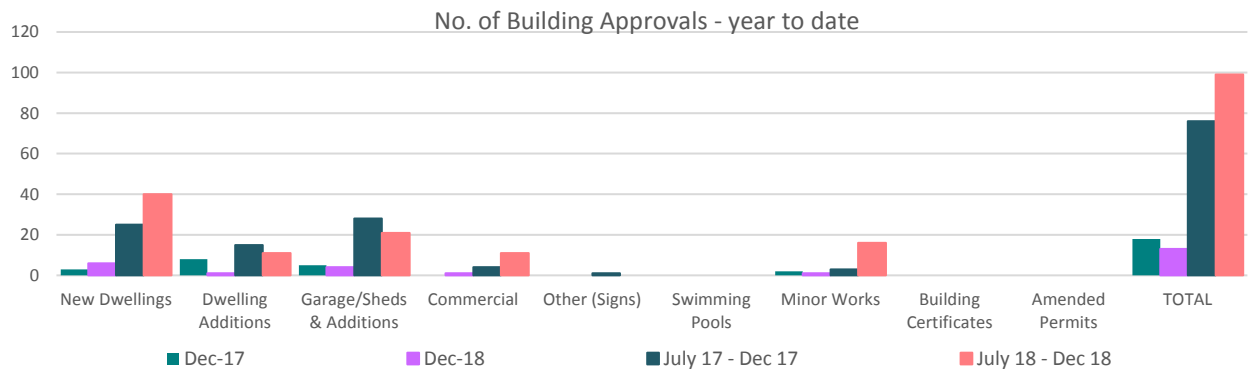
TPC	TASMANIAN PLANNING COMMISSION
TPS	Tasmanian Planning Scheme – State Planning Provisions (SPPs). The SPPs came into effect on 2/3/2017 as part of the Tasmanian Planning Scheme. They will have no practical effect until Local Provisions Schedule (LPS) is in effect in a municipal area.
03/2018 P18-086	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.
05/2018 PLN18-0248	3960 Macquarie Road Cressy – Include St Mark’s Church in the Heritage Code. No representations received. TPC advised.
06/2018 PLN18-0249	110 Main Street Cressy – Include Holy Trinity Church in the Heritage Code – one representation received, to be considered by Council at December meeting.
07/2018 PLN18-0253	6b Saundridge Road Cressy – Include Methodist Cemetery in the list of Archaeologically Significant Sites. No representations received. TPC advised.
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 to be set.
P18-037	10 Russell St, preliminary conference 15/5/2018. Hearing postponed. Hearing date to be set.
Decisions received	
TPC	
RMPAT	

NORTHERN MIDLANDS COUNCIL AGENDA – ORDINARY MEETING 21 JANUARY 2019

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 - 2017/18				YEAR - 2018/19			
	Dec-17		July 17 - Dec 17		Dec-18		July 18 - Dec 18	
	No.	Total Value \$	No.	Total Value \$	No.	Total Value \$	No.	Total Value \$
New Dwellings	3	515,000	25	7,064,529	6	1,299,000	40	9,459,425
Dwelling Additions	8	1,239,938	15	1,754,638	1	70,000	11	736,166
Garage/Sheds & Additions	5	1,137,300	28	1,742,600	4	117,584	21	912,820
Commercial			4	970,000	1	300,000	11	39,452,414
Other (Signs)			1	8,000			0	0
Swimming Pools			0	0			0	0
Minor Works	2	23,750	3	27,950	1	3,500	16	377,614
Building Certificates			0	0			0	0
Amended Permits			0	0			0	0
TOTAL	18	2,915,988	76	11,567,717	13	1,790,084	99	50,938,439
Inspections								
Building	1		145		0		5	
Plumbing	18		125		13		148	





NORTHERN MIDLANDS COUNCIL

AGENDA – ORDINARY MEETING

21 JANUARY 2019

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	3	16	41
Property owner not home or only recently started			
Complying with all conditions / signed off	2	5	5
Not complying with all conditions		1	1
Re-inspection required	1	2	16
Enforcement Notices issued			
Enforcement Orders issued			
Infringement Notice			1
No Further Action Required		9	19

Building permit reviews

	This Month	2018/2019	Total 2017/2018
Number of Inspections	2	19	47
Property owner not home or only recently started			3
Complying with all conditions / signed off		3	
Not complying with all conditions			
Re-inspection required			7
Building Notices issued			
Building Orders issued			
No Further Action Required	2	15	27

NORTHERN MIDLANDS COUNCIL AGENDA – ORDINARY MEETING 21 JANUARY 2019

Illegal works - Building

	This Month	2018/2019	Total 2017/2018
Number of Inspections	1	7	42
Commitment provided to submit required documentation	1 Documentation was received 2 days after site visit	3	7
Re-inspection required		4	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	1	10	49
Commitment provided to submit required documentation		4	9
Re-inspection required		3	22
Enforcement Notices issued			1
Enforcement Orders Issued			
Notice of Intention to Issue Enforcement Notice issued			1
No Further Action Required	1	3	17

3 STRATEGIC PLAN 2017-2027

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

- Progress – Economic Health and Wealth – Grow and Prosper
 - Strategic Project Delivery – Build Capacity for a Healthy Wealthy Future
Core Strategies:
 - ♦ Strategic, sustainable, infrastructure is progressive
A Land Use and Development Strategy to direct growth
 - Economic Development – Supporting Growth and Change
Core Strategies:
 - ♦ Towns are enviable places to visit, live and work
- People – Culture and Society – A Vibrant Future that Respects the Past
 - Sense of Place – Sustain, Protect, Progress
Core Strategies:
 - ♦ Planning benchmarks achieve desirable development
 - ♦ Council nurtures and respects historical culture
 - ♦ Developments enhance existing cultural amenity
- Place – Nurture our Heritage Environment
 - Environment – Cherish and Sustain our Landscapes
Core Strategies:
 - ♦ Meet environmental challenges
 - History – Preserve and Protect our Built Heritage for Tomorrow
 - ♦ Our heritage villages and towns are high value assets
- Core Departmental Responsibilities
 - Planning and Development



NORTHERN MIDLANDS COUNCIL AGENDA – ORDINARY MEETING 21 JANUARY 2019

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 11 commercial building approvals valued at \$39,452,414 (year to date) for 2018/2019, compared to 4 commercial building approvals valued at \$970,000 (year to date) for 2017/2018.

In total, there were 99 building approvals valued at \$50,938,439 (year to date) for 2018/2019, compared to 76 building approvals valued at \$11,567,717 (year to date) for 2017/2018.

RECOMMENDATION

That the report be noted.

DECISION

Cr



NORTHERN MIDLANDS COUNCIL AGENDA – ORDINARY MEETING 21 JANUARY 2019

CORP 1 MONTHLY FINANCIAL STATEMENT

Attachments: Section 1 – Page 157

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

1 PURPOSE OF REPORT

The purpose of this report is to present the monthly financial reports as at 31 December 2018.

2 INTRODUCTION/BACKGROUND

The Corporate Services Manager circulated a copy of the Monthly Financial Summary for the period ended 31 December 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: 31-Dec-18 6

A. Operating Income and Expenditure

	Budget	Year to Date Budget	Actual	(\$,000)	Target 100%	Comments
Rate Revenue	\$10,748,672	-\$10,748,672	-\$10,571,552	-\$177	98.4%	
Recurrent Grant Revenue	-\$4,131,618	-\$2,065,809	-\$1,877,081	-\$189	90.9%	
Fees and Charges Revenue	-\$1,743,731	-\$871,866	-\$1,074,392	\$203	123.2%	
Interest Revenue	-\$629,300	-\$314,651	-\$257,921	-\$57	82.0%	Accrued revenue adjustment included
Reimbursements Revenue	-\$51,609	-\$25,805	-\$74,731	\$49	289.6%	
Other Revenue	-\$1,414,805	-\$707,403	-\$537,824	-\$170	76.0%	
	\$18,719,735	-\$14,734,205	-\$14,393,501	-\$341	97.7%	
Employee costs	\$5,258,745	\$2,629,373	\$2,251,678	\$378	85.6%	
Material & Services Expenditure	\$4,805,979	\$2,402,990	\$2,223,792	\$179	92.5%	
Depreciation Expenditure	\$5,400,473	\$2,700,237	\$2,700,556	\$0	100.0%	
Government Levies & Charges	\$773,062	\$386,531	\$294,535	\$92	76.2%	
Councillors Expenditure	\$197,640	\$98,820	\$54,550	\$44	55.2%	
Interest on Borrowings	\$0	\$0	\$137,816	-\$138		
Other Expenditure	\$1,252,385	\$626,193	\$724,880	-\$99	115.8%	Pension rebates for full year
Plant Expenditure Paid	\$505,520	\$252,760	\$265,176	-\$12	104.9%	
	\$18,193,804	\$9,096,902	\$8,652,983	\$444	95.1%	
	-\$525,931	-\$5,637,303	-\$5,740,518			
Gain on sale of Fixed Assets	\$0	\$0	-\$1,113	\$1	0.0%	
Loss on Sale of Fixed Assets	\$520,505	\$260,253	\$5,348	\$255	2.1%	
	-\$5,426	-\$5,377,050	-\$5,736,283			
Underlying (Surplus) / Deficit	-	-	-			
Capital Grant Revenue	-\$1,399,186	-\$699,593	-\$1,178,058	\$478	168.4%	
Subdivider Contributions	-\$523,827	-\$261,914	0	-\$262	0.0%	
Capital Revenue	-\$1,923,013	-\$961,507	-\$1,178,058			



NORTHERN MIDLANDS COUNCIL

AGENDA – ORDINARY MEETING

21 JANUARY 2019

Budget Alteration Requests

- For Council authorisation by absolute majority

		Capital Budget		Actuals	
No capital works budget variance above 10% or \$10,000					
Dec					
Nov					
Lfd - High Street kerb and channel	750559	-\$95,000			Defer project until 2019/20
Lfd - High Street Stormwater diversion from Paton Street	788616	\$80,000			Additional allocation
Oct					
Cry - Recreation Ground Building Redevelopment	707923	-\$110,000			Defer part budget to 2019/20
Lfd - Council Chamber roof replacement		\$110,000			New project Min. 332/18
Sept					
B1469 Storys Creek Road Bridge replacement	741469	-\$100,000			Defer replacement until 2019/20
deferred to fund tender prices of other bridge replacements during 2018-19					
Ctown - Barton Road reconstruction	750100	-\$70,000			Savings from gravel cartage transfer
Lfd - Cracroft Street kerb and channel	New	\$70,000			New project Min. 263/18
Lfd - Caravan Park Improvements	New	\$100,000			New project Min. 274/18
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		\$144,137		\$0	New Capital Project
July					
Council Chamber Carpark	720114	\$130,000		\$211,107	Works substantially complete
Council Chamber Access	759352	\$70,000	\$200,000	\$167,437	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	\$15,000	\$50,000		Additional Budget allocation
			\$250,000	\$246,562	Net cost of project expected
July					
Visitor Accommodation Permit Fee		\$250			Adjust Fees & Charges Schedule from \$251

B. Balance Sheet Items

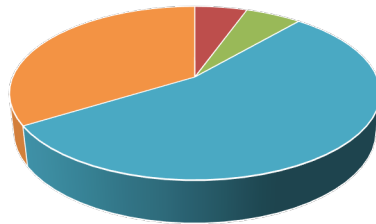
	Year to Date Actual		Monthly Change		Same time last year	Comments
Cash & Cash Equivalents Balance						
- Opening Cash balance	\$20,475,543		\$23,224,923			
- Cash Inflow	\$12,878,792		\$697,740			
- Cash Payments	-\$11,460,685		-\$2,029,014			
- Closing Cash balance	\$21,893,649		\$21,893,649			
Account Breakdown						
- Trading Accounts	\$699,545					
- Investments	\$21,194,105					
	\$21,893,649					
Summary of Investments						
	Investment Date	Maturity Date	Interest Rate%	Purchase Price	Maturity Value	
Tasmanian Public Finance Corporation Call Account	1/12/2018	31/12/2018	1.50	\$5,306	\$5,313	
CBA Call Account	21/12/2018	31/12/2018	1.40	\$236,293	\$236,384	
Westpac	15/06/2018	15/01/2019	2.67	\$2,500,000	\$2,539,136	
CBA	18/12/2018	17/01/2019	2.00	\$1,000,000	\$1,001,644	
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	



NORTHERN MIDLANDS COUNCIL AGENDA – ORDINARY MEETING 21 JANUARY 2019

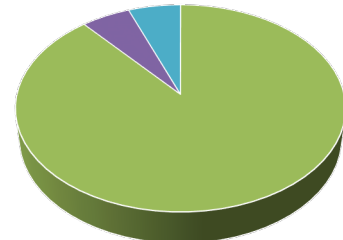
CBA	21/12/2018	21/03/2019	2.50	\$1,000,000	\$1,006,164
CBA	18/12/2018	18/04/2019	2.48	\$1,000,000	\$1,008,221
CBA	22/11/2018	22/05/2019	2.48	\$1,000,000	\$1,012,298
Westpac	7/11/2018	7/11/2019	2.75	\$2,500,000	\$2,568,750
My State Financial	25/12/2018	25/12/2019	2.90	\$1,256,237	\$1,292,668
Westpac	4/10/2018	4/07/2022	3.37	\$5,500,000	\$6,195,189
Westpac	29/06/2018	29/06/2023	3.30	\$1,050,000	\$1,223,345
Total Investments				\$21,194,105	\$22,294,533

Investments by Institution



■ ANZ ■ Bank of Us (B&E) ■ MyState ■ Tascorp ■ Westpac ■ CBA

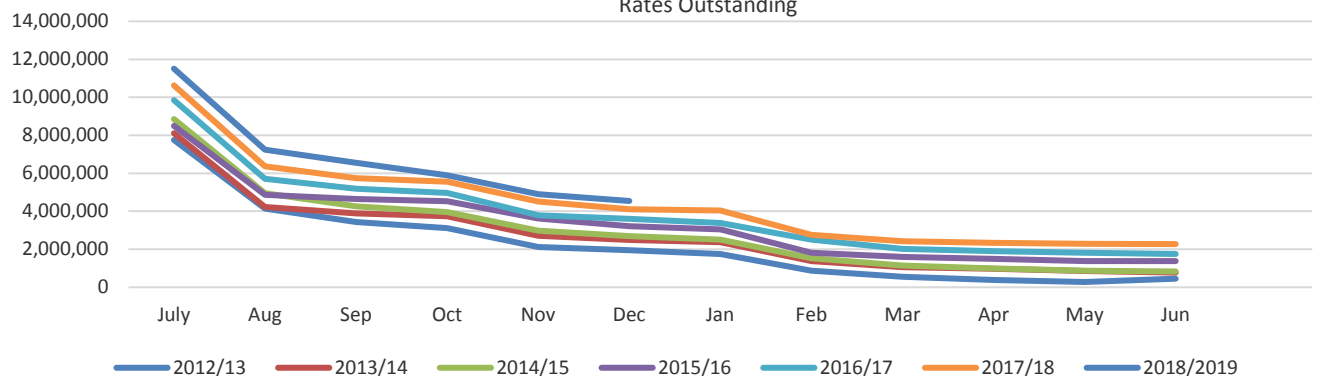
Total Investments by Rating (Standard & Poor's)



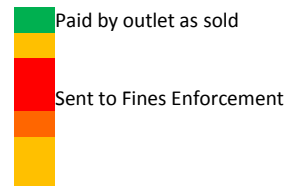
■ AA+ ■ AA- ■ Unrated ■ BBB

Rate Debtors	2018/19	% to Raised	Same Time Last Year	% to Raised
Balance b/fwd	\$2,245,313		\$1,742,445	
Rates Raised	\$10,659,337		\$10,141,873	
	\$12,904,650		\$11,884,318	
Rates collected	\$7,985,624	74.9%	\$7,418,654	73.3%
Pension Rebates	\$448,582	4.2%	\$444,322	4.4%
Discount & Remissions	\$101,409	1.0%	\$48,507	0.4%
	\$8,535,615		\$7,911,483	
Rates Outstanding	\$4,543,020	42.6%	\$4,116,303	37.3%
Advance Payments received	-\$173,986	1.6%	-\$143,468	1.2%

Rates Outstanding



Trade Debtors	
Current balance	\$556,183
- 30 Days	\$231,146
- 60 Days	\$15,122
- 90 Days	\$228,077
- More than 90 days	\$81,837
Summary of Accounts more than 90 days:	
- Norfolk Plains Book sales	711
- Hire/lease of facilities	1,472
- Removal of fire hazards	7,805
- Dog Registrations & Fines	34,088
- Private Works	3,433
- Regulatory Fees	3,549
- Govt Reimbursements	30,780



C. Capital Program

	Budget	Actual (\$,000)	Target 50%	Comments
Renewal	\$12,038,982	\$3,748,321	31%	



NORTHERN MIDLANDS COUNCIL

AGENDA – ORDINARY MEETING

21 JANUARY 2019

New assets	\$8,213,993	\$4,464,447	54%	
Total	\$20,252,975	\$8,212,768	41%	
Major projects:				
- Woolmers Bridge Replacement	\$2,830,000	\$2,580,860 incl c/fwd	91%	Bridge structure substantially complete
- Campbell Town Rec Ground Building	\$2,575,237	\$536,818	21%	Commencement of works Aug 18
- Campbell Town Rec Ground Site Works	\$484,933	\$37,046	8%	
- Campbell Town Rec Ground Tennis Centre	\$315,000	\$2,192	1%	
- Campbell Town Rec Ground Cenotaph	\$170,000	\$990	1%	
- Longford Rec Ground Redevelopment	\$1,340,000	\$751,610 incl c/fwd	56%	In progress
- Longford Sports Centre Extension	\$1,000,000	\$601,987 incl c/fwd	60%	Slab / Shed stage
- Council Chamber toilet/kitchen/roof	\$335,000	\$9,330	3%	DA stage
- Recreation Lighting Upgrade	\$1,365,379	\$1,350,695 incl c/fwd	99%	Substantially complete
- Barton Road Reconstruction	\$450,000	\$399,808	89%	Substantially complete
- Bishopsbourne Road Reconstruction	\$379,000	\$7,587	2%	Commenced Jan 19
- Campbell Town Main Street Improvements	\$900,000	\$108,414 incl c/fwd	12%	Design
- Bridge Replacements				
Tooms Lake Road B4619	\$265,000	\$6,051		Commenced
Royal George Road B2380	\$196,000	\$780		Tender accepted
Brambletyre Road B1820	\$124,000	\$456		Tender accepted

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

D. Financial Health Indicators

	Target	Actual	Variance	Trend	
Financial Ratios					
- Rate Revenue / Total Revenue	57.4%	73.4%	-16.0%	↘	
- Own Source Revenue / Total Revenue	78%	87%	-9.0%	↘	
Sustainability Ratio					
- Operating Surplus / Operating Revenue	0.0%	39.9%	-39.8%	↘	
- Debt / Own Source Revenue	50.9%	59.3%	-8.4%	↔	
Efficiency Ratios					
- Receivables / Own Source Revenue	35.0%	32.9%	2.1%	↘	
- Employee costs / Revenue	28.1%	15.6%	12.4%	↗	
- Renewal / Depreciation	222.9%	138.8%	84.1%	↗	
Unit Costs					
- Waste Collection per bin	\$10.43	\$10.78		↔	
- Employee costs per hour	\$43.82	\$36.49		↗	
- Rate Revenue per property	\$1,520.54	\$1,495.48		↔	
- IT per employee hour	\$3.17	\$3.16		↘	

E. Employee & WHS scorecard

	YTD	This Month	
Number of Employees	88	88	
New Employees	12	7	
Resignations	4	0	
Total hours worked	61705	10305	
Lost Time Injuries	1	0	
Lost Time Days	0	0	
Safety Incidents Reported	16	9	
Hazards Reported	12	0	
Risk Incidents Reported	0	0	
Insurance claims - Public Liability	0	0	
Insurance claims - Industrial	0	0	
Insurance claims - Motor Vehicle	2	0	
IT - Unplanned lost time	0	0	
Open W/Comp claims	6	1	

F. Waste Management

	2016/17	2017/18	2018/19 Budget	2018/19 Year to Date	
Waste Transfer Station					
Takings					
- Refuse		\$96,262	\$91,682	\$48,143	
- Green Waste		\$55,282	\$49,600	\$26,328	
- Concrete		\$1,333	\$1,500	\$895	
Total Takings	\$143,942	\$152,877	\$71,391	\$75,366	
Tonnes Disposed					
WTS Refuse Disposed Tonnes	1787	1510	1717	617	
WTS Green Waste Disposed Tonnes	2500	4123	3631	1950	
WTS Concrete Disposed Tonnes	0	0	0	0	
Kerbside Refuse Disposed Tonnes	2340	2201	2299	1073	
Kerbside Recycling Disposed Tonnes	1101	1037	1164	536	

NORTHERN MIDLANDS COUNCIL AGENDA – ORDINARY MEETING 21 JANUARY 2019

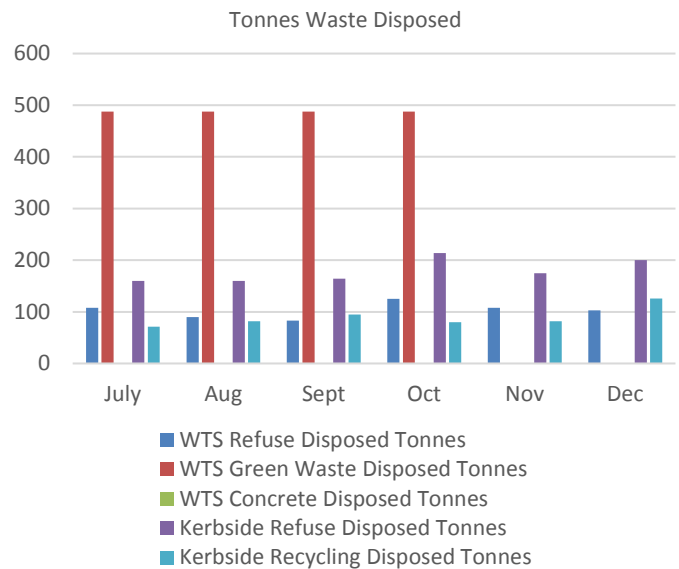
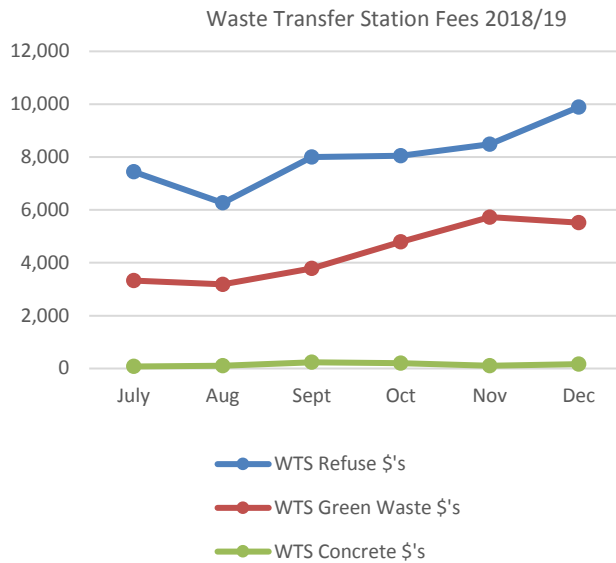
Total Waste Tonnes Disposed

7728

8871

8811

4176



4 OFFICERS COMMENTS

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

5 ATTACHMENTS

- 5.1 Income & Expenditure Summary for period ending December 2018.
- 5.2 Capital Works Report to end December 2018.

RECOMMENDATION

That Council receive and note the Monthly Financial Report for the period ending 31 December 2018.

DECISION

Cr



NORTHERN MIDLANDS COUNCIL AGENDA – ORDINARY MEETING 21 JANUARY 2019

WORKS 1 CONSTRUCTION OF FOOTPATH: OLD PUNT ROAD, PERTH

Attachments: Section 1 – Page 165

Responsible Officer: Leigh McCullagh, Works Manager
Report prepared by: Jonathan Galbraith, Engineering Officer

1 PURPOSE OF REPORT

The purpose of this report is for Council to consider the construction of a footpath in Old Punt Road Perth.

2 INTRODUCTION/BACKGROUND

Funding has been allocated to construct a footpath on the southern side of Old Punt Road, Perth as part of Council's 2018/2019 works programme. The proposed footpath will link the Perth Riverbank with the town centre and is to be constructed from exposed aggregate concrete to match with the heritage properties in the street.

2.1 Location of footpath

There are hedges on both sides of the road which encroach onto the nature strip, a surveyor was engaged to accurately locate the property boundaries and determine the most suitable location for the footpath. Following a review of the survey drawings it was considered appropriate that the footpath be constructed on the southern side of Old Punt Road. To construct the footpath on the southern side of the road the hedge outside 3 Old Punt Road would need to be removed, the survey has confirmed that the hedge is located on Council land.

The possibility of constructing the footpath on the northern side of the road has been considered, however, this would require the continuation of the footpath around the corner on the opposite side of William Street to the reserve, which would require pedestrians wishing to access the reserve to cross William Street close to a sharp corner with limited vision for approaching vehicles.

3 STRATEGIC PLAN 2017-2027

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

- 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

4 POLICY IMPLICATIONS

N/A

5 STATUTORY REQUIREMENTS

N/A



NORTHERN MIDLANDS COUNCIL AGENDA – ORDINARY MEETING 21 JANUARY 2019

6 FINANCIAL IMPLICATIONS

Council has allocated \$136,000 in the 2018/2019 budget to construct a footpath on Old Punt Road.

7 RISK ISSUES

The risks include:

- Not progressing the construction of a footpath along Old Punt Road would result in a failure to connect this area to the centre of Perth and the lack of the continuation of the link to the existing footpath in William Street and the Perth Riverbank reserve.
- Should the option to construct the footpath on the northern side of the road be progressed, this would require the continuation of the footpath around the corner on the opposite side of William Street to the Perth Riverbank reserve, requiring pedestrians wishing to access the reserve, to cross William Street close to a sharp corner with limited vision for approaching vehicles.

8 CONSULTATION WITH STATE GOVERNMENT

N/A

9 COMMUNITY CONSULTATION

In December 2018 Council's Engineering Officer spoke to several of the occupants of properties with frontage onto the proposed footpath.

One of the property owners consulted was Ms Sabina Gillet at 3 Old Punt Road, whom acknowledged that the hedge was planted in the nature strip on Council land but said that she would be very upset if the hedge was removed because it had sentimental value as it was planted by her father and was an important part of their landscaping. Ms Gillet has written a letter addressed to the Mayor advising that a horticulturalist has inspected the hedge and believes that it can be trimmed back to 1.6m from the edge of the road, which would be sufficient width for a footpath; however, this would require regular trimming of the hedge to prevent it from encroaching onto the footpath, should regular trimming not occur it could become a hazard and force pedestrians onto the road.

Several other residents who live in nearby streets have also contacted Council by phone and questioned whether a footpath is needed, as they believe that only a small number of people walk along Old Punt Road.

10 OPTIONS FOR COUNCIL TO CONSIDER

Option 1 – Do not construct the footpath along Old Punt Road

Option 2 – Construct a footpath on the southern side of Old Punt Road and remove the hedge

Option 3 – Construct a footpath on southern side of Old Punt Road and trim the hedge back to 1.6m from the edge of the road.

11 OFFICER'S COMMENTS/CONCLUSION

A footpath along Old Punt Road would connect this area to the centre of Perth and provide a link to the existing footpath in William Street. If a path is constructed it would be likely to be well used because the Perth Riverbank reserve is a popular area with local residents and visitors to the town.



NORTHERN MIDLANDS COUNCIL AGENDA – ORDINARY MEETING 21 JANUARY 2019

If Council chose to continue with the construction of the footpath the removal of the hedge is considered a better option than trimming the hedge back. If 1.6m of clearance is to be provided it will require the hedge to be trimmed back very hard and this will look untidy in the short term. The hedge will then need to be kept very well maintained, if it encroaches even a short distance on to the footpath it will limit the amount of footpath available for pedestrians.

12 ATTACHMENTS

- 12.1 Letter from Ms Sabina Gillett to Mayor
- 12.2 Survey plan
- 12.3 Photos of site

RECOMMENDATION

That the matter be discussed.

DECISION

Cr



NORTHERN MIDLANDS COUNCIL AGENDA – ORDINARY MEETING 21 JANUARY 2019

PUBLIC QUESTIONS & STATEMENTS

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

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

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

1 PUBLIC QUESTIONS



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COUNCIL ACTING AS A PLANNING AUTHORITY

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

DECISION

Cr

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

2 STATEMENTS

- | | |
|--------|---|
| PLAN 1 | PLN-18-0306 – 32 Norfolk Street, Perth TAS 7300 |
| PLAN 2 | PLN-18-0324 – 68 Seccombe Street, Perth TAS 7300 |
| PLAN 3 | PLN-18-0246 – 60-62 Frederick Street, Perth TAS 7300 |
| PLAN 4 | PLN-19-0005 - Bushfire Prone Areas Overlay Amendment - Northern Midlands Municipality |

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PLAN 1 PLANNING APPLICATION PLN-18-0306 32 NORFOLK STREET, PERTH

Attachments: Section 1 – Page 170

File Number: PLN-18-0306
Responsible Officer: Trent Atkinson, Community & Development Supervisor
Report prepared by: Chloe Lyne, Planning Consultant

1 INTRODUCTION

This report assesses an application for 32 Norfolk Street, Perth to demolish shed, tree and vegetation removal (Road & Railway Assets Code, Flood Prone Areas Code).

2 BACKGROUND

Applicant:
Northern Midlands Council

Owner:
Northern Midlands Council

Zone:
General Residential

Codes:
Road and Railway Assets Code; Flood Prone Areas Code;
Water Quality Code

Classification under the Scheme:
Discretionary

Existing Use:
Residential

Deemed Approval Date:
25 January 2019

Recommendation:
Approve

Discretionary Aspects of the Application

- Special area/overlay

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 the application.

Subject site





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3 STATUTORY REQUIREMENTS

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

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

4 ASSESSMENT

4.1 Proposal

It is proposed to:

- Demolish a small shed (outbuilding) and remove two large trees and scrub from the subject site as per the site plan below (Road & Railway Assets Code, Flood Prone Areas Code).

The reason for the removal of shed and vegetation is to partially clear the land to enable more efficient flood flows as identified in Council's Strategic Priority Projects for 2019. The works form part of the Sheep Wash Creek Water Sensitive Urban Design Master Plan project.

Site Plan



	27/11/2018	1:500
 PO Box 156 13 Smith Street Longford TAS 7301 Email: council@nmc.tas.gov.au Web: www.northernmidlands.tas.gov.au	Base data from theLJST, © State of Tasmania. For actual boundaries refer Title Plan. Base image by TASMAP, © State of Tasmania Where shown, aerial photography is indicative only and should not be used as an accurate comparison of title boundaries. Where shown, underground services are diagrammatic only. Actual location of services are to be confirmed on site.	

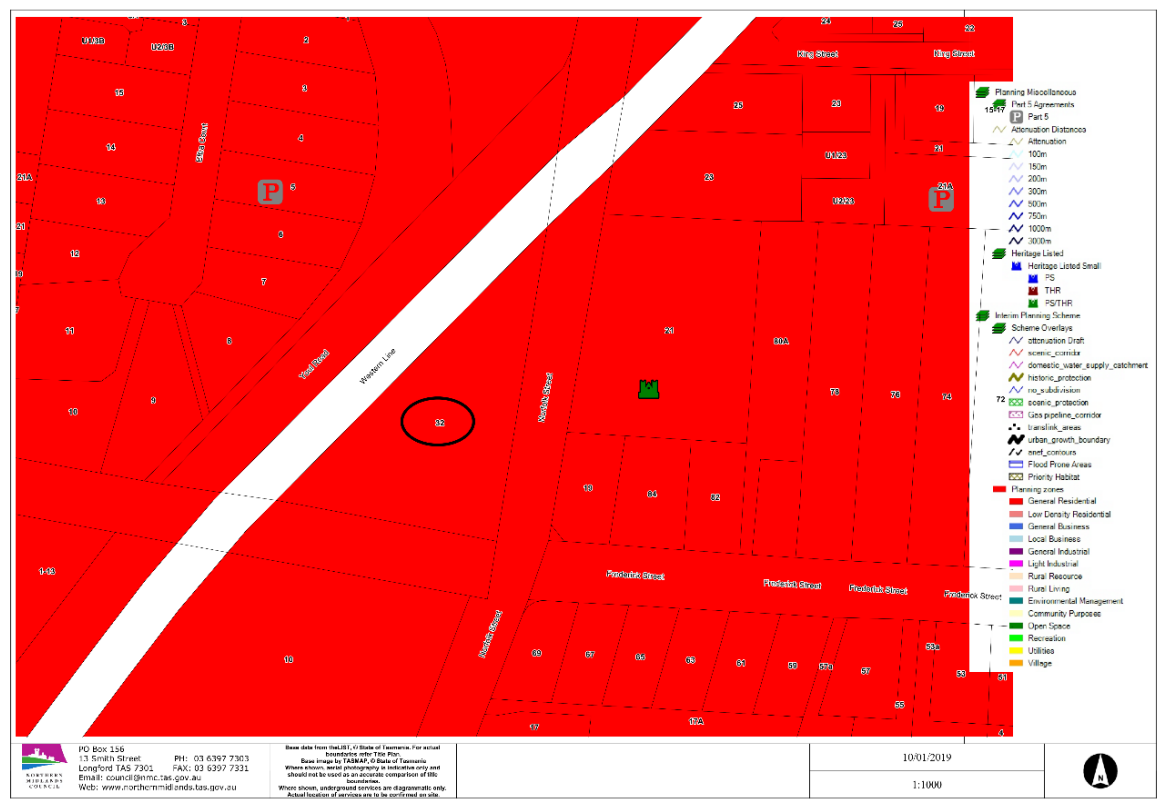
Elevations



Shed to be demolished

4.2 Zone and land use

Zone Map – General Residential zone



The land is zoned General Residential.

<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>
<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>

4.3 Subject site and locality

Aerial photograph of area & services



Photographs of subject site



View of existing dwelling on site (to remain)



View of shed and scrub to be demolished/removed



View of site from Youl Main Road (railway line in foreground) including representor's house (cream)

4.4 Permit/site history

Relevant permit history includes:

- 28/67 - AR Dennis - Dwelling Addition
- 6/74 (Perth) - AR Dennis - Garage
- DA163/02 - S & J BALDOCK - B&B/SIGNAGE

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:

- Michael McWilliams, 21 Norfolk Street, Perth

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



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

Issue

- The subject property contains a Victorian brick and timber cottage which is enhanced by the trees and vegetation (proposed to be removed) surrounding it and they also act as a buffer to the noise of the nearby railway line and busy road and contribute to the amenity that the representor currently enjoys.

Planner's comment:

The issue raised has no merit in terms of matters that can be considered under the Planning Scheme. The subject site is not heritage listed and the representor cannot rely upon attenuation measures on neighbouring properties to contribute to the amenity of his property.

Issue

- The representor states that although the trees are situated near the creek that runs through the property, they do not impede the flow of water when the creek is flooded and they protect the soil from erosion when the rain is heavy and help block the sun from drying the soil out when the weather is hot and dry. The removal of the trees and vegetation would reduce the amenity of the area.

Planner's comment:

Council has obtained engineering advice that the removal of the shed and vegetation will be beneficial in enabling flood flows. Regardless of the purpose of the removal/demolition, the proposal complies with all relevant planning scheme standards.

Issue

- The old weatherboard shed adds character to the property and although not in great condition it could easily be repaired.

Planner's comment:

The weatherboard shed is not heritage listed and is clearly in poor condition. Its removal does not conflict with any objectives or standards under the Planning Scheme.

4.6 Referrals

The only referral required was as follows:

TasRail (adjoining landowner)

Precis: TasRail advised of no issue with the removal of the tree and vegetation and the demolition of the shed.

4.7 Planning Scheme Assessment

9.4.1 Demolition

Unless approved as part of another development or prohibited by another provision, an application for demolition may be approved at the discretion of the planning authority having regard to:

- (a) the purpose of the applicable zone;*
- (b) any relevant local area objective or desired future character statement of the applicable zone;*
- (c) the purpose of any applicable code; and*
- (d) the purpose of any applicable specific area plan.*



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Assessment:

The demolition of the shed must be assessed in accordance with Clause 9.4.1 given no development is included as part of the application. Accordingly, an assessment of the works against the applicable zone and code standards is provided.

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. The removal of a small residential outbuilding which is in poor condition will not impact on the attainment of zone purpose standards.

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. The subject site does not form part of a Heritage Precinct.

CODES	
E1.0 BUSHFIRE PRONE AREAS CODE	N/a
E2.0 POTENTIALLY CONTAMINATED LAND	N/a
E3.0 LANDSLIP CODE	N/a
E4.0 ROAD AND RAILWAY ASSETS CODE	See code assessment
E.5.0 FLOOD PRONE AREAS CODE	See code assessment
E6.0 CAR PARKING AND SUSTAINABLE TRANSPORT CODE	Complies – no changes to parking provision
E7.0 SCENIC MANAGEMENT CODE	N/a
E8.0 BIODIVERSITY CODE	N/a
E9.0 WATER QUALITY CODE	See code assessment
E10.0 RECREATION AND OPEN SPACE CODE	N/a
E11.0 ENVIRONMENTAL IMPACTS & ATTENUATION CODE	N/a
E12.0 AIRPORTS IMPACT MANAGEMENT CODE	N/a
E13.0 LOCAL HISTORIC HERITAGE CODE	N/a
E14.0 COASTAL CODE	N/a
E15.0 SIGNS CODE	N/a

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Assessment against E4 Road and Railway Assets Code

E4.1 Purpose of Code

E4.1.1 The purpose of this provision is to:

- a) ensure that use or development on or adjacent to a road or railway will not compromise the safety and efficiency of the road or rail network; and
- b) maintain opportunities for future development of road and rail infrastructure; and
- c) reduce amenity conflicts between roads and railways and other use or development.

E4.2 Application of Code

E4.2.1 This code applies to use or development of land that:

- a) requires a new access, junction or level crossing; or
- b) intensifies the use of an existing access, junction or level crossing; or
- c) involves a sensitive use, a building, works or subdivision on or within 50 metres of a railway or land shown in this planning scheme as:
 - i) a future road or railway; or
 - ii) a category 1 or 2 road where such road is subject to a speed limit of more than 60 kilometres per hour.

E4.3. Definition of Terms

E4.3.1 In this code, unless the contrary intention appears:

Category 1 – Trunk Road	means as defined in Tasmania State Road Hierarchy (DIER, 2007)
Category 2 – Regional Freight Route	means as defined in Tasmania State Road Hierarchy (DIER, 2007)
Category 3 – Regional Access Road	means as defined in Tasmania State Road Hierarchy (DIER, 2007)
Category 4 – Feeder Road	means as defined in Tasmania State Road Hierarchy (DIER, 2007)
Category 5 – Other Road	means as defined in Tasmania State Road Hierarchy (DIER, 2007)
Future road or railway	means a future road or railway shown on the plans of this planning scheme.
Junction	means an intersection of two or more roads at a common level, including intersections of on and off ramps and grade-separated roads.
Limited access road	means a road proclaimed as limited access under Section 52A of the Roads and Jetties Act 1935.

E4.4 Use or development exempt from this Code

E4.4.1 There are no exemptions from this Code.

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

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

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

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

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

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

E4.6 Use Standards

E4.6.1 Use and road or rail infrastructure

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

Comment: Not applicable

A1 – Not applicable

A2 – Not applicable

A3- Not applicable

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E4.7 Development Standards

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

Objective <i>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:</i>	
<i>a) ensure the safe and efficient operation of roads and railways; and</i> <i>b) allow for future road and rail widening, realignment and upgrading; and</i> <i>c) avoid undesirable interaction between roads and railways and other use or development.</i>	
Acceptable Solutions	Performance Criteria
A1 <i>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:</i> <i>a) new road works, buildings, additions and extensions, earthworks and landscaping works; and</i> <i>b) building areas on new lots; and</i> <i>c) outdoor sitting, entertainment and children's play areas</i>	P1 <i>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:</i> <i>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</i> <i>b) mitigate significant transport-related environmental impacts, including noise, air pollution and vibrations in accordance with a report from a suitably qualified person; and</i> <i>c) ensure that additions or extensions of buildings will not reduce the existing setback to the road, railway or future road or railway; and</i> <i>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.</i>

Comment: Satisfies the Performance Criteria

The shed demolition and tree removal occur within 50m of the railway corridor therefore the application must be assessed against the Performance Criteria. Details of the proposal were referred to TasRail who confirmed there is no issue. Council's Engineering Officer, has confirmed that the proposed work will have no impact on the railway line. Taking account the matters to be considered under the Performance Criteria, the following assessment is made:

- a) The proposed works will not impact the safety or efficiency of the railway line;
- b) The removal of vegetation and an outbuilding does not require any mitigation measures;
- c) No addition or extension of an existing building is proposed.
- d) No temporary buildings or works are proposed.

E4.7.2 Management of Road Accesses and Junctions

Objective <i>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.</i>	
Acceptable Solutions	Performance Criteria
A1 <i>For roads with a speed limit of 60km/h or less the development must include only one access providing both entry</i>	P1 <i>For roads with a speed limit of 60km/h or less, the number, location, layout and design of accesses and</i>

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	<i>and exit, or two accesses providing separate entry and exit.</i>		<i>junctions must maintain an acceptable level of safety for all road users, including pedestrians and cyclists.</i>
A2	<i>For roads with a speed limit of more than 60km/h the development must not include a new access or junction.</i>	P2	<i>For limited access roads and roads with a speed limit of more than 60km/h:</i>
		a)	<i>access to a category 1 road or limited access road must only be via an existing access or junction or the development must provide a significant social and economic benefit to the State or region; and</i>
		b)	<i>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</i>
		c)	<i>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.</i>

Comment: Not applicable

E4.7.3 Management of Rail Level Crossings

<i>Objective</i> <i>To ensure that the safety and the efficiency of a railway is not unreasonably reduced by access across the railway.</i>			
Acceptable Solutions		Performance Criteria	
A1	<i>Where land has access across a railway:</i>	P1	<i>Where land has access across a railway:</i>
a)	<i>development does not include a level crossing; or</i>	a)	<i>the number, location, layout and design of level crossings maintain or improve the safety and efficiency of the railway; and</i>
b)	<i>development does not result in a material change onto an existing level crossing.</i>	b)	<i>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</i>
		c)	<i>it is uneconomic to relocate an existing use to a site that does not require a level crossing; and</i>
		d)	<i>an alternative access or junction is not practicable.</i>

Comment: Not applicable

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

<i>Objective</i> <i>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.</i>			
Acceptable Solutions		Performance Criteria	
A1	<i>Sight distances at</i>	P1	<i>The design, layout and location of an access, junction or rail level crossing must provide adequate sight</i>
a)	<i>an access or junction must comply with the Safe Intersection Sight Distance shown in Table E4.7.4; and</i>		

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b) rail level crossings must comply with AS1742.7 Manual of uniform traffic control devices - Railway crossings, Standards Association of Australia; or	distances to ensure the safe movement of vehicles.
c) If the access is a temporary access, the written consent of the relevant authority has been obtained.	

Comment: Not applicable

Assessment against E5 Flood Prone Areas Code

E5.1 Purpose of the Code

E5.1.1 The purpose of this provision is to:

- a) ensure that use or development subject to risk from flooding is appropriately located and that adequate measures are taken to protect human life and property and to prevent adverse effects on the environment.
- b) determine the potential impacts of flooding through the assessment of risk in accordance with the Australian Standard.

E5.2 Application of this Code

E5.2.1 This code applies to use or development of land:

- a) mapped as flood risk on the planning scheme maps; or
- b) even if not mapped under subparagraph (a) if it is:
 - i) potentially subject to flooding at a 1% annual exceedance probability; or
 - ii) less than the height indicated on the coastal inundation risk height map; or
 - iii) identified in a report prepared by a suitably qualified person in accordance with the development application which is lodged or required in response to a request under Section 54 of the Act as actually or potentially subject to flooding at a 1% annual exceedance probability.

E5.3 Definition of Terms

Flooding

means the situation that results when land that is usually dry is covered with water as a result of watercourses overflowing, significant overland flows or water flowing into land associated with a rising tide and/or storms, and may include a combination of these factors.

1% Annual Exceedance Probability(AEP) means the level which has a 1% probability of being exceeded in Flood Level any year.

E5.4 Use or Development Exempt from this Code

E5.4.1 The following use or development is exempt from this code:

- a) use and development for agriculture (not including development for dairies and controlled environment agriculture) and agricultural infrastructure such as farm tracks, culverts and the like.
- b) use and development for Forestry.
- c) extensions to existing development where floor area does not increase by more than 10% over the floor area which existed as at the effective date.

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E5.5 Use Standards

E5.5.1 Use and flooding

Objective <i>To ensure that use does not compromise risk to human life, and that property and environmental risks are responsibly managed.</i>	
Acceptable Solutions	Performance Criteria
A1 The use must not include habitable rooms.	P1 Use including habitable rooms subject to flooding must demonstrate that the risk to life and property is mitigated to a low risk level in accordance with the risk assessment in E5.7.
A2 Use must not be located in an area subject to a medium or high risk in accordance with the risk assessment in E5.7.	P2 Use must demonstrate that the risk to life, property and the environment will be mitigated to a low risk level in accordance with the risk assessment in E5.7.

Comment: Complies with Acceptable Solutions

No new use or development is proposed.

E5.6 Development Standards

E5.6.1 Flooding and Coastal Inundation

Objective <i>To protect human life, property and the environment by avoiding areas subject to flooding where practicable or mitigating the adverse impacts of inundation such that risk is reduced to a low level.</i>	
Acceptable Solutions	Performance Criteria
A1 No acceptable solution.	P1.1 It must be demonstrated that development: a) where direct access to the water is not necessary to the function of the use, is located where it is subject to a low risk, in accordance with the risk assessment in E5.7 a); or b) where direct access to the water is necessary to the function of the use, that the risk to life, property and the environment is mitigated to a medium risk level in accordance with the risk assessment in E5.7. P1.2 Development subject to medium risk in accordance with the risk assessment in E5.7 must demonstrate that the risk to life, property and the environment is mitigated through structural methods or site works to a low risk level in accordance with the risk assessment in E5.7. P1.3 Where mitigation of flood impacts is proposed or required, the application must demonstrate that: a) the works will not unduly interfere with natural coastal or water course processes through restriction or changes to flow; and b) the works will not result in an increase in the extent of flooding on other land or increase the risk to other structures; c) inundation will not result in pollution of the watercourse or coast through appropriate location of effluent disposal or the storage of materials; and

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	d) <i>where mitigation works are proposed to be carried out outside the boundaries of the site, such works are part of an approved hazard reduction plan covering the area in which the works are proposed.</i>
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Comment: Complies with Performance Criteria

P1.1 – The purpose of the vegetation removal works is to enable better flood flows through the adjacent watercourse. However, there is no change to the use of the site and therefore P1.1 is not applicable.,

P1.2 – Not applicable. The risk of the works is assessed as insignificant.

P1.3 – The proposed works themselves constitute flood mitigation measures. The works will reduce restrictions in water flow and not result in an increase in the extent of flooding on other land or a risk to other structures. No additional pollution will occur as a result of the works and all works are within the boundaries of Council owned land.

Assessment against E9 Water Quality Code

E9.1 Purpose of the Code

E9.1.1 The purpose of this provision is to:

- a) *consider the impacts of development to limit adverse effects on the following:*
 - i) *wetland and watercourse ecosystems; and*
 - ii) *flow regimes, water levels, biological activity and physical characteristics; and*
 - iii) *the variety of flora and fauna; and*
 - iv) *the role of wetlands and watercourses for water supply, flood mitigation, environmental protection, water regulation and nutrient filtering, as resources for recreational activities and as attractive features in the landscape; and*
- b) *improve the sustainable management of surface water through development.*

E9.2 Application of this Code

E9.2.1 This code applies to use or development of land:

- a) *within 50 metres of a wetland or watercourse; or*
- b) *within a Ben Lomond Water catchment area – inner or outer buffer.*

E9.3 Definitions of Terms

<i>Ben Lomond Water</i>	<i>means Tasmanian Water and Sewerage Corporation (Northern Region) Pty Ltd</i>
<i>Ben Lomond Water catchment area - inner buffer</i>	<i>means the area defined at Figure E9.6.1.</i>
<i>Ben Lomond Water catchment area - outer buffer</i>	<i>means the area defined at Figure E9.6.2.</i>
<i>Soil and water management plan</i>	<i>means a site-specific plan or drawing that details sediment and erosion control measures on a site.</i>

E9.4 Use or Development Exempt from this Code

E9.4.1 The following use or development is exempt from this code:

- a) *forestry subject to a certified forest practices plan;*
- b) *use for agriculture;*
- c) *private tracks on agricultural properties that are used for agricultural purposes;*
- d) *use and development for natural and cultural values management within parks, reserves and State Forest under State Government or Council ownership.*
- e) *use and development that is connected to reticulated sewer and stormwater.*
- f) *Level 2 activities assessed by the Environment Protection Authority.*

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E9.5 Use Standards

Not used in this Scheme.

E9.6 Development Standards

E9.6.1 Development and Construction Practices and Riparian Vegetation

Objective <i>To protect the hydrological and biological roles of wetlands and watercourses from the effects of development.</i>	
Acceptable Solutions	Performance Criteria
A1 Native vegetation is retained within: a) 40m of a wetland, watercourse or mean high water mark; and b) a Ben Lomond Water catchment area - inner buffer.	P1 Native vegetation removal must submit a soil and water management plan to demonstrate: a) revegetation and weed control of areas of bare soil; and b) the management of runoff so that impacts from storm events up to at least the 1 in 5 year storm are not increased; and c) that disturbance to vegetation and the ecological values of riparian vegetation will not detrimentally affect hydrological features and functions.
A2 A wetland must not be filled, drained, piped or channelled.	P2 Disturbance of wetlands must minimise loss of hydrological and biological values, having regard to: (i) natural flow regimes, water quality and biological diversity of any waterway or wetland; (ii) design and operation of any buildings, works or structures on or near the wetland or waterway; (iii) opportunities to establish or retain native riparian vegetation; (iv) sources and types of potential contamination of the wetland or waterway.
A3 A watercourse must not be filled, piped or channelled except to provide a culvert for access purposes.	P3 A watercourse may be filled, piped, or channelled: a) within an urban environment for the extension of an existing reticulated stormwater network; or b) for the construction of a new road where retention of the watercourse is not feasible.

Complies with Acceptable Solution

The vegetation to be removed does not constitute native vegetation and no filling, piping or channelling of the existing watercourse is proposed.

E9.6.2 Water Quality Management

Objective <i>To maintain water quality at a level which will not affect aquatic habitats, recreational assets, or sources of supply for domestic, industrial and agricultural uses.</i>	
Acceptable Solutions	Performance Criteria
A1 All stormwater must be: a) connected to a reticulated stormwater system; or b) where ground surface runoff is collected, diverted through a sediment and grease trap or artificial wetlands prior to being discharged into a natural wetland or watercourse; or	P1 Stormwater discharges to watercourses and wetlands must minimise loss of hydrological and biological values, having regard to: (i) natural flow regimes, water quality and biological diversity of any waterway or wetland; (ii) design and operation of any buildings, works or structures, on or near the wetland or waterway;

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c) <i>meet emission limit guidelines from the Board of the Environment Protection Authority in accordance with the State Policy for Water Quality Management 1997.</i>	(iii) <i>sources and types of potential contamination of the wetland or waterway;</i> (iv) <i>devices or works to intercept and treat waterborne contaminants;</i> (v) <i>opportunities to establish or retain native riparian vegetation or continuity of aquatic habitat.</i>
A2.1 <i>No new point source discharge directly into a wetland or watercourse.</i> A2.2 <i>For existing point source discharges into a wetland or watercourse there is to be no more than 10% increase over the discharge which existed at the effective date.</i>	P2.1 <i>New and existing point source discharges to wetlands or watercourses must implement appropriate methods of treatment or management to ensure point sources of discharge:</i> a) <i>do not give rise to pollution as defined under the Environmental Management and Pollution Control Act 1994; and</i> b) <i>are reduced to the maximum extent that is reasonable and practical having regard to:</i> i) <i>best practice environmental management; and</i> ii) <i>accepted modern technology; and</i> c) <i>meet emission limit guidelines from the Board of Environmental Management and Pollution Control in accordance with the State Policy for Water Quality Management 1997.</i> P2.2 <i>Where it is proposed to discharge pollutants into a wetland or watercourse, the application must demonstrate that it is not practicable to recycle or reuse the material.</i>
A3 <i>No acceptable solution.</i>	P3 <i>Quarries and borrow pits must not have a detrimental effect on water quality or natural processes.</i>

Not applicable

The proposed works will not result in an increase of stormwater runoff from the site.

E9.6.3 Construction of Roads

<i>Objective</i> <i>To ensure that roads, private roads or private tracks do not result in erosion, siltation or affect water quality.</i>	
Acceptable Solutions	Performance Criteria
A1 <i>A road or track does not cross, enter or drain to a watercourse or wetland.</i>	P1 <i>Road and private tracks constructed within 50m of a wetland or watercourse must comply with the requirements of the Wetlands and Waterways Works Manual, particularly the guidelines for siting and designing stream crossings.</i>

Not applicable

E9.6.4 Access

<i>Objective</i> <i>To facilitate appropriate access at suitable locations whilst maintaining the ecological, scenic and hydrological values of watercourses and wetlands.</i>
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Acceptable Solutions	Performance Criteria
A1 No acceptable solution.	P1 New access points to wetlands and watercourses are provided in a way that minimises: a) their occurrence; and b) the disturbance to vegetation and hydrological features from use or development.
A2 No acceptable solution.	P2 Accesses and pathways are constructed to prevent erosion, sedimentation and siltation as a result of runoff or degradation of path materials.

Not applicable

E9.6.5 Sediment and Erosion Control

Objective To minimise the environmental effects of erosion and sedimentation associated with the subdivision of land.	
Acceptable Solutions	Performance Criteria
A1 The subdivision does not involve any works.	P1 For subdivision involving works, a soil and water management plan must demonstrate the: a) minimisation of dust generation from susceptible areas on site; and b) management of areas of exposed earth to reduce erosion and sediment loss from the site.

Not applicable

E9.6.6 Ben Lomond Water Catchment Areas

Objective To address the effects of use and development within defined buffer areas for water catchments.	
Acceptable Solutions	Performance Criteria
A1 Development located within a Ben Lomond Water catchment area - outer buffer must be developed and managed in accordance with a soil and water management plan approved by Ben Lomond Water.	P1 No performance criteria.
A2 Development located within a Ben Lomond Water catchment area - inner buffer must not involve disturbance of the ground surface.	P2 Development located within a Ben Lomond Water catchment area - inner buffer that involves disturbance of the ground surface must not have a detrimental effect on water quality for the reticulated water intakes.

Not applicable

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	Refer to Assessment within the report



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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

As the application was permitted, Council does not have discretion to refuse the application.

Discretion to refuse the application is limited to:

- The general discretion on demolition where no new development is proposed (clause 9.4.1);
- Development on and adjacent to Existing and Future Arterial Roads and Railways (works within 50m of the railway line); and
- Flooding and Coastal Inundation

Given the works are to improve flows during flood events along the watercourse and form part of the overall Sheep Wash Creek Water Sensitive Urban Design Master Plan project, it is considered that the removal of vegetation and a derelict outbuilding from the flood inundation area will not have an impact on terms of risk to life or development during a flood event.

One representation was received in objection to the proposal citing concerns about loss of amenity, impacts on heritage properties and removal of vegetation within a watercourse.

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. Representations & applicant's response

RECOMMENDATION

That land at 32 Norfolk Street, Perth be approved to be developed and used for demolition of shed and tree and vegetation removal, in accordance with application PLN-18-0306, and subject to the following conditions:



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1 Layout not altered

The use and development shall be in accordance with the endorsed plans numbered **P1** (*Site Plan - aerial plan, Dated: 27/11/2018, Prepared by Northern Midlands Council*).

DECISION

Cr

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PLAN 2 PLANNING APPLICATION PLN-18-0324 68 SECCOMBE STREET, PERTH

Attachments: Section 1 – Page 179

File Number: 112200.517; CT168622/10
Responsible Officer: Trent Atkinson, Community & Development Supervisor
Report prepared by: Erin Boer, Urban & Regional Planner

1 INTRODUCTION

This report assesses an application for 68 Seccombe Street, Perth to construct a shed (vary rear setback & building envelope).

2 BACKGROUND

Applicant:

Ms Theresa Hatton

Zone:

General Residential Zone

Classification under the Scheme:

Discretionary

Deemed Approval Date:

24th January 2019

Owner:

Mojo Enterprises (Tas) Pty Ltd

Codes:

Car Parking and Sustainable Transport Code

Existing Use:

Residential

Recommendation:

Approve

Discretionary Aspects of the Application

- Variation to development standards (rear setback and building envelope).

Planning Instrument: *Northern Midlands Interim Planning Scheme 2013*

Subject site



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3 STATUTORY REQUIREMENTS

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

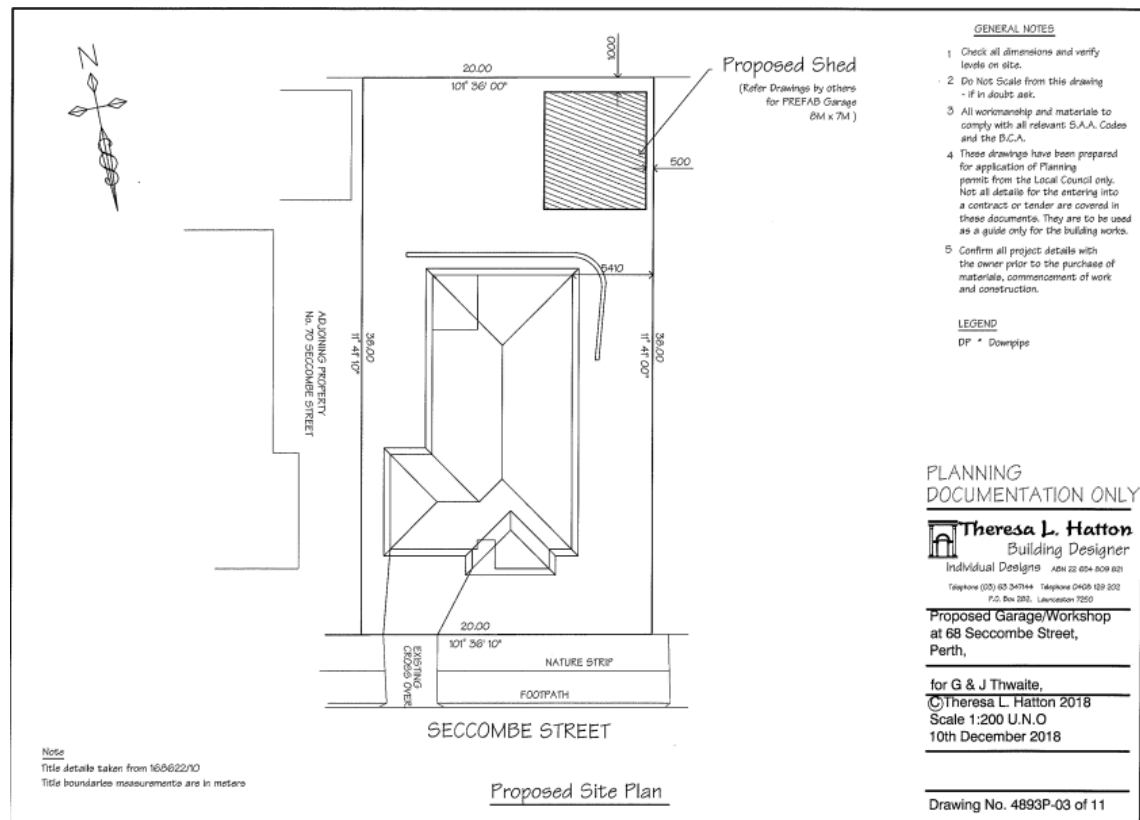
4 ASSESSMENT

4.1 Proposal

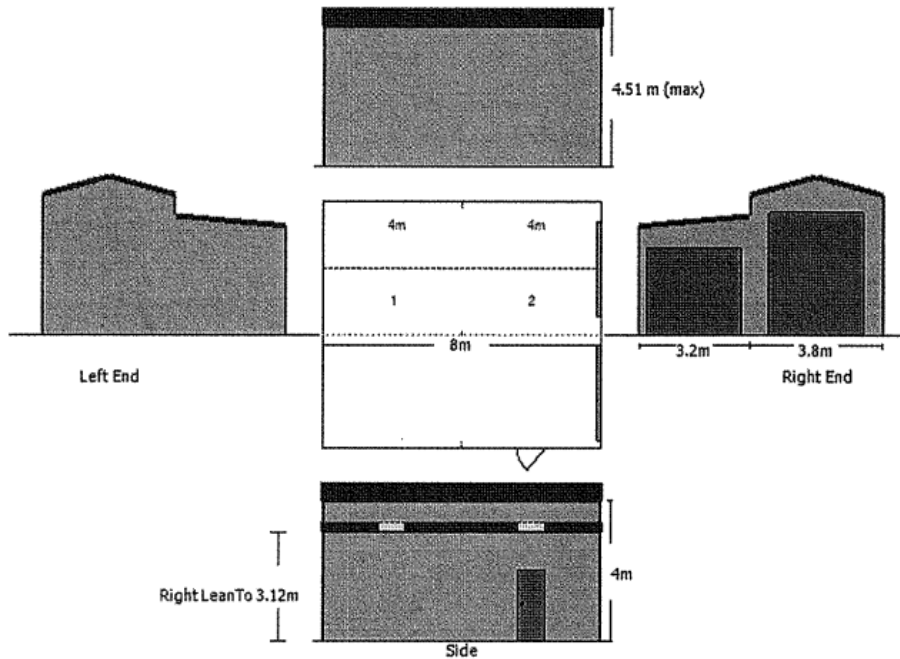
It is proposed to:

- Construct a shed (8m x 7m, apex 4.51m) for storage/carvan parking etc.

Site Plan

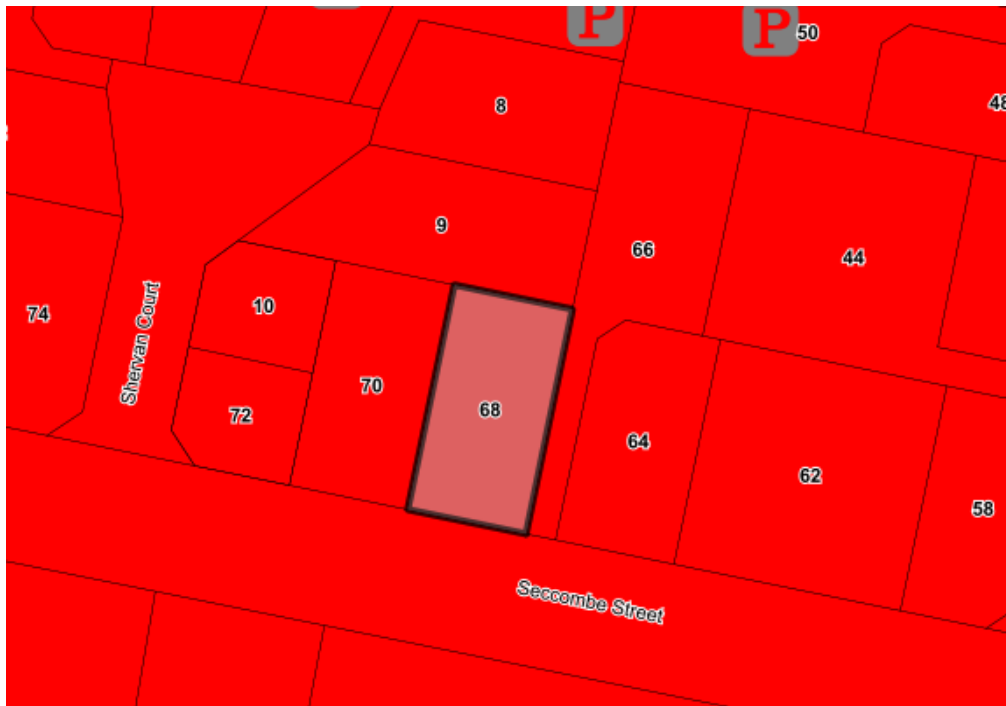


Elevations



4.2 Zone and land use

Zone Map – General Residential Zone



The land is zoned General Residential Zone, and is subject to the Car Parking and Sustainable Transport Code.

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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 (single dwelling) is permitted (not permit required) in the zone; however, a variation to the development standards caused the application to become discretionary.

4.3 Subject site and locality

The author of this report carried out a site visit on the 18th December 2018. The subject site is a 760m² lot, which contains a recently constructed dwelling. The surrounding lots contain single dwellings on similar size lots. A driveway to an internal lot is located adjacent to the eastern boundary.

Aerial photograph of area



Photographs of subject site



4.4 Permit/site history

Relevant permit history includes:

- P18-126 - dwelling

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:

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- Darren Hilder, 64 Seccombe Street, Perth
- Jacob Walsh, 66 Seccombe Street, Perth

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



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

Issue 1

- Overshadowing

Planner's comment:

The proposed shed will result in some level of overshadowing over the neighbouring property to the east (#64) after about 2pm on the 21st June (shortest day). The shadow diagrams provided show the effect of overshadowing at its worst (4pm), however, by this time, the sun has lost almost all benefit with full sunset being at approximately 4.48pm. The shadow diagrams also include the impact of the boundary fence of the subject site. Taking into consideration the distance of the access driveway to #66, the boundary fence on the western side of #64 and the height of the shadow from ground level, the impact of the overshadowing caused by the shed will be the same as the western boundary fence of #64. Therefore, the proposed shed is not considered to cause an unreasonable loss of amenity to the adjoining property to the east.

Issue 2

- Loss of views

Planner's comment:

The loss of views is not relevant consideration under the planning scheme, as there are no relevant provisions within the applicable zone or code standards.

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Issue 3

- Visual Impact (scale and bulk) & possibility of cutting ground level to reduce overall height.

Planner's comment:

The applicant has noted that the height of the shed is required to provide undercover secure storage for a motor home. The shed has been broken up into two sections to reduce the overall scale, with the portion that has the maximum height of 4.51m being for a 3.8m width. Roller doors require additional roof height above clearance height for the rolled-up door. The bottom portion of the shed is screened from the adjacent properties by an existing Colorbond boundary fence. The applicant has investigated the option of cutting into the surface ground level to reduce the height of the shed, however, the works required to provide retaining are cost prohibitive and would require additional planning approval.

Issue 4

- Additional driveway not included on application

Planner's comment:

A separate application has been lodged with Council for an additional driveway crossover and apron, pending the result of this proposal.

Issue 5

- Colour to match existing fence.

Planner's comment:

Although not a requirement under the planning scheme, the applicant has noted that they are happy to match the colour of the fence to minimise the visual impact of the shed. This may be conditioned by the permit if issued.

4.6 Referrals

The application did not require any referrals.

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.

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PRECIS OF DEVELOPMENT STANDARDS FOR SINGLE DWELLINGS		
10.4.2 Setback and building envelopes for dwellings		
	A1	Unless within a building area, then
✓	(a)	4.5m from primary frontage; or not less than existing dwelling on site; OR
N/a	(b)	3m to secondary frontage; or not less than existing dwelling on site; OR
N/a	(b)	if vacant lot, setback which is not more or less than dwellings on immediately adjoining lots; OR
N/a	(c)	not less than the existing dwelling setback if less than 4.5m; OR
N/a	(d)	as per road setback specified in Planning Scheme
	A2	Garage or carport to be set back:
✓	(a)	5.5m from primary frontage or 1m behind the façade, OR
N/a	(b)	The same as the dwelling façade if under dwelling
N/a	(c)	1m if gradient > 1:5 for 10m from frontage
	A3	Dwellings (excluding minor protrusions extending to 1.5m)
X	(a)	to be within building envelope (i) frontage setback (as above), or 4.5m from rear boundary of adjoining frontage lot for internal lot (ii) 45 degrees from the horizontal at a height of 3m above natural ground level, 4m rear setback, and max height 8.5m AND
✓	(b)	1.5m side setback or built to the boundary (existing boundary wall within .2m of boundary or; 9m or ⅓ of the side boundary, whichever is lesser)
10.4.3 Site coverage and private open space for dwellings		
✓	A1	(a) max. site coverage of 50% (excluding eaves)
✓		(c) at least 25% free from impervious surfaces
✓	A2	(a) POS of 24m ² in one location
✓		(b) horizontal dimension of 4m; AND
✓		(c) directly accessible from, & adjacent to, a habitable room (other than bedroom); AND
✓		(d) not located to the S, SE or SW of dwelling, unless receives at least 3 hours of sunlight to 50% of area between 9am and 3pm on 21June; AND
✓		(e) between dwelling and frontage only if frontage is orientated between 30 degrees west of north and 30 degrees east of north; AND
✓		(f) not steeper than 1:10, AND
✓		(g) not used for vehicle parking
10.4.4 Sunlight and overshadowing		
Existing	A1	1 habitable room (other than bedroom) with window facing between 30 degrees west of north and 30 degrees east of north
10.4.5 Width of openings for garages and carports		
Existing	A1	Garage or carport within 12m of a primary frontage (whether free-standing or not), total width of openings facing frontage of < 6m or half the width of the frontage (whichever is lesser).
10.4.6 Privacy		
N/a	A1	Balconies, decks, carports etc. OR windows/glazed doors to a habitable room, more than 1m above natural ground level must have a permanently fixed screen to a height of at least 1.7m above the finished surface or floor level, with a uniform transparency of no more than 25%, along the sides facing a:

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		(a) side boundary – 3m (b) rear boundary – 4m
	A2	Window or glazed door to be offset 1.5m from neighbour's window, OR sill height 1.7m above floor level, OR obscure glazing to 1.7m OR external screen to 1.7m
10.4.7 Frontage fences for single dwellings		
	N/a	A1 Applies to maximum building height of fences on and within 4.5m of a frontage
	N/a	(a) 1.2m if solid; OR
	N/a	(b) 1.8m if above 1.2m has openings which provide a minimum 50% transparency
Easements		
	✓	No construction over an easement

The application meets the acceptable solutions of the General Residential zone, except for the variation to the rear setback and building envelope. Accordingly, the development relies on the following performance criteria:

P3	The siting and scale of a dwelling must:
	(a) not cause unreasonable loss of amenity by:
	(i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining lot; or
	(ii) overshadowing the private open space of a dwelling on an adjoining lot; or
	(iii) overshadowing of an adjoining vacant lot; or
	(iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining lot; and
	(b) provide separation between dwellings on adjoining lots that is compatible with that prevailing in the surrounding area.

Comment –

It is considered that the variation to the rear setback meets the performance criteria as follows:

- a) (i & ii) Although some overshadowing of the adjoining property will occur late in the afternoon, the proposal is not considered to cause an unreasonable loss of amenity due to reduction of sunlight to a habitable room or private open space of an adjoining lot, as the only property affected is separated by a 5m wide driveway and the level of shadowing will be similar to the existing boundary fence of the same property, noting the height of the shadow and benefit of the sun late in the day in mid-winter, when the overshadowing is at its worst.
- (iii) N/a
- (iv) The applicant has noted that the height of the shed is required to provide undercover secure storage for a motor home. The shed has been broken up into two sections to reduce the overall scale, with the maximum height of 4.51m being for a 3.8m width. Roller doors require additional roof height above clearance height for the rolled-up door. A driveway is located adjacent to the proposed shed, reducing the direct impact on nearby dwellings. The bottom portion of the shed is also screened from the adjacent properties by an existing Colorbond boundary fence. The applicant has investigated the option of cutting into the surface ground level to reduce the height of the shed above the fence, however, the works required to provide retaining are cost prohibitive and would require additional planning approval. Matching the shed to the colour of the fence will assist in reducing the visual impact of the shed.
- b) The development does not impact on the separation between dwellings when viewed from the street.

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CODES	
E1.0 BUSHFIRE PRONE AREAS CODE	N/a
E2.0 POTENTIALLY CONTAMINATED LAND	N/a
E3.0 LANDSLIP CODE	N/a
E4.0 ROAD AND RAILWAY ASSETS CODE	N/a
E5.0 FLOOD PRONE AREAS CODE	N/a
E6.0 CAR PARKING AND SUSTAINABLE TRANSPORT CODE	Complies – no change to existing parking arrangement in 2 car garage.
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
<i>Strategic Plan 2017-2027</i> <i>Statutory Planning</i>

5 FINANCIAL IMPLICATIONS TO COUNCIL

Not applicable to this application.

6 OPTIONS

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



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7 DISCUSSION

Discretion to refuse the application is limited to a variation to development standards (rear setback and building envelope).

Two representations were received from neighbouring property owners, noting concerns about overshadowing and visual impacts. The applicant provided a response to the representations and a full assessment against the provisions of the scheme is provided in section 4.7 of this report.

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 & applicant's response

RECOMMENDATION

That land at 68 Seccombe Street, Perth be approved to be developed and used for a Shed (vary rear setback & building envelope) in accordance with application PLN-18-0324, 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** (*Architectural drawings by Theresa L Hatton, Drawing No: 4893P, Sheet No's: 01-11, Dated: 10th December 2018*) & *Shed elevations – Faidinkum Sheds, 1 x undated A4 sheet* **except as required by condition 2.**

2 Colour Schedule

Prior to the issue of a building permit, a colour schedule for the shed must be submitted to and approved by the General Manager. When approved, the colour schedule will be endorsed and will then form part of this permit. The schedule must show:

- (a) Shed wall colour to match the existing fence line along the eastern boundary.

DECISION

Cr



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PLAN 3 PLANNING APPLICATION PLN-18-0246 60-62 FREDERICK STREET, PERTH

Attachments: Section 1 – Page 206

file Number: 105100.11; CT 175746/1
Responsible Officer: Trent Atkinson, Community & Development Supervisor
Report prepared by: Erin Boer, Urban & Regional Planner

1 INTRODUCTION

This report assesses an application for 60-62 Frederick Street, Perth to construct multiple dwellings x 8 (vary vehicle movements per day).

2 BACKGROUND

Applicant:
Wilkin Design and Drafting

Zone:
General Residential Zone

Classification under the Scheme:
Discretionary

Deemed Approval Date:
Extension of time till 25-Jan-2019

Owner:
A.C.N. 124 959 397 Pty Ltd

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

Existing Use:
Residential

Recommendation:
Approve

Discretionary Aspects of the Application

- Reliance on the performance criteria of the Road and Railway Assets Code due to number of vehicle movements per day.

Planning Instrument: *Northern Midlands Interim Planning Scheme 2013*

Preliminary Discussion

Prior to the application becoming valid / being placed on public exhibition, further information was requested from the applicant – copies of outgoing correspondence attached. Revised plans were provided.

Subject site



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3 STATUTORY REQUIREMENTS

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

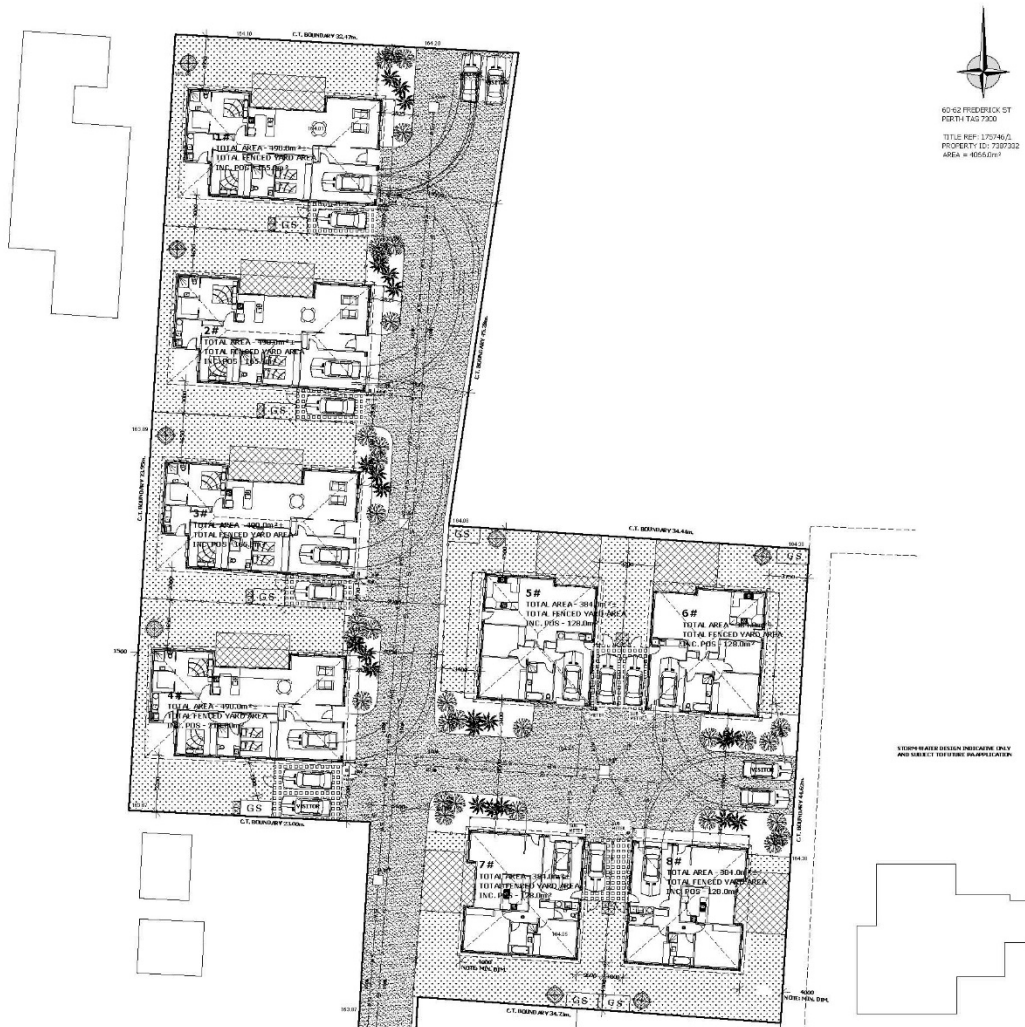
4 ASSESSMENT

4.1 Proposal

It is proposed to:

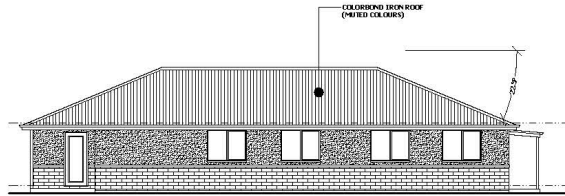
- Construct multiple dwellings x 8 on a vacant parcel of land.

Site Plan



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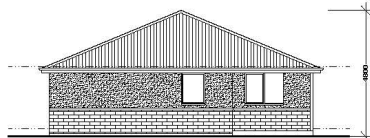
Elevations (typical)



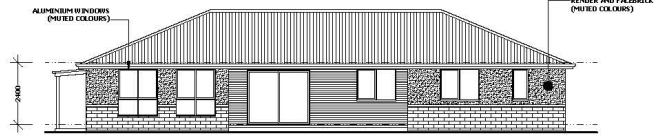
SOUTH ELEVATION
1:100



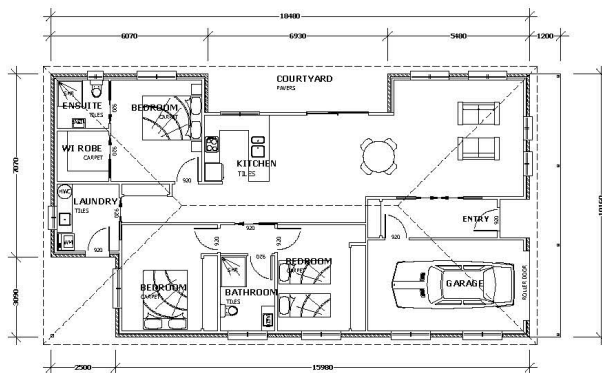
EAST ELEVATION
1:100



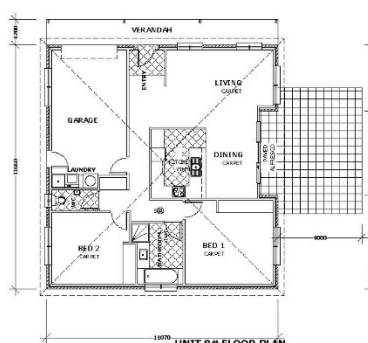
WEST ELEVATION
1:100



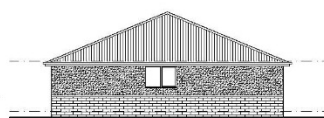
NORTH ELEVATION
1:100



RESIDENCES 1# - 4# FLOOR PLAN
1:100
RE-CROSSED FLOOR AREA = 55.8.00m²



UNIT 8# FLOOR PLAN
1:100
FLOOR AREA = 126.00m²



SOUTH ELEVATION
1:100



NORTH ELEVATION
1:100



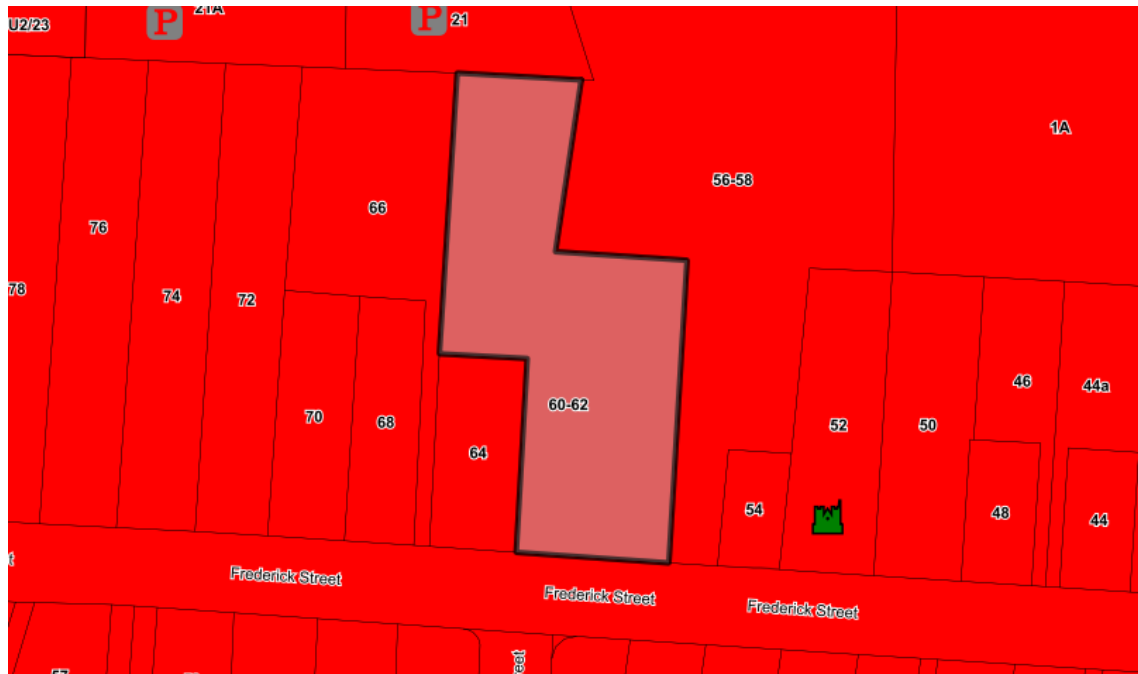
WEST ELEVATION
1:100



EAST ELEVATION
1:100

4.2 Zone and land use

Zone Map – General Residential Zone



The land is zoned General Residential, and is subject to the Road and Railway Assets Code and Car Parking and Sustainable Transport Code.

The relevant Planning Scheme definition is:

<i>multiple dwellings</i>	<i>means 2 or more dwellings on a site.</i>
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Residential (multiple dwellings) is permitted in the zone; however, reliance on the performance criteria of the Road and Railway Assets Code caused the application to become discretionary.

4.3 Subject site and locality

The author of this report carried out a site visit on the 27th November 2018. The subject site consists of a 4066m² irregular shaped lot, that is currently vacant (dwelling previously subdivided from remainder of lot). The site is surrounded by established residential uses on a mixture of lot sizes.

Aerial photograph of area



Photographs of subject site









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4.4 Permit/site history

Relevant permit history includes:

- L...71/74 - BE Carins - Garage
105100.11 - 60-62 FREDERICK ST - PERTH - A.C.N. 124 959 397 PTY LTD
- L...BLD18-191 / PMB18-192 - A C N 124 959 397 Pty Ltd - Dwelling
105100.11 - 60-62 FREDERICK ST - PERTH - A.C.N. 124 959 397 PTY LTD
- L...P18/031 - DJ McCulloch Surveying - Subdivision
105100.11 - 60-62 FREDERICK ST - PERTH - A.C.N. 124 959 397 PTY LTD
- L...P99-198 - K Shephard - Garage
105100.11 - 60-62 FREDERICK ST - PERTH - A.C.N. 124 959 397 PTY LTD
- L...PLN18-0246, E18-007 - Wilkin Design & Drafting - Multiple Dwellings
105100.11 - 60-62 FREDERICK ST - PERTH - A.C.N. 124 959 397 PTY LTD

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:

- Greg Buckley, 56-58 Frederick Street, Perth

A mediation session was conducted between the applicant and representor; however, the issues raised could not be resolved.

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Map showing location of representor's property in relation to subject site (development site plan overlaid, representor's property outlined in red)



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

Issue 1

- Layout of driveway to units #5-8, resulting in vehicles parking adjacent to the boundary with the representor's property.

Planner's comment:

The layout of the units has been designed to achieve a number of design requirements, such as private open space, car parking requirements and vehicle turning. These design requirements cannot be achieved for the number of units proposed, without utilising the area adjacent to the fence for car parking. The proposed parking spaces are approximately 10-15m from the representor's dwelling.

Issue 2

- Noise and light spill associated with vehicles using the eastern most parking space.

Planner's comment:

The noise associated with the 2 parking spaces adjacent to the eastern boundary (1 space allocated to unit #8 and 1 x visitor parking space) is anticipated to be of short duration (time required to enter/exit the space and possible idling time) and associated with standard passenger vehicles movements only. The visitor space will be occupied on an occasional basis. The boundary fence adjacent to the parking spaces will block direct headlight light into the property, with light spill overtopping the fence being of short duration.

Issue 3

- Number of vehicle movements

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Planner's comment:

The number of parking spaces (and therefore associated vehicle movements) is a requirement of the planning scheme. For multiple dwellings, the number of parking spaces required is as follows:

Use	Parking Requirement
<i>Residential</i>	<i>Vehicles</i>
<i>If a 2 or more bedroom dwelling in the General Residential Zone (including all rooms capable of being used as a bedroom)</i>	<i>2 spaces per dwelling</i>
<i>visitor parking for multiple dwellings in the General Residential Zone</i>	<i>1 dedicated space per 4 dwellings (rounded up to the nearest whole number); or If on an internal lot or located at the head of a cul-de-sac, 1 dedicated space per 3 dwellings (rounded up to the nearest whole number)</i>

The required number of carparking spaces have been provided.

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 and their recommended conditions are included in the conditions of approval.

TasWater

Precis: A Taswater Submission to Planning Authority Notice was issued on 03.12.2018. (Taswater Ref: TWDA 2018/01942-NMC).

4.7 Planning Scheme Assessment

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

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PRECIS OF DEVELOPMENT STANDARDS FOR MULTIPLE DWELLINGS

10.4.1 Residential density for multiple dwellings

A1 Site area per dwelling of not less than

- ☐ (a) 325m² (complies – 508.25m² per unit)

10.4.2 Setback and building envelopes for dwellings

A1 Unless within a building area, then

- ☐ (a) 4.5m from primary frontage; or not less than existing dwelling on site; OR

N/a (b) 3m to secondary frontage; or not less than existing dwelling on site; OR

N/a (b) if vacant lot, setback which is not more or less than dwellings on immediately adjoining lots; OR

N/a (c) not less than the existing dwelling setback if less than 4.5m; OR

N/a (d) as per road setback specified in Planning Scheme

A2 Garage or carport to be set back:

- ☐ (a) 5.5m from primary frontage or 1m behind the façade, OR

N/a (b) The same as the dwelling façade if under dwelling

N/a (c) 1m if gradient > 1:5 for 10m from frontage

A3 Dwellings (excluding minor protrusions extending to 1.5m)

- ☐ (a) to be within building envelope

(i) frontage setback (as above), or 4.5m from rear boundary of adjoining frontage lot for internal lot

(ii) 45 degrees from the horizontal at a height of 3m above natural ground level, 4m rear setback, and max height 8.5m AND

- ☐ (b) 1.5m side setback or built to the boundary (existing boundary wall within .2m of boundary or; 9m or ⅓ of the side boundary, whichever is lesser)

10.4.3 Site coverage and private open space for dwellings

- ☐ A1 (a) max. site coverage of 50% (excluding eaves)

- ☐ (b) for multiple dwellings, a total area of private open space of not less than 60m², unless floor level is entirely over 1.8m above ground level (excl garage, carport or foyer)

- ☐ (c) at least 25% free from impervious surfaces

- ☐ A2 (a) (i) POS of 24m² in one location in one location, or

(ii) POS of 12m² in one location if a multiple dwelling with floor level over 1.8m high (as per A1b)

- ☐ (b) (i) horizontal dimension of 4m; or

(ii) horizontal dimension of 2m if a multiple dwelling with floor level over 1.8m high (as per A1b); AND

- ☐ (c) directly accessible from, & adjacent to, a habitable room (other than bedroom); AND

- ☐ (d) not located to the S, SE or SW of dwelling, unless receives at least 3 hours of sunlight to 50% of area between 9am and 3pm on 21June; AND

N/a (e) between dwelling and frontage only if frontage is orientated between 30 degrees west of north and 30 degrees east of north; AND

- ☐ (f) not steeper than 1:10, AND

- ☐ (g) not used for vehicle parking

10.4.4 Sunlight and overshadowing

- ☐ A1 1 habitable room (other than bedroom) with window facing between 30 degrees west of north and 30 degrees east of north

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- ☐ A2 A multiple dwelling that is to the north of a window of a habitable room (other than a bedroom) of another dwelling on the same site, which window faces between 30 degrees west of north and 30 degrees east of north (see Diagram 10.4.4A), must be in accordance with (a) or (b), unless excluded by (c):
- (a) The multiple dwelling is contained within a line projecting (see Diagram 10.4.4B):
 - (i) at a distance of 3 m from the window; and
 - (ii) vertically to a height of 3 m above natural ground level and then at an angle of 45 degrees from the horizontal.
 - (b) The multiple dwelling does not cause the habitable room to receive less than 3 hours of sunlight between 9.00 am and 3.00 pm on 21st June.
 - (c) That part, of a multiple dwelling, consisting of:
 - (i) an outbuilding with a building height no more than 2.4 m; or
 - (ii) protrusions (such as eaves, steps, and awnings) that extend no more than 0.6 m horizontally from the multiple dwelling.
- A3 A multiple dwelling, that is to the north of the private open space, of another dwelling on the same site, required in accordance with A2 or P2 of sub clause 10.4.3, must be in accordance with (a) or (b), unless excluded by (c):
- (a) The multiple dwelling is contained within a line projecting (see Diagram 10.4.4C):
 - (i) at a distance of 3 m from the northern edge of the private open space; and
 - (ii) vertically to a height of 3 m above natural ground level and then at an angle of 45 degrees from the horizontal.
 - (b) The multiple dwelling does not cause 50% of the private open space to receive less than 3 hours of sunlight between 9.00 am and 3.00 pm on 21st June.
 - (c) That part, of a multiple dwelling, consisting of:
 - (i) an outbuilding with a building height no more than 2.4 m; or
 - (ii) protrusions (such as eaves, steps, and awnings) that extend no more than 0.6 m horizontally from the multiple dwelling

10.4.5 Width of openings for garages and carports

- N/a A1 Garage or carport within 12m of a primary frontage (whether free-standing or not), total width of openings facing frontage of < 6m or half the width of the frontage (whichever is lesser).

10.4.6 Privacy

- N/a A1 Balconies, decks, carports etc OR windows/glazed doors to a habitable room, more than 1m above natural ground level must have a permanently fixed screen to a height of at least 1.7m above the finished surface or floor level, with a uniform transparency of no more than 25%, along the sides facing a:
- (a) side boundary – 3m
 - (b) rear boundary – 4m
 - (c) dwelling on the same site, unless the balcony, deck, roof terrace, parking space, or carport is at least 6m:
 - (i) from a window or glazed door, to a habitable room of the other dwelling on the same site; or
 - (ii) from a balcony, deck, roof terrace or the private open space, of the other dwelling on the same site.
- N/a A2 Window or glazed door to habitable room with floor level over 1m must

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- (a) (i) 3m setback from side boundary; and
 - (ii) 4m setback from rear boundary; and
 - (iii) if a multiple dwelling, at least 6m from glazing of adjacent dwelling on same site
 - (iv) if a multiple dwelling, at least 6m from private open space of adjacent dwelling on same site
 - (b) (i) offset horizontally 1.5m from glazing of habitable room of another dwelling; or
 - (ii) sill height or fixed obscure glazing 1.7m above floor level, or
 - (iii) permanently fixed external screen for the full length of the glazing, to 1.7 m above floor level, with a uniform transparency of not more than 25%.
- ☐ A3 A shared driveway or parking space (excluding a parking space allocated to that dwelling) must be separated from a window, or glazed door, to a habitable room of a multiple dwelling by a horizontal distance of at least:
- (a) 2.5m; or
 - (b) 1m if:
 - (i) it is separated by a screen of at least 1.7m in height; or
 - (ii) the glazing, to a habitable room has a sill height of at least 1.7m above the shared driveway or parking space, or has fixed obscure glazing extending to a height of at least 1.7 m above the floor level.

10.4.7 Frontage fences for single dwellings

- N/a A1 Applies to maximum building height of fences on and within 4.5m of a frontage
- N/a (a) 1.2m if solid; OR
- N/a (b) 1.8m if above 1.2m has openings which provide a minimum 50% transparency

See Planning Scheme for the following provisions for multiple dwellings

10.4.8 Waste storage for multiple dwellings- Complies (in garage)

10.4.9 Storage for multiple dwellings - Complies

10.4.10 Common Property for multiple dwellings - Complies

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

10.4.12 Site Services for multiple dwellings - Complies

Easements

- ☐ No construction over an easement

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



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E12.0 AIRPORTS IMPACT MANAGEMENT CODE	N/a
E13.0 LOCAL HISTORIC HERITAGE CODE	N/a
E14.0 COASTAL CODE	N/a
E15.0 SIGNS CODE	N/a

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.
Relies on Performance criteria P2.	Complies with P2. A Traffic Impact Assessment was provided with the application and has been reviewed by Council's Works and Infrastructure Department. The report concludes that the existing access arrangement is adequate to cater for the number of vehicle movements proposed, and site distances comply with relevant standards.
A3 For roads with a speed limit of more than 60km/h the use must not increase the annual average daily traffic (AADT) movements at the existing access or junction by more than 10%.	P3 For limited access roads and roads with a speed limit of more than 60km/h: a) access to a category 1 road or limited access road must only be via an existing access or junction or the use or development must provide a significant social and economic benefit to the State or region; and b) any increase in use of an existing access or junction or development of a new access or junction to a limited access road or a category 1, 2 or 3 road must be for a use that is dependent on the site for its unique resources, characteristics or locational attributes and an

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	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.	N/a
A2 For roads with a speed limit of more	P2 For limited access roads and roads with a speed limit

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than 60km/h the development must not include a new access or junction.	a) of more than 60km/h: access to a category 1 road or limited access road must only be via an existing access or junction or the development must provide a significant social and economic benefit to the State or region; and b) any increase in use of an existing access or junction or development of a new access or junction to a limited access road or a category 1, 2 or 3 road must be dependent on the site for its unique resources, characteristics or locational attributes and an alternate site or access to a category 4 or 5 road is not practicable; and c) an access or junction which is increased in use or is a new access or junction must be designed and located to maintain an adequate level of safety and efficiency for all road users.
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	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.

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b) rail level crossings must comply with AS1742.7 <i>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.	
Complies with A1 (a) – refer to TIA assessment by Andrew Howell, dated October 2018.	N/a

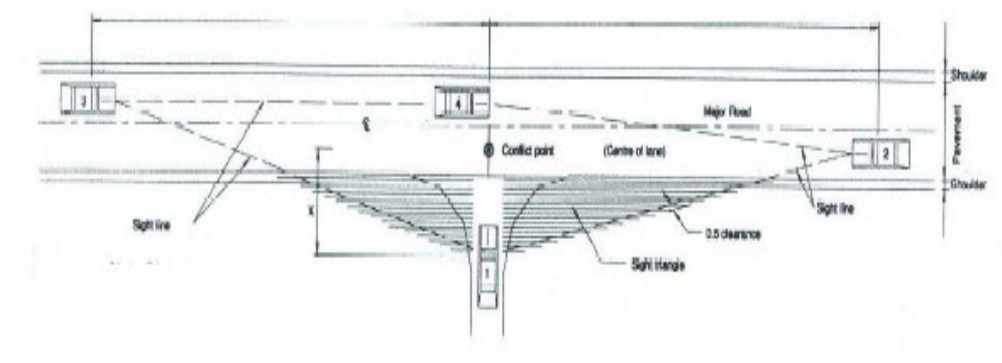


Figure E4.7.4 Sight Lines for Accesses and Junctions

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

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

Table E4.7.4 Safe Intersection Sight Distance (SISD)

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

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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: a) Table E6.1; or b) a parking precinct plan contained in Table E6.6: Precinct Parking Plans (except for dwellings in the General Residential Zone).	P1 The number of car parking spaces provided must have regard to: a) the provisions of any relevant location specific car parking plan; and b) the availability of public car parking spaces within reasonable walking distance; and c) any reduction in demand due to sharing of spaces by multiple uses either because of variations in peak demand or by efficiencies gained by consolidation; and d) the availability and frequency of public transport within reasonable walking distance of the site; and e) site constraints such as existing buildings, slope, drainage, vegetation and landscaping; and f) the availability, accessibility and safety of on-road parking, having regard to the nature of the roads, traffic management and other uses in the vicinity; and g) an empirical assessment of the car parking demand; and h) the effect on streetscape, amenity and vehicle, pedestrian and cycle safety and convenience; and i) the recommendations of a traffic impact assessment prepared for the proposal; and j) any heritage values of the site; and k) for residential buildings and multiple dwellings, whether parking is adequate to meet the needs of the residents having regard to: i) the size of the dwelling and the number of bedrooms; and ii) the pattern of parking in the locality; and iii) any existing structure on the land.

Comment:

Complies with A1 (a).

Table E6.1: Parking Space Requirements

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

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
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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: Complies with A1.1.			

E6.6.3 Taxi Drop-off and Pickup

Objective: To ensure that taxis can adequately access developments.

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

E6.6.4 Motorbike Parking Provisions

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

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

E6.7 Development Standards

E6.7.1 Construction of Car Parking Spaces and Access Strips

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

Acceptable Solutions		Performance Criteria	
A1	All car parking, access strips manoeuvring and circulation spaces must be:	P1	All car parking, access strips manoeuvring and circulation spaces must be readily identifiable and constructed to ensure that they are useable in all weather conditions.
a)	formed to an adequate level and drained; and		
b)	except for a single dwelling, provided with an impervious all weather seal; and		
c)	except for a single dwelling, line marked or provided with other clear physical means to delineate car spaces.		
Comment: Complies with A1 (a-c). 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	P1	The location of car parking and manoeuvring spaces must not be detrimental to the

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located in garages and carports for dwellings in the General Residential Zone) must be located behind the building line; and A1.2 Within the General residential zone, provision for turning must not be located within the front setback for residential buildings or multiple dwellings.	streetscape or the amenity of the surrounding areas, having regard to: a) the layout of the site and the location of existing buildings; and b) views into the site from the road and adjoining public spaces; and c) the ability to access the site and the rear of buildings; and d) the layout of car parking in the vicinity; and e) the level of landscaping proposed for the car parking.
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Comment:

Complies with A1.1 & A1.2.

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

Complies with A2.1 & A2.2.

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

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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: N/a – not provided for private dwellings.	

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

Objective: To ensure adequate access for people and goods delivery and collection and to prevent loss of amenity and adverse impacts on traffic flows.	
Acceptable Solutions	Performance Criteria
A1 For retail, commercial, industrial, service industry or warehouse or storage uses: a) at least one loading bay must be provided in accordance with Table E6.4; and b) loading and bus bays and access strips must be designed in accordance with <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	P1 Bicycle parking spaces must be safe, secure,

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b)	include a rail or hoop to lock a bicycle to that meets <i>Australian Standard AS 2890.3 1993</i> ; and	convenient and located where they will encourage use.	
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 <i>with 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.		
A2	Bicycle parking spaces must have:	P2	Bicycle parking spaces and access must be of dimensions that provide for their convenient, safe and efficient use.
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.		
Comment:			
Complies with A1.2 & A2 – space available with garage of each unit.			

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 – parking allocated to each unit and located directly adjacent or within garage.	

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



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

STATE POLICIES
The proposal is consistent with all State Policies.

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

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

5 FINANCIAL IMPLICATIONS TO COUNCIL

Not applicable to this application.

6 OPTIONS

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

7 DISCUSSION

Discretion to refuse the application is limited to reliance on the performance criteria of the Road and Railway Assets Code due to number of vehicle movements per day.

A representation was received in opposition to the development, citing concerns regarding vehicle noise and light intrusion from the parking spaces adjacent to the eastern boundary. The matters raised by the representation are not related to variations to the planning scheme provisions.

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

RECOMMENDATION

That land at 60-62 Frederick Street, Perth be approved to be developed and used for Multiple Dwellings x 8 (vary vehicle movements per day) in accordance with application PLN-18-0246, and subject to the following conditions:



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1 Layout not altered

The use and development shall be in accordance with the endorsed plans numbered **P1 – P3** (*Drawing No: DA-181125, Sheet No's: 1-3 of 3 dated: 24.10.18*)

2 Council's Works Department conditions

2.1 Stormwater

- a) Each dwelling must be provided with a connection to the Council's stormwater system, constructed in accordance with Council standards and to the satisfaction of Council's Works & Infrastructure Department.
- b) Concentrated stormwater must not be discharged into neighbouring properties
- c) Landscaping and hardstand areas must not interfere with natural stormwater run-off from neighbouring properties.
- d) All driveways and hardstand areas must be designed to allow stormwater run-off to be adequately drained to the Council stormwater system.
- e) Prior to the issue of a building permit, or the commencement of development authorised by this permit, the applicant must design and provide plans for underground stormwater drainage to collect stormwater from the driveways and roofed area of buildings. The system must connect through properly-jointed pipes to the stormwater main, inter-allotment drainage or other lawful point of discharge to the satisfaction of the Plumbing Inspector.
- f) A plumbing permit is required prior to commencing any plumbing or civil works within the property.
- g) Prior to the issue of a building permit or the commencement of development authorised by this permit, design levels for detention and overflow paths must be prepared by a suitably qualified person and provided to Council, to the satisfaction of Council's Works and Infrastructure Manager. A minimum detention of 11.45m³ is required with a maximum permissible site discharge of 35L/s during the 20 year ARI. The above volume is suitable for a single detention - if multiple site detention areas (i.e. separate rainwater tanks and/or underground detention) are used, then calculations and/or modelling must show that the proposed detention limits site flows as per the above flow rate. Overflows in excess of the 1 in 20 year ARI must be shown to pass to the road and not to private property.

2.2 Municipal standards & approvals

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

2.3 Works in Council road reserve

- a) Works must not be undertaken within the public road reserve, including crossovers, driveways or kerb and guttering, without prior approval for the works by the Works Manager.
- b) Twenty-four (24) hours notice must be given to the Works & Infrastructure Department to inspect works within road reserve, and before placement of concrete or seal. Failure to do so may result in rejection of the vehicular access or other works and its reconstruction.

2.4 Pollutants

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

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infrastructure as a result of pollutants being released from the site the cost of these works may be charged to the developer/property owner.

2.5 Works damage bond

- a) Prior to the issue of a building permit, or the commencement of development authorised by this permit, a \$1000 bond must be provided to Council, which will be refunded if Council's infrastructure is not damaged.
- b) This bond is not taken in place of the Building Department's construction compliance bond.
- c) The nature strip, crossover, apron and kerb and gutter and stormwater infrastructure must be reinstated to Council's standards if damaged.
- d) The bond will be returned after building completion if no damage has been done to Council's infrastructure and all engineering works are done to the satisfaction of the Works & Infrastructure Department.

2.6 Nature strips

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

3 TasWater conditions

Sewer and water services shall be provided in accordance with TasWater's Planning Authority Notice (reference number: TWDA 2018/01942-NMC, dated 3.12.18).

4 Landscaping

- a) Landscaping works shall be in accordance with the endorsed plans, and landscaping works for each unit shall be completed prior to the commencement of use of that unit and then maintained for the duration of the use.
- b) Each unit shall be provided with a garden shed of at least 6 cubic metres prior to the commencement of use of that unit.
- c) All side and rear boundaries must be provided with a new, solid (ie no gaps) fence to provide full privacy between each dwelling and adjoining neighbours, unless otherwise agreed to by the General Manager (ie. where an existing boundary fence is in good repair and of sufficient height). The fence must be constructed to a height of at least 1.8m when measured from the highest finished level on either side of the common boundaries, with construction to be at the developer's cost. Fencing must be installed prior to the commencement of use of that unit.
- d) A bond of \$500 per unit shall be provided prior to the commencement of development of that unit authorised by this permit – the bond will be refunded if the landscape works are completed within the timeframe mentioned in this permit.

5 Driveways and Parking Areas

- a) Driveways and parking areas around each unit shall be sealed with an impervious asphalt or concrete pavement prior to the commencement of use of the unit.
- b) Each parking space (unless contained within a garage) shall be clearly and permanently labelled with the unit number it is allocated to or as a visitor parking space, prior to the commencement of use of the unit.

6 Required prior to the application for a building permit

Prior to the issue of a building permit, or the commencement of development authorised by this permit, the applicant shall:

- a) Provide design for stormwater, detention and overflow paths (as per condition 2.1 (e) & (g))
- b) Pay a \$1000 works bond (as per condition 2.5);
- c) Pay a \$500 per unit landscape bond (as per condition 4).



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7 Prior to commencement of use

Prior to the commencement of the use of each unit, the following must be completed:

- a) Landscaping works for each unit - mail and newspaper receptacles, clothes-drying facilities, private open space screening, garden shed and fencing (as per condition 4 – landscaping);
- b) Driveways and parking areas around each unit sealed & labelled (as per condition 5).

DECISION

Cr



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PLAN 4 DRAFT PLANNING SCHEME AMENDMENT 01/2019 BUSHFIRE-PRONE AREAS OVERLAY

Attachments: Section 1 – Page 236

File: PLN-19-005
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 Bushfire Mapping
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

The Tasmania Fire Service (TFS) has been working with Local Government to produce Bushfire-Prone Areas mapping for Tasmania. Mapping for the Northern Midlands has now been completed.

The proposed amendment is to insert Bushfire Prone Areas Overlay maps into the planning scheme as recommended by the TFS.

The proposal benefits the community by ensuring that greater certainty is provided in the application of the Bushfire-Prone Area Code under the Planning Scheme and the Building Act

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 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).

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Building Regulations 2016

Section 62 - Bushfire-prone areas

- (1) *For the purposes of the Act, land is a bushfire-prone area if –*
 - (a) *the land is within the boundary of a bushfire-prone area on a planning scheme overlay map; or*
 - (b) *where the relevant planning scheme overlay map for the land does not show any land within the relevant municipal area as being within the boundary of a bushfire-prone area, the land is within 100 metres of an area of bushfire-prone vegetation that is equal to or greater than one hectare.*
- (2) *For the purposes of [subregulation \(1\)\(b\)](#) , vegetation is bushfire-prone vegetation if the vegetation is contiguous vegetation that includes grasses and shrubs but does not include maintained lawns, parks or gardens, nature strips, plant nurseries, golf courses, vineyards, orchards or vegetation on land that is used for horticultural purposes.*

Comment:

The draft amendment to include the bushfire prone areas mapping in the planning scheme will reduce work and uncertainty in determining whether land is bushfire prone for the purpose of the Building Act 2016.

4 CONSULTATION

4.1 Public Exhibition

Public exhibition of a draft amendment occurs after it has been certified, as per section 38 (former provisions) 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
- Place –
 - Environment – Cherish & Sustain our Landscapes
 - Core Strategies:
 - ♦ Cherish & sustain our landscapes
 - ♦ Meet environmental challenges

7 DISCUSSION

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

Section 32 of LUPA requires that an amendment to a planning scheme –

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

Comment: The attached Northern Midlands LGA Planning Report Bushfire-Prone Areas Overlay, Tasmania Fire Service, September 2018 addresses Section 32 of LUPA at part 6.1. taking this into consideration it is considered that the draft amendment is consistent with Section 32 of LUPA. In particular:

It provides for fair, orderly and sustainable use and development by improving clarity for developers and for authorities responsible for planning and building matters.

It facilitates economic development by improving clarity with respect to whether a site is within a bushfire-prone area which supports the property industry by ensuring landowners and developers can easily determine whether their site is in a bushfire-prone area early in the development process and therefore factor this into concept design and feasibility assessments.

It provides sound strategic planning and co-ordinated action by State and local government – the introduction of the Bushfire-Prone Areas Code as a state-wide Planning Directive was a strategic response by the Tasmanian Government to the recommendations produced by the Victorian Bushfires Royal Commission. Incorporating the bushfire-prone areas mapping as part of Council's planning instrument will support the application of the Bushfire-Prone Areas Code.

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

Comment: The draft amendment to include bushfire-prone area mapping in the planning scheme 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 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 under the Bushfire-Prone Areas Code.

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 G3.1 b) Manage the relationship between development and impacts of natural hazards (for example salinity, land instability, acid sulphate soils, bushfire and flood potential, contamination).

Policy NH-P03 – Future land use and development is to minimise risk to people and property resulting from bushfire hazard.

NH-A05 – Include controls in planning schemes based on current best practice to minimise risk to persons and property resulting from bushfire hazard.

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



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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 OPTIONS

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

9 CONCLUSION

As discussed in part 7 of this report, an amendment to the planning scheme to include Bushfire-Prone Areas Mapping in the Bushfire-Prone Areas Code is consistent with the relevant requirements of the *Land Use Planning & Approvals Act 1993*.

ATTACHMENT

- A Bushfire-Prone Areas Overlay, Northern Midlands LGA Planning Report, Tasmania Fire Service, September 2018

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 01/2019 to amend the *Northern Midlands Interim Planning Scheme 2013* by inserting a Bushfire-Prone Areas Overlay map as shown in Appendix A to Attachment A.
- 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 01/2019, 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

COUNCIL ACTING AS A PLANNING AUTHORITY – CESSATION

RECOMMENDATION

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

DECISION

Cr

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



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CON – ITEMS FOR THE CLOSED MEETING

DECISION

Cr

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

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

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

CON 2 (1) 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*.

CON 2 (2) 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*.

CON 3 APPLICATIONS BY COUNCILLORS FOR LEAVE OF ABSENCE

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

CON 4 (1) PERSONNEL MATTERS

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

CON 4 (2) INFORMATION OF A PERSONAL AND CONFIDENTIAL NATURE OR INFORMATION PROVIDED TO THE COUNCIL ON THE CONDITION IT IS KEPT CONFIDENTIAL

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

CON 4 (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



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

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

Action Items – Status Report

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

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

Property Matters

CON 6 CONTRACTS, AND TENDERS, FOR THE SUPPLY OF GOODS AND SERVICES AND THEIR TERMS, CONDITIONS, APPROVAL AND RENEWAL

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

Waste Management

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

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

TRANSlink

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

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

Local District Committee membership

DECISION

Cr

That Council move out of the closed meeting.

Mayor Knowles closed the meeting at