



**NORTHERN
MIDLANDS
COUNCIL**

AGENDA

ORDINARY MEETING OF COUNCIL

MONDAY, 15 APRIL 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 15 APRIL 2019

NOTICE is hereby given that the next meeting of the Northern Midlands Council will be held at the Council Chambers, Longford on Monday, 15 April 2019 at 5.00pm.


Des Jennings
GENERAL MANAGER
10 April 2019

4.00pm Councillor Workshop – closed to the public

GOV 1 ATTENDANCE

1 PRESENT

In Attendance:

2 APOLOGIES

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GOV 3 ACKNOWLEDGEMENT OF COUNTRY

We acknowledge and pay our respects to the Tasmanian Aboriginal Community as the traditional and original owners, and continuing custodians of this land on which we gather today and acknowledge Elders – past and present.

GOV 4 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 5 CONFIRMATION OF MINUTES

1 OPEN COUNCIL: ORDINARY COUNCIL MEETING MINUTES 18 MARCH 2019

DECISION

Cr

That the Open Council Minutes of the Ordinary Meeting of the Northern Midlands Council held at the Council Chambers, Longford on Monday, 18 March 2019 be confirmed as a true record of proceedings.



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2 CONFIRMATION OF MINUTES OF COMMITTEES

Attachments: Section 1 – Page 1

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

	Date	Committee	Meeting
i)	12/02/2019	Evandale Community Centre & Memorial Hall Management Committee	Ordinary
ii)	12/02/2019	Liffey Hall Committee	Ordinary
iii)	05/03/2019	Ross Community Sports Club Inc	AGM
iv)	05/03/2019	Ross Community Sports Club Inc	Ordinary
v)	06/03/2019	Longford Local District Committee	Ordinary
vi)	28/03/2019	Avoca, Royal George & Rossarden Local District Committee	Ordinary
vii)	02/04/2019	Campbell Town District Forum	Ordinary
viii)	02/04/2019	Ross Local District Committee	Ordinary
ix)	02/04/2019	Evandale Advisory Committee	Ordinary
x)	03/04/2019	Longford Local District Committee	Ordinary

DECISION

Cr

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

3 RECOMMENDATIONS OF SUB COMMITTEES

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

Longford Local District Committee

At the ordinary meeting of the Longford Local District Committee held on 6 March 2019 the following motion/s were recorded for Council's consideration:

6.11 Cycling in Longford

The Longford Local District Committee requests that the Cycle track from Longford to Cressy is progressed as per the 2010 report.

Comment: The Longford Local District Committee has been active in their attempt to implement a cycle track in and around Longford.

Officers Comments

The Longford Local District Committee has been active in their attempt to implement a cycle track in and around Longford.

Officer's Recommendation:

That Council consider the request of the Committee.

DECISION

Cr

Ross Local District Committee

At the ordinary meeting of the xxx Local District Committee held on 2 April 2019 the following motion/s were recorded for Council's consideration:

7.3 Suspension of Australia Post Mail Deliveries

The Ross Local District Committee requests the Northern Midlands Council takes action immediately (e.g. impounding) regarding unrestrained dogs on Bridge and Park Streets Ross, emanating from 23 Bridge Street, Ross. It is unacceptable that due to the dangers posed by this dog problem, Australia Post has been forced into suspending mail deliveries to adjoining properties. The stray dogs also pose a danger to passing pedestrians and enter adjoining private properties. Adjoining property holders have also written to Council two weeks ago regarding this problem. It would appear that no reply from



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[Council has been forthcoming.](#)

Officers Comments

The *Dog Control Act 2000* governs the management of dogs. Council has the power to seize and detain dogs in the following circumstances:

- *An authorised person may seize and detain any dog at large.*
- *Seizure and detention of other dogs*
- *An authorised person may seize and detain any dog in respect of which the person has reasonable cause to believe that dog has attacked a person or animal*

Council's Animal Control Officer is aware of this complaint and taking action in accordance with the Dog Control Act 2000 as appropriate.

Officer's Recommendation:

That Council note the recommendation.

DECISION

Cr

Longford Local District Committee

At the ordinary meeting of the Longford Local District Committee held on 3 April 2019 the following motion/s were recorded for Council's consideration:

[The Longford Local District Committee requests that the Cycle track from Longford to Cressy is progressed as per the 2010 report.](#)

Officers Comments

The committee is referring to the 2010 report prepared by Jeff McClintock.

Officer's Recommendation:

That Council consider the committees request.

DECISION

Cr

**GOV 6 DATE OF NEXT COUNCIL MEETING
20 MAY 2019**

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, 20 May 2019.



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INFO INFORMATION ITEMS

1 COUNCIL WORKSHOPS/MEETINGS HELD SINCE THE LAST ORDINARY MEETING

Responsible Officer: Des Jennings, General Manager

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

Date Held	Purpose of Workshop
27/03/2019	Council Bus Tour
01/04/2019	Council Workshop Discussion: - TasWater: Longford Odour Issues & Stakeholder Engagement Strategy - Northern Tasmania Waste Management Group - Land Use Planning Strategy Meeting - Road Maintenance - Facebook
08/04/2019	Special Council Workshop Discussion: Land Use Strategy
15/04/2019	Council Workshop Discussion: Council Meeting Agenda items

2 MAYOR'S COMMUNICATIONS

Mayor's Communications for the period 19 March to 15 April 2019 are as follows:

Date	Activity
19 March 2019	Attended Longford Show Society AGM, Longford
20 March 2019	Attended meeting with stakeholders to discuss the proposed underpass, Campbell Town
20 March 2019	Attended Mens Shed meeting, Longford
22 March 2019	Attended NTFA Season launch, Riverside
23 March 2019	Attended Elected Members Professional Development Weekend, Launceston
24 March 2019	Attended Elected Members Professional Development Weekend, Launceston
25 March 2019	Attended North Esk irrigation Scheme Official Opening, Whitehills
26 March 2019	Attended meeting with JBS Swift, Longford
27 March 2019	Attended Council's Annual Bus Tour, various locations
28 March 2019	Attended Avoca, Royal George and Rossarden Local District Committee meeting, Avoca
28 March 2019	Attended Northern Midlands Visitor Centre meeting, Avoca
29 March 2019	Attended LGAT Meeting Papers meeting, Devonport
1 April 2019	ABC radio 'Mayor on Monday' interview, Gipps Creek
1 April 2019	Attended Council Workshop, Longford
5 April 2019	Attended Australian Women's Leadership Forum, Launceston
6 April 2019	Attended ALGWA meeting, Ross
8 April 2019	Attended Easter Service Avoca
8 April 2019	Attended Special Workshop, Longford
9 April 2019	Attended Helping Hand meeting, Longford
9 April 2019	Attended meeting with Neil Tubb, Longford
9 April 2019	Attended Heart FM meeting, Longford
10 April 2019	Attended meeting with John Perry, Launceston
10 April 2019	Attended NTDC meeting to discuss State Engagement with the Northern Region, Launceston
10 April 2019	Attended meeting with Healthy Tasmania, Longford
11 April 2019	Attended Avoca Primary School End of Term Assembly, Avoca
11 April 2019	Attended Avoca Primary School AGM, Avoca



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Date	Activity
11 April 2019	Attended Northern Tasmania Waste Management Event, Prospect
15 April 2019	Attended meeting with Martin Gilmore, Launceston
15 April 2019	Attended Red Cross meeting, Longford
15 April 2019	Attended Council Workshop and Meeting, Longford
Attended to email, phone, media and mail inquiries.	

Notes from Battery of the Nation Tribute Power Station tour 14 March 2019

Present: Justine Keay MP: Labor Member for Braddon, John Dowling: Chief of staff Justine Keay, Peter Freshney: Mayor Latrobe Council, Mary Knowles: Mayor Northern Midlands Council, Rodney Green: Community & Economic Development, Burnie City Council, Scott Reilly: General Manager, Circular Head Council, Sid Sidebottom: Chairman Cradle Coast Authority, Daryl Connelly: CEO Cradle Coast Authority, James Butler: Hydro Battery of the Nation Senior Project Officer, Christopher Gwynne: Hydro Battery of the Nation Program Director, Tom Shurvell: Tribute Power Station Manger

Burnie to Tullah, met with Hydro, PPE then to headrace tunnel for the Tribute Power Station, briefing by James and walked into entrance to the 7km tunnel, view of Lake Murchison (lower reservoir). The basic Battery of the Nation theory was explained:

- Tasmania has extensive hydropower systems that can be repurposed to include pumped hydro. 14 sites identified narrowed down to 3 – State Govt committed \$30M to take first phase of BOTN to investment stage.
- Significant untapped wind resources – new wind power development on Robbins Island but can only build half as too much power will be generated and required 2nd interconnector to the mainland.
- No battery storage planned for Tasmania as pumped hydro is the ‘battery’. The ‘battery’ is charged by pumping the water up when excess power is being generated by the wind.
- Going to build a link from Robbins Island to the pumped hydro power stations. Turbine bases being for Robbins island built by Haywards, TRANSLink, props coming from Finland.
- 2nd interconnector (Marinus Link) is vital to BOTN – 27th Feb Federal Govt committed \$56M.
- Chris Gwynne – hydro talking with US, Norway + UK – these systems already operate.
- Poatina is the most flexible power station due to the huge ‘head’ from Great Lake to lower storage. Tourist opportunities are present at several power stations including Poatina.
- All services are prepared to work together for BOTN; working together will create a consistent energy policy.
- Need politicians and Councils to support and keep the momentum going so that this project happens, Hydro has an education program for the public, happy to present to Councils. Gina Harvey – school presentations.
- Minimal impact on life in the dams despite larger amounts of water being moved from upper to lower dams and return – pipes much larger and water much faster so will be needed for shorter times.

Bus to Tribute Power Station, entry via access tunnel. Tom Shurvell explained operations and guided the group to all sections of the power stations answering questions. The group travelled to Lake Plimsoll (upper reservoir) before returning to Burnie.

3 PETITIONS

1 PURPOSE OF REPORT

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

2 OFFICER'S COMMENT

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

Section 57. Petitions

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

(1) A person may lodge a petition with a council by presenting it to a councillor or the general manager.

(2) A person lodging a petition is to ensure that the petition contains –

(a) a clear and concise statement identifying the subject matter and the action requested; and

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

(c) in the case of a paper petition, a brief statement on each page of the subject matter and the action requested; and

(d) a statement specifying the number of signatories; and

(e) at the end of the petition –

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

(ii) in the case of an electronic petition, the full name and address of the person lodging the petition and a statement



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by that person certifying that the statement of the subject matter and the action requested, as set out at the beginning of the petition, has not been changed.

(3) In this section –

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

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

petition means a paper petition or electronic petition;

signatory means –

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

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

3 Petitions Received

Nil.

4 CONFERENCES & SEMINARS: REPORT ON ATTENDANCE BY COUNCIL DELEGATES

1 PURPOSE OF REPORT

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

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

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

2 CONFERENCES AND SEMINARS

2.1 Elected Members Professional Development

Mayor Mary Knowles attended Elected Members Professional Development held on 23 and 24 March 2019 and provided the following report. Presenters included

Ian Nelson, 'The General Manager and You': encouraged elected members to always keep records of conversations i.e. emails to assist with GM reviews and evidence if misunderstandings occur. Don't assume - "if you don't tell them, they won't know", ask the GM what is working and what is not; 2-way communication means there are no surprises.

Graham Lynch, CEO Heart Foundation: spoke about how councils can influence community well-being and 'close the gap' in disadvantaged communities. Health and well-being is really good for business – contributes to the collective good and a healthier built environment improves property values by ensuring pleasant, efficient and safe environments for working, living and recreation. Built environments include streets that are not just for cars, parking and public transport; they include trees and parklands. The Longford Village Green was presented on one of Graham's slides.

Katrena Stephenson, CEO LGAT: update included the role of councils in supporting mental health under Health and Wellbeing, 'Peer Mentoring' for new Councillors and the situations when Mayors can make decisions outside meetings i.e. for activities that align but may not have been voted on explicitly. Katrena also touched on Local Planning Schedules which needed signing off by July to prevent dragging on the process. The waste issue is now a crisis with India and Malaysia now closed as well as China – we need State action as this is bigger than Local Government. All Australian States are in the same boat. Tasmania could be a 'front runner' by bringing rubbish in, e.g. To Bell Bay, to turn into recycled products. LGAT is also working on 'Air B&B' issues, lobbying for FAGs increase so the loss from indexation is restored and charity rating issues, all of which will be mentioned at the next General Meeting at the July conference.

Frank Barta, 'Understanding Rates for Councillors': A resolution likely to affect more residents than any other decision a Council will make, Frank outlined the various rating types, legislation requirements, valuations and the need for councils to have the capacity to



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pay for the services they provide.

Rod Whitehead, Auditor General: explained the role of Audit Panels.

Richard Bingham, Integrity Commission: discussed Conflict of Interest, perception vs reality “Public office is public trust”, dishonest or improper use of powers – not honest mistakes as Councillors need to act in good faith and exercise reasonable judgement.

Alex Tay, Local Government Division: updated the Local government Review – 382 responses so far, and outlined timelines

Melinda Maddock: ‘Engaging the community in strategic planning’: an excellent presentation that kept all engaged despite being the last speaker on the second day. The best data is obtained when people are asked what it is like for them, so co-design a citizen lead design. You need to listen to understand, it is a risk to assume, practise curiosity over judgement and ask questions. Seek out the ‘quiet voices’ and those who disagree and evaluate the engagement process as the journey is as important as the document. “People never forget how you made them feel”

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	57	66	96				735	884
337	58	53	31	42	58	24	19	31	38				354	429

6 ANIMAL CONTROL

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

Item	Income/Issues 2017/2018		Income/Issues for March 2019		Income/Issues 2018/2019	
	No.	\$	No.	\$	No.	\$
Dogs Registered	4,250	106,006	42	1,301	4,106	99,861
Dogs Impounded	84	5,556	5	327	57	3,523
Euthanized	-	-	-	-	4	-
Re-claimed	71	-	5	-	43	-
Re-homed/To Dogs Home	10	-	-	-	10	-
New Kennel Licences	12	840	1	72	8	576
Renewed Kennel Licences	64	2,752	1	44	71	3,124
Infringement Notices (paid in full)	76	12,458	3	481	40	7,894
Legal Action	-	-	-	-	-	-
Livestock Impounded	3	159	-	-	-	-
TOTAL		127,771		2,137		114,988

Registration Audit of the Municipality:

Audit of rural areas is ongoing.

Infringements:

1 infringement issued.

Attacks:

1 x attack on chickens – infringement issued

1 x attack on another dog – still under investigation.

Impounded dog/s:

5 dogs impounded.



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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.

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	3
Inspection of Food Premises	154	75	77	123

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	2	2	2			
Building & Planning	1	-	1	1	3	3	5	4	4			
Community Services	-	-	-	-	-	-	-	1	-			
Corporate Services	-	1	-	-	1	-	-	-	1			
Governance	-	-	-	-	-	2	2	-	-			
Waste	-	-	1	-	-	-	-	-	-			
Works (North)	10	26	30	2	14	21	25	28	29			
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	839
	Council gifts and donations	Flowers and gifts	69
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



NORTHERN MIDLANDS COUNCIL

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15 APRIL 2019

Date	Recipient	Purpose	Amount \$
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 Defibrillator 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
7-Jan-19	Braydon Pavia	Bursary Program 2018 - instalment 2	1,000
16-Jan-19	Adam Martin	Bursary Program 2019 - instalment 1	1,000
16-Jan-19	Ms Chelsea Johnson	Bursary Program 2019 - instalment 1	1,000
15-Jan-19	Gabriella Franklin	Bursary Program 2018 - instalment 2	1,000
29-Jan-19	Blake George	Bursary Program 2018 - instalment 2	1,000
29-Jan-19	Luke Welsh	Bursary Program 2018 - instalment 2	1,000
13-Feb-19	Kiarna Stonehouse	Bursary Program 2019 - instalment 1	1,000
13-Feb-19	Eden Arrieta Shadbolt	Bursary Program 2019 - instalment 1	1,000
13-Feb-19	Lia Eacher	Bursary Program 2019 - instalment 1	1,000
26-Feb-19	Aladdin Addicoat	Bursary Program 2019 - instalment 1	1,000
13-Mar-19	Bella Smith	Bursary Program 2019 - instalment 2	1,000
Sporting Achievements			
17-Jul-18	Ms Sophie Fletcher	2018 Tas Senior Bowls Team	62
17-Jul-18	Ms Judy Gurr	2018 Tas Senior Bowls Team	62
18-Jul-18	Mr Jack Jarman	2018 Tas Senior Bowls Team	62
31-Jul-18	Ms Denise Middap	2018 Tas Senior Bowls Team	62
22-Aug-18	Ms N Cawthen	2018 Aust Indoor Bias Bowls Championships	62
22-Aug-18	Mr Simon Zaporozec	2018 Aust Indoor Bias Bowls Championships	62
22-Aug-18	Ms Shenaye Zaporozec	2018 Aust Indoor Bias Bowls Championships	62
22-Aug-18	Ms Julie Zaporozec	2018 Aust Indoor Bias Bowls Championships	62
21-Aug-18	Miss Ava Walker	Interschool Championships Equestrian Competition	62
21-Aug-18	Miss Lucy Johnston	Interschool Championships Equestrian Competition	62
21-Aug-18	Mr Archie Clayton	Karl Prosselt Cup U12 Soccer Team	62
26-Mar-19	Miss Taylah Quillam	Aust Little Athletics Championships	62
TOTAL DONATIONS			\$ 34,456

10 ACTION ITEMS: COUNCIL MINUTES

Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
18/02/2019	047/19	Proposed Mural Installation: Perth	That Council supports the proposed mural installation in Perth and the following steps now be taken: a) Council officers, in conjunction with Ms Wrigley develop a draft implementation strategy for the project including: i) A series of suitable locations for the murals; ii) Suggested images for the murals; iii) An implementation plan for the project. iv) A suggested budget allocation. b) The draft implementation strategy	Community & Development Manager	Implementation strategy drafted. Presented to PLDC on 2/4 for comment, awaiting feedback.	



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Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
			be referred to the Perth Local District Committee for comment; c) The draft implementation strategy be advertised in the Northern Midlands Courier and on Council's Facebook page, inviting public comment. d) Upon receipt of feedback from the Perth Local District Committee and the community a final implementation strategy be presented to Council for approval.			
18/03/2019	075/19	Public Notification to Adjoining Property Owners	That the matter be deferred to a future workshop	Community & Development Manager	Listed for May Council Workshop.	
18/03/2019	077/19	Management Of The Campbell Town War Memorial Oval Multi-Function Centre	That Council: a) adopts the proposed management model; and b) sets an allocation in the 2019/20 municipal budget for a part time booking officer to manage the Campbell Town War Memorial Oval, Campbell Town Hall and Campbell Town Guide Hall, equating to 24 hours per week; and c) sets an allocation in the 2019/20 municipal budget for an online booking system; d) authorises officers to commence meeting with relevant stakeholders to discuss the management model; and e) further investigate the model for other facilities across the municipality.	Community & Development Manager	Meetings with stakeholders commenced. Investigating structure for Longford Recreation Ground management.	
21/01/2019	007/19	The Perth Early Learning Centre: Proposed Redevelopment on Current Site or Greenfield Site	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 the Federal Member for Lyons; Minister Peter Gutwein, the Treasurer; and Jeremy Rockliff, Minister for Education and Training; seeking support for the expanded Perth Early Learning Centre.	General Manager	Met with Education Dept officer, awaiting advice from Minister's office re meeting date.	
21/01/2019	008/19	Establishment Of Bendigo Bank Service In Longford	That Council proceed to Stage 1 of the Bendigo Bank process and organise a community meeting to gauge the support for the formation of a steering committee to investigate the establishment of a Community Bank/ Agency.	General Manager	Project Officer to arrange community meeting.	April
18/03/2019	078/19	Odour Issues, Longford	That 1) the Mayor write to the Minister responsible for the Environmental Protection Authority, TasWater and JBS Swift detailing the ongoing complaints being received regarding odour in Longford and request a formal response identifying the action being taken to eliminate the odour nuisance. ...	General Manager	Letters sent. Meetings held with TasWater and EPA. Formal response received from EPA.	
18/03/2019	078/19	Odour Issues, Longford	That ...2) the Chairman of TasWater, Dr Stephen Gumley, and CEO, Mike Brewster, be invited to meet with Council to discuss ongoing odour nuisance.	General Manager	TasWater CEO and Chair attended 1 April Council workshop.	
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	Concept plan received. For Council workshop discussion.	
18/09/2017	278/17	Local Government Reform: Northern Region Shared Services	That Council: A) i) Receive the Northern Tasmanian Councils – Shared Services Study Report prepared by KPMG. ii) Support the establishment of governance arrangements to progress the outcomes of the Report. iii) Participate in activities to identify, plan and implement opportunities to undertake shared initiatives at a whole-of-region or sub-regional level. B) at this time, take no further action regarding minute no. 125/15. C) set up a committee of Council (councillors) to progress	General Manager	Minister Gutwein advised that Council has received the study. GM to report to Council on progress. Expressions of Interest sought for the role of Project Manager, Shared Services Implementation Project. NOA Group engaged. Workshops arranged with Senior Managers of participating	



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15 APRIL 2019

Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
			shared services options for the Northern Midlands.		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. 12-month trial supported. Five councils agreed to participate in 12 month trial for a share legal service. Contract prepared and being reviewed.	
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.	
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.	
18/03/2019	070/19	Australian Local Government Association (ALGA): 2019 National General Assembly Of Local Government Call For Motions & Conference Attendance	That Council authorise the attendance of Mayor Knowles and Cr Goss (subject to availability) at the 2019 National General Assembly of Local Government to be held in Canberra from 16 to 19 June 2019; and	Exec Assistant	Cr Goss not available to attend. Registrations to be progressed.	
18/03/2019	071/19	Australian Mayoral Aviation Council (AMAC): 2019 Annual Conference	That Council endorse the attendance of Councillor Polley at the Australian Mayoral Aviation Council (AMAC) 2019 AGM and Annual conference to be held from 1 to 3 May 2019 in Melbourne.	Exec Assistant	Complete.	
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 updated 7/3/2019.	
18/02/2019	040/19	Wheelie Bins at Unit Developments	That Council ... ii) communicate with the other northern Council's through the 2020 tender process for waste management requiring applicants to address waste management in multi-use developments.	Engineering Officer		
18/03/2019	080/19	Application To Recreational Boating Fund To Install Floating Pontoon At Lake Leake	That Council provide a financial contribution of 50% of the cost up to a Council contribution of \$50,000 for the construction of a floating pontoon at Lake Leake.	Engineering Officer	Application submitted.	
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.	



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15 APRIL 2019

Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
15/05/2017	149/17	Council's Social Recovery Plan	That Council adopt the Northern Midlands Social Recovery Plan and undertake a community education campaign to get the message about the Plan and its operation out widely across the Northern Midlands.	Project Officer	Community education campaign commenced with article in media.	
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.	
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.	
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	Discussed at 4 February 2019 Council workshop. Building Better Regions Fund grant secure for the project March 2019.	
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.	
21/01/2019	004/19	Confirmation of Minutes - Recommendations of Sub Committees - Longford Local District Committee	That Council officers further investigate the use of the levee banks to allow for a public walking track.	Executive & Comms Officer	Ongoing.	
18/02/2019	032/19	Confirmation of Minutes - Sub Committees - Longford Local District Committee	7.5 Opening hours of Library, Saturday morning opening and more hours - That Council consider the request, once further information is obtained by officers.	Executive & Comms Officer	Response received from Libraries Tasmania. Opening hours not to be amended, consideration to be given to amending hours in future reviews.	
18/02/2019	032/19	Confirmation of Minutes - Sub Committees - Longford Local District Committee	7.6 Rubbish and rubbish disposal around the towns – "no more plastics" strategy - That Council advise the Longford Local District Committee of any strategy or policy that exists or may be developed, that may assist the residents of Longford to minimise the amount of plastic that goes into the rubbish stream.	Executive & Comms Officer	Noted.	
18/02/2019	032/19	Confirmation of Minutes - Sub Committees - Longford Local District Committee	7.10 Longford Race Track: That Council seek Federal funding for a feasibility study surrounding the Longford Equestrian Centre. - That Council seek suitable funding when funding becomes available.	Executive & Comms Officer	Noted. To be progressed should funding stream be identified.	
18/03/2019	067/19	Recommendations Of Sub Committees - Ross Local District Committee - 7.6 Giveway Signs	The Ross Local District Committee expresses its concerns regarding the lack of traffic control measures on four dangerous intersections in Ross, namely: Bond St and Bridge St, Bond St and Badajos St, Waterloo St and Badajos St and;	Executive & Comms Officer	Independent traffic management engineer to be engaged to assess.	



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15 APRIL 2019

Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
			Park St and Bridge St. The Ross Local District Committee respectfully requests that the Northern Midlands Council install either Give Way Signs or mini roundabouts at these four intersections. That Council officers investigate the recommendation of the Committee.			
18/03/2019	073/19	Councillor Attendance At Anzac Day Services	Councillors nominated to attend services as per schedule	Executive & Comms Officer	Noted.	
18/03/2019	080/19	Application To Recreational Boating Fund To Install Floating Pontoon At Lake Leake	That Council provide a financial contribution of 50% of the cost up to a Council contribution of \$50,000 for the construction of a floating pontoon at Lake Leake.	Corporate Services Manager	Included in draft capital works 2019/2020.	
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.	
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, once Sheepwash Creek works finalised.	TBA
16/04/2018	93/18	Draft By-Law: Placement of Shipping Containers	a) In accordance with section 156 of the Local Government Act 1993, Council resolves that it intends to make the proposed Placement of Shipping Containers By-Law to regulate the placement of shipping containers in the Northern Midlands municipality; and b) Council endorse the attached Regulatory Impact Statement.	Senior Planner	Report to future Council meeting.	30/06/2019

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 complete.	
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	Working with developer to progress.	
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.	



NORTHERN MIDLANDS COUNCIL AGENDA – ORDINARY MEETING 15 APRIL 2019

Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
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	Sub committee established. Meeting held with Council's Tourism & Events Officer.	
18/02/2019	048/19	Northern Midlands Volunteer and Business Community Expo	Council officers commence organisation of the Expo.	Tourism Officer	Commenced.	31/12/2020

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

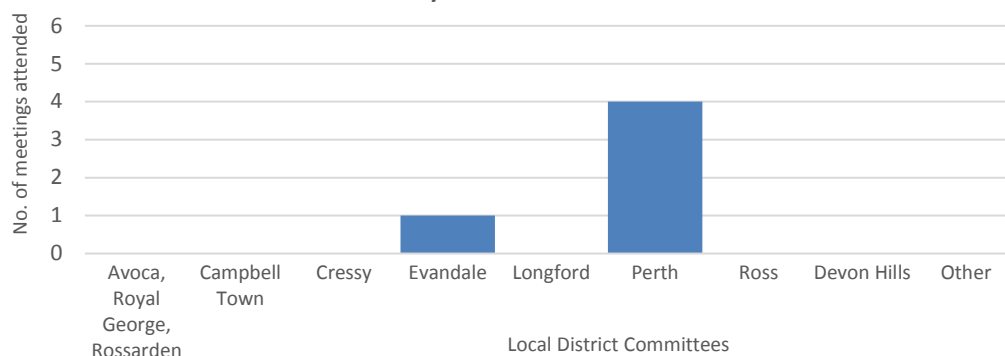
11 KEY ISSUES BEING CONSIDERED: MANAGERS' REPORTS

1. GOVERNANCE

a. Meetings/Conferences

- Council meetings:
 - Ordinary Meeting 18 March
- Council Workshops:
 - 4 March
 - 27 March – Bus Tour
- Executive Management Team:
 - 12 March
 - 26 March
- Staff Meeting
 - 5 March
 - 19 March
- Community meetings:

**2018/19 Meetings Attended
year to date**



- Attended fortnightly site meetings with contractors – Campbell Town Recreation Ground Redevelopment
- Attended weekly Longford Recreation Ground – Contractor meetings
- Attended Regional General Manager's Meeting
- Met with TasFire re Campbell Town Fire Station
- Met with representative from PCYC
- Met with proponents re potential subdivision/development
- Meeting with Craig Tarbottom, Department of State Growth re Midland Highway Perth – screening trees
- Met with proponents re potential subdivision/development Perth
- Met with Denman Architects re Cressy Recreation Ground Master Plan & other project
- Attended on-site meeting at Longford Waste Water Treatment Plant together with EPA
- Attended on-site meeting and tour of JBS Swift together with EPA
- Attended Airport Rates Hearings



NORTHERN MIDLANDS COUNCIL AGENDA – ORDINARY MEETING 15 APRIL 2019

- Met with and attended site inspection of Longford Recreation Ground Tour with Minister J Petrusma
- Met with Employer of Choice Awards panel
- Met with Department of State Growth, Campbell Town School Principal and Campbell Town Hospital CEO and Board re Midland Highway under/over pass proposal at Campbell Town
- Met with property owners re TRANSlint Intermodal Facility
- Met with proponents re potential subdivision/development Perth
- Met with Longford resident re concerns relating to potential land use amendment
- Met with proponents re potential subdivision/development Perth
- Met with JBS Swift re odour issues Troy White (Group Environment Manager) and Sam McConnell (Director & COO of JBS Southern Operations)
- Met with property owners re TRANSlint Intermodal Facility
- Attended turning on of the lights at the Perth Recreation Ground
- Attended Local Government Association of Tasmania General Meeting, Devonport

b. General Business:

- Health & Safety and Risk Management Review
- Legal issues, leases and agreement reviews
- Interim Planning Scheme matters
- Road Construction
- Engineering Services
- Drainage issues & TRANSlint 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
- Citizenship ceremonies
- Newsletters
- General correspondence.

c. Human Resources

- Recruitment
 - Casual Cleaner appointed for Ross and will commence on 3 April 2019
 - Early Childhood Educators (Casuals) – Applications close on 30 April 2019
- Employer of Choice nomination was successful in getting through to the final stage of judging. This incorporated a workplace visit on 19 March 2019, where management and staff were asked a series of questions, to gather additional information. The next step is to attend the awards dinner later this year in Hobart to find out if NMC has been successful in gaining the award
- Corporate Services Department review complete and with the GM for his consideration. Summary document being finalised for the Corporate Services Manager and Corporate Services staff
- EBA due for re-negotiation in 2019 – First negotiation meeting scheduled for 2 April 2019. NMC log of claims complete, ready to present at the second meeting
- 2019 Performance Appraisals have been distributed to Management. Completion of these is due by 21 June 2019
- 2019 Management Challenge (composite team of 6 – NMC, MVC, WTC) is about to commence
- 5 Outdoor employees confirmed to attend Weed Inspection training on 22 May 2019



NORTHERN MIDLANDS COUNCIL AGENDA – ORDINARY MEETING 15 APRIL 2019

- HR Workplace Behaviour Policy Suite – currently under review
- Reviewing Youth Policy
- 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. 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

e. 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

f. 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
- Response and investigation of reported dog attacks
- Conduct routine dog patrols within the municipality
- Review and renew kennel licenses within the municipality
- Conduct dog microchipping service
- Progressing municipal wide dog registration audit
- Chairing Cat Management Working Group meetings (NRM North, surrounding Councils and other relevant groups)
- Taking complaints regarding cat management and other animal related issues, including livestock matters

b. Building/Plumbing

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



NORTHERN MIDLANDS COUNCIL

AGENDA – ORDINARY MEETING

15 APRIL 2019

- Response to enquiries and development opportunities
- Amendments to interim scheme
- Assessment of development proposals
- Liaison with appellants and RMPAT regarding Planning Appeals

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, following up on complaints and feedback and sharing information about the permit requirements
- Review of National Competition Policy: Applying Competitive Neutrality Principles to public camping in Tasmania
- Audit of On Street Dining within the municipality, including review of by-laws and policy
- Assisting Consumer, Building & Occupation Services audit of short to medium term visitor accommodation
- Inspection and issue of Fire Abatement notices

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
- Use of drone for investigations as required
- Facilitation of School Immunisation Program 2019

f. Policy

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

g. 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

h. 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

i. 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 information plaques in Campbell Town, various interpretation panels/signage opportunities throughout the municipality
- Attendance at Destination Action Plan workshops for region



NORTHERN MIDLANDS COUNCIL

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15 APRIL 2019

- Northern Midlands Business Association
- Coordinating Northern Midlands Visitor & Information Centre
- Research and investigate various Tourism opportunities for the Northern Midlands
- Commence planning for Northern Midlands Business and Volunteer Expo

3. CORPORATE SERVICES

a. Customer Service

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

b. Finance

- Issue and collection of Rates and Animal registration and sundry fees and charges.
- Municipal revaluation 2019 tender process, valuation maintenance and adjustments, and supplementary valuations.
- Street numbering, address allocation and road and street naming.
- Cash, electronic receipting, and direct debit system administration.
- Rate interest and penalty calculations and administration.
- Pension rebates claims and maintenance, classification for two rebate maximums, verification of Centrelink data.
- Sundry Debtors, and aging account review.
- Creditor payments and enquiries. ABN administration. Electronic Ordering and committals.
- Payroll, ETP calculations, payroll tax, child support, maternity leave, PAYG & annual summaries, superannuation, salary sacrifice, Workplace Legislation changes, EB provisions, salary reviews, staff 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.



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c. Risk Management

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

d. Insurance

- Insurance renewals and policy maintenance.
- Claims maintenance and review.

e. Information Technology

- Server and desktop maintenance, and server upgrade.
- New computer setup and minor upgrades of other IT equipment.
- Open Office Software upgrades and enhancement requests.
- GIS maintenance and training.
- Disaster Recovery & IT backup maintenance.
- Council Website, and Town / Local District Committee website maintenance and upgrades.
- Livepro System setup to replace old Infonet system.
- 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, audits 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.
- Cressy School After School Care service.
- Longford After School Care service.
- 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.



NORTHERN MIDLANDS COUNCIL AGENDA – ORDINARY MEETING 15 APRIL 2019

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 Hollejett subdivision (3 lots) in Edward Street, Perth has reached practical completion.
- Stage 3 of Hollejett 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, Evandale, some site clean-up works still to be completed.
- 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 April 2019;
 - Brambletye Road completed;
 - Royal George Road scheduled for March 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

- Mary Street, Perth, practically complete.
- Cracraft Street, Longford, practically complete.
- Bishopsbourne Road reconstruction – practically complete.
- High Street, Evandale – stormwater practically complete, kerb works commenced

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

Resource Sharing Summary 1/7/18 to 30/6/19 As at 31/3/19	Units Billed	Amount Billed GST Exclusive \$
Meander Valley Council		
Service Provided by NMC to MVC		
Street Sweeping Plant Operator Wages and Oncosts	120.50	6,910.20
Street Sweeper - Plant Hire Hours	111.50	9,105.95
Total Services Provided by NMC to Meander Valley Council		16,016.15
Service Provided by Meander Valley Council to NMC		
Wages and Oncosts		
Plumbing Inspector Services	574.70	39,329.37
Total Service Provided by MVC to NMC		39,329.37
Net Income Flow		- 23,313.22
Total Net		- 23,313.22



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Private Works and Council Funded Works for External Organisations

	Hours	
Economic & Community Development Department		
Northern Midlands Business Association		
Promotion Centre Expenditure		Not Charged to Association Funded
- Tourism Officer	60.00	from Council Budget A/c 519035
Works Department Private Works Carried Out	125.00	
	185.00	

13 VANDALISM

Prepared by: Jonathan Galbraith; Engineering Officer

Incident	Location	Estimated Cost of Damages		
		March 2019	Total 2018/19	March 2018
None to report		\$ 0		
TOTAL COST VANDALISM		\$ 0	\$ 13,550	\$ 800

14 YOUTH PROGRAM UPDATE

Prepared by: Billie-Jo Lowe, Youth Officer

Council contracts Longford and Launceston PCYCs to provide youth programs in Evandale, Perth and Longford. Longford PCYC sessions have resumed on Wednesdays as of 6th March.

PCYC sessions were held in Evandale, Perth and Longford during March with the following attendance:

Session Venue	Date of Session	Attendees	Total Sessions	Total Attendance
Perth	7 March	17		
	14 March	6		
	21 March (session not held)	-		
	28 March	6	3	29
Evandale	1 March	14		
	8 March	30+		
	15 March	13		
	22 March	14		
	29 March	12	5	83
Longford	5 March	13		
	12 March	14		
	19 March	9		
	26 March	16	4	52

Free2B girls program

The Free2B girls program (an after school well-being program for girls aged 10-12) is set to commence in term 2 facilitated by Megan Denne and volunteer Emily Maloney, also supported by Chaplain Bec Cameron from the Longford Primary School. There will be 10-15 participants and the group will be held at the Longford Town Hall every Wednesday 3.00 - 4.30pm.

Youth Mental Health Outreach Program

Billie-Jo is liaising with service providers in Launceston with a view to developing a youth mental health outreach service initially based in Longford. The Longford Community Health Centre has been identified as a venue for youth counselling services to be facilitated. It has been challenging to identify the service areas for the numerous Launceston based services with many claiming to service areas in the municipality. Meetings being held with services such as Headspace, Primary Health, Northern Midlands Medical Centre and Community Health Services to discuss the need for youth mental health services.

Cressy District High School Drop-In Zone Project

Billie-Jo is in discussion with the school support team at Cressy District High School regarding Council support for a Drop-in Zone. The Drop In Zone will be opened during lunchtime and will enable students to access support from the support staff who will be present to talk to students who may be in need of additional support. The Zone will be a place of safety if students are experiencing bullying



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or social isolation in the school-yard. The Drop-In Zone project will serve to improve student mental health through provision of a safe and supportive place to go within the school grounds. The Zone will include physical and social activities including visits from the YMCA Launceston once per term who will provide specialised activities (active team game sessions and ‘bubble balls’).

YMCA

Billie-Jo is in discussion with YMCA Launceston who are interested in facilitating programs in schools throughout the municipality. There will be a need to identify sources of funding to enable YMCA to provide regular programs in the region. There is also potential for youth camps and other events to be facilitated in partnership with YMCA.

15 STRATEGIC PLANS UPDATE

Prepared by:

Lorraine Green, Project Officer

STRATEGIC PLANS SPREADSHEET

CURRENT AS OF 3 APRIL 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 - Jan 2019: Application submitted nominating 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.
c) Management of Redevelopment (Philp Lighton Architects)			- Oct 16: Council engaged Philp 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



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Strategic Plans By Location & Consultant	Start Date	Completion Date	Current Status
			- 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. Final report due 31 August 2019. - AFL Business Case for oval improvements prepared: seeking \$150,000 from AFL. Funding secured February 2018. Tax invoice submitted March 2019. - 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. - Feb 2019: Ground lighting complete, tennis court development underway.
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 60% to date.
CBD Urban Design and Traffic Management Strategy (GHD) (Lange Design and Rare Innovations)	May-16	Nov-17	- GHD presented to Council 28 Nov 2016 Workshop on outcome of community consultation: discussed changes required to draft strategy: draft master plan due 6 April 2017 - Feb 2017: State Government budget submission made for matching funding for the implementation of the Main Street component of the urban design strategy - Strategy adopted for consultation purposes at May 2017 meeting. Public consultation session held 13 September 2017 - Final report accepted at November 2017 Council Meeting. - Council secured \$1 million loan through the Northern Economic Stimulus package towards the implementation of the main street component of the strategy. 20.11.17; Lange Design and Rare Innovations Design contracted to prepare the design and construction tenders. - Stage 1 concept plan received April 2018. - State Liberal election commitment of \$1.9million for Midland Highway underpass near War Memorial Oval precinct. - Main Street Tree Planting Report received Feb 2018.
Cressy			
Swimming Pool Master Plan (Loop Architecture)	Dec 15	Oct 17	- Draft Master Plan received May 2016: structural assessment approved Aug 2016 - Final report accepted at October 2017 Council meeting. Report requested on the integrity of the pool structure. - Liberal election commitment of \$100,000 to upgrade the kiosk, install a shade structure and a playground. Grant deed signed. - Funding applications to Tasmanian Community Fund and Stronger Communities Program for the children's playground submitted. Funding secured from both sources. Equipment ordered, work to commence at end of swimming season. Final reports to funding bodies due 30 June 2019. - Nationals in Government funding commitment of \$400,000 made March 2019. Grant deed awaited.
Recreational Ground Master Plan	Feb-17	April 18	Quotes for development of the Master Plan received from Lange Design and JMG.



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Strategic Plans By Location & Consultant	Start Date	Completion Date	Current Status
(Lange Design)			- 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 i) accepted in principle the Honeysuckle Banks Plan; ii) consider funding the minor works components of the plan in future Council budgets, and iii) request Council Officers to seek to secure external grants to assist with the implementation of the full plan.
Morven Park Master Plan (Lange Design)	Nov-16	Oct-17	- Work underway 17 Jan 2017: Northern Economic Stimulus Package funding secured for the oval lighting upgrade. Work underway June 2018. - March 2017 assisted with application for solar panels on clubrooms - Draft Master plan accepted at October 2017 Council Meeting – released for public comment. - State Liberal election commitment of \$33,000 for cricket pitch upgrade; \$158,000 towards grounds upgrade and \$30,000 for new electronic scoreboard. Paperwork submitted on behalf of the Football Club 23 April to activate the \$30,000 payment. - Council accepted 2030 Master Plan at April 2018 Council Meeting. - June 2018: oval lighting and scoreboard upgrades underway. - Expression of Interest submitted for Levelling the Playing Field Grant – notified successful and stage 2 of the application process submitted. - Tas Community Fund grant secured towards the expansion of the outdoor gym. Application for additional funding submitted to Sport and Recreation Tasmania. Not secured. Remaining costs being funded from State Government election commitments. - Application to the Community Sport Infrastructure Programme for the upgrade of the oval drainage submitted. Outcome awaited. - Feb 2019: funding (\$430,300) secured under Levelling the Playing Field State Government Grant Program. Grant deed signed and tax invoice submitted. Final report due 30 June 2020.
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,



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Strategic Plans By Location & Consultant	Start Date	Completion Date	Current Status
			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. - 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. - Nationals in Government funding commitment of \$4 million made in March 2019. Grant deed awaited.
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. - Feb 2019: Grant Application successful (\$233,409). Grant deed signed and tax invoice submitted. Final report due 30 June 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: - 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 - Approves an application being made to the Tasmanian Community Fund for



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Strategic Plans By Location & Consultant	Start Date	Completion Date	Current Status
			cash assistance with the implementation of Stage Three of the playground development. iii) Assist Mrs Bell to seek additional funding, possibly through the disability sector, toward the cost of the disability swing. - Report to October 2017 Council Meeting advising the Liberty Swing is the only model that meets Australian Standards for use in a public playground. - Stage 2 new play units installation completed and launched 8 December 2017. - Stage 3: Funding application submitted to Tasmanian Community Fund; advised application successful June 2018. Final report due 30 June 2019. - 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. Final report due 30 June 2019. - 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 completed March 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. - Feb 2019: Interpretation panel installed. Substantially complete.
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 functions with adjacent Primary School & Recreation Ground	Oct-15		- Briefing notes from key stakeholder sessions received 25 Feb 2016 - Draft concept plans submitted to Council - Draft concepts to be directed to future workshop - May 2018: costings being reviewed. - Application for upgrade and expansion of child care centre submitted for the Building Better Regions Fund. Outcome unsuccessful. - March 2019: Nationals in Government funding commitment of \$2.6million for the redevelopment of the Early Learning Centre. Grant deed awaited.
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.



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Strategic Plans By Location & Consultant	Start Date	Completion Date	Current Status
			- 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. - June 2018: quotes received for new switchboard and mains - July 2018: costings being reviewed. - Feb 2019: Work now underway, currently working on front fence and footpath.
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



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Strategic Plans By Location & Consultant	Start Date	Completion Date	Current Status
			(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 TOURISM & EVENTS

Prepared by: *Fiona Dewar, Tourism Officer*

A comprehensive directory of events for the Heritage Highway region is issued each week and is distributed to:

- Councillors;
- Tourism operators in the Heritage Highway region (and through them to their visitors)
- 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.

The directory is updated on a weekly basis. To add an event to this directory, event organisers can contact Council's Tourism Officer Fiona.Dewar@nmc.tas.gov.au, or 6397 7303.

For the first quarter January-March, throughout the five visitor centres in the Northern Midlands, visitor centre personal interacted with, and enhanced the experience of 23,223 visitors.

17 STATE GOVERNMENT ELECTION COMMITMENTS 2018

Prepared by: *Lorraine Green, Project Officer*

CURRENT AS OF 3 APRIL 2019

Election Commitment	Estimated Completion Date	Current Status
Avoca		
Museum and Information Centre solar panels (\$15,000) and heat pump (\$8,000)	30.6.19.	18 May 2018: signed grant deed returned with tax invoice for the funds. Feb 2019: council to contract electrical works (Project report due within 1 month of project completion).
Ben Lomond		
Assisting to improve water supply to Ben Lomond Village and ski fields (\$60,000 commitment to Ben Lomond Committee)		
Campbell Town		
Redevelopment of Cenotaph (\$70,000)	31.12.19	13 June 2018: signed grant deed returned with tax invoice for the funds. Progress report submitted Dec 2018. Work to commence upon completion of the multi-function centre.
Midlands Highway pedestrian underpass (\$1.9million)		Project not listed in the State Government First Year Agenda document.
Cressy		
Infrastructure upgrade at Cressy Swimming Pool (\$100,000)	30.6.19	13 June 2018: signed grant deed returned with tax invoice for the funds. Progress report due 31 December 2018. July 2018: Loop Architecture preparing concept plans for kiosk upgrade and toddler's pool shade structure.



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Election Commitment	Estimated Completion Date	Current Status
		July 2018: Officers worked with Pool Committee to develop concept plan and costings for playground upgrade. 2 funding applications lodged and the grants were secured. Installation scheduled March/April 2019. Dec 2018: progress report submitted March 2019: Nationals in Government funding commitment of \$400,000 towards the project. Grant deed awaited.
Evandale		
Morven Park Electronic Scoreboard (\$30,000)	30.6.19 Project completed March 2019	14 May 2018: signed grant deed returned with tax invoice for the funds. (Project report due within 1 month of project completion). Total project cost: \$64,000: (\$30,000 State Govt, \$5,000 Football Club, \$5,000 Council, \$14,000 AFL Tas TBC, \$10,000 in-kind) June 2018: planning application approved and scoreboard purchased. March 2019: scoreboard installed
Morven Park Cricket Pitch Upgrade (\$33,000)	Project completed February 2019	28 May 2018: Council provided letter of permission for the works to Cricket Club. CSR advises Evandale Cricket Club has signed the grant deed and payment has been made to the Club. Advised Feb 2019 that the work is completed.
Morven Park Recreation Ground Upgrades (\$158,000)	31.12.19	Recipient information form submitted 16 July 2018. Grant deed awaited. Council officer met with Morven Park Committee 8 August to identify committee's priorities for Council's consideration. Feb 2019: approval for commitment of some funds towards the outdoor gym project and scoreboard. Application submitted to Infrastructure Fund for \$\$ towards the oval upgrade: outcome awaited. Election commitment progress report submitted March 2019.
Longford		
Recreation Ground cricket club storage shed (\$10,000) and cricket nets (\$30,000)	Project completed February 2019	14 May 2018: Council provided letter of permission to the Cricket Club. 31 July 2018: CSR advised the Cricket Club has returned the signed grant deed and payment has been made to the Club. Feb 2019: cricket nets in place: no funds remaining for storage shed
Recreation Ground scoreboard (\$30,000)	Project completed March 2019	8 May 2018: Council provided letter of permission to the Football Club. 31 July 2018: CSR advised the Football Club has returned the signed deed and payment has been made to the Club.
Recreation Ground: Little athletics equipment (\$20,000)		July 18: Sport and Recreations reported Little Athletics Club has signed the grant deed
Western Junction		
Duplication of road from Breadalbane roundabout to Airport roundabout (\$5.5million)		March 2018: Council wrote to State Growth to initiate participation in the design for the road duplication State Government 'Building Your Future: First Year Agenda' document states planning for this work will commence in the quarter Jan-March 2019.
Road edge-widening and safety work Airport roundabout to Evandale		State Government 'Building Your Future: First Year Agenda' document states planning for this work will commence in the quarter Jan-March 2019.

18 BALLOON FLIGHTS

Prepared by: *Fiona Dewar, Tourism & Events Officer*

Liberty Balloon Flights began flying in northern Tasmania in January 2019. The owner, Nick Brau, is a pilot with over 25 years balloon flying experience and has been flying balloons almost daily over the city of Melbourne and the Yarra Valley for approximately 16 years. The balloon flights are an exciting experience on offer in the Northern Midlands, and currently the only one in Tasmania. Mr



NORTHERN MIDLANDS COUNCIL AGENDA – ORDINARY MEETING 15 APRIL 2019

Brau has been educating himself on the local attractions and history, and shares location-relevant stories with the clients as they fly over. He employs a regular ground crew of two, one of whom is a Northern Midlands resident.

A large variety of paddocks and open spaces are required to select from according to the wind on the day. Mr Brau has been making connections with local land owners to arrange access for launching and landing.

Mr Brau sought permission to use the Council leased area at the Mill Dam and permission is being granted for him to launch from here when weather conditions permit.

DECISION

Cr

That the Information items be received.



NORTHERN MIDLANDS COUNCIL AGENDA – ORDINARY MEETING 15 APRIL 2019

GOV 7 SPECIAL COUNCIL MEETING

Attachments: Section 1 – Page 35

Responsible Officer: Des Jennings, General Manager

Report prepared by: Gail Eacher, Executive Assistant

1 PURPOSE OF REPORT

Consideration and approval is sought to hold a Special Council Meeting at 5.00pm on Monday, 27 May 2019 to discuss and seek endorsement of the Northern Midlands Local Provisions Schedules to the Tasmanian Planning Scheme.

2 INTRODUCTION/BACKGROUND

The Special Meeting of Council is called in accordance with Section 4 of the *Local Government (Meeting Procedures) Regulations*:

4. *Convening council meetings*
 - (1) *The mayor of a council may convene –*
 - (a) *an ordinary meeting of the council; and*
 - (b) *a special meeting of the council.*

This Special Meeting of Council is called to discuss and seek endorsement of the Northern Midlands Local Provisions Schedules to the Tasmanian Planning Scheme.

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
 - ♦ Minimise industrial environment impact on amenity
 - ♦ Developers address climate change challenges
 - ♦ Maximise external funding opportunity
 - Tourism Marketing & Communication
 - ♦ Tourism thrives under a recognised regional brand
 - ♦ Tourism partnerships build sense of place identity
- People –
 - Sense of Place – Sustain, Protect, Progress



NORTHERN MIDLANDS COUNCIL

AGENDA – ORDINARY MEETING

15 APRIL 2019

Core Strategies:

- ♦ Planning benchmarks achieve desirable development
 - ♦ Council nurtures and respects historical culture
 - ♦ Developments enhance existing cultural amenity
 - ♦ Public assets meet future lifestyle challenges
 - Lifestyle – Strong, Vibrant, Safe and Connected Communities
- Core Strategies:
- ♦ Living well – Valued lifestyles in vibrant, eclectic towns
 - ♦ Communicate – Communities speak & leaders listen
 - ♦ Participate – Communities engage in future planning
 - ♦ Connect – Improve sense of community ownership
 - ♦ Caring, Healthy, Safe Communities – Awareness, education & service
- Place –
 - Environment – Cherish & Sustain our Landscapes
- Core Strategies:
- ♦ Cherish & sustain our landscapes
 - ♦ Meet environmental challenges
 - ♦ Eco-tourism strongly showcases our natural beauties
- History – Preserve & Protect our Built Heritage for Tomorrow
- Core Strategies:
- ♦ Our heritage villages and towns are high value assets

4 STATUTORY REQUIREMENTS

Local Government (Meeting Procedures) Regulations:

4. *Convening council meetings*
 - (1) *The mayor of a council may convene –*
 - (a) *an ordinary meeting of the council; and*
 - (b) *a special meeting of the council.*
 - ...
 - (6) *The mayor of a council, or the general manager if the mayor has not done so, must convene a special meeting of the council at the request of a majority of councillors or if the council so determines.*
 - (7) *A request for a special meeting of a council must –*
 - (a) *be in writing and signed by the councillors making the request; and*
 - (b) *include details of the subject matter and any motion to be dealt with by the meeting; and*
 - (c) *be lodged with the mayor.*
7. *Notice of meetings*
 - ...
 - (5) *In the case of a special council meeting –*
 - (a) *the general manager is to publish in a daily newspaper, or in a prescribed newspaper, circulating in the relevant municipal area a notice of the time and place of the meeting at least 2 days, but not more than 14 days, before the meeting; and*
 - (b) *the general manager is to ensure that the notice –*
 - (i) *is made available to the public on the website of the council for the relevant period; and*
 - (ii) *any member of the public is able to inspect, and obtain a copy of, that notice, free of charge, at the public office of the council; and*
 - (c) *the notice is to –*
 - (i) *state whether any part of the meeting is likely to be a closed meeting; and*
 - (ii) *if a part of the meeting is not likely to be a closed meeting, include details of the items to be discussed at that meeting or part of the meeting.*
 - (6) *A period referred to in this regulation includes Saturdays, Sundays and statutory holidays, but does not include –*
 - (a) *the day on which a notice is provided or made available under subregulation (1) ; or*
 - (b) *the day of the meeting.*



NORTHERN MIDLANDS COUNCIL AGENDA – ORDINARY MEETING 15 APRIL 2019

9. *Public access to documents*

(1) *As far as practicable, the general manager is to make available for inspection by members of the public a copy of the agenda of a meeting and any associated reports and documents, other than an extract relating to any matter referred to in regulation 15(2), at least –*

(a) 2 days before the meeting in the case of a special council meeting; or

...

(2) *The agenda and associated reports and documents made available for inspection under subregulation (1) are to be so made available under that subregulation –*

(a) at the public office, and on the website, of the council; and

(b) free of charge.

...

(9) *A period referred to in subregulation (1) includes Saturdays, Sundays and statutory holidays, but does not include –*

(a) the day on which an agenda and any associated reports and documents are made available under that subregulation; or

(b) the day of the meeting.

10. *Chairperson*

(1) *The mayor or, in his or her absence, the deputy mayor is the chairperson of a council meeting.*

(2) *If both the mayor and the deputy mayor are not present at a council meeting, the councillors present are to elect one of the councillors present to be the chairperson of that meeting.*

...

5 OFFICER'S COMMENTS/CONCLUSION

Generally, with the exception of December, Ordinary Council meetings are held on the third Monday of each month.

This Special Meeting of Council is called to discuss and seek endorsement of the Northern Midlands Local Provisions Schedules to the Tasmanian Planning Scheme.

6 ATTACHMENTS

6.1 Draft Newspaper Advertisement

RECOMMENDATION

That

- i) a Special Meeting of Council be held at 5.00pm on 27 May 2019 to discuss and seek endorsement of the Northern Midlands Local Provisions Schedules to the Tasmanian Planning Scheme;
- ii) a notice of the special meeting is to be placed in the Examiner Newspaper on Saturday, 18 May 2019; and
- iii) the agenda for the meeting be made available at least 2 days before the meeting.

DECISION

Cr



NORTHERN MIDLANDS COUNCIL AGENDA – ORDINARY MEETING 15 APRIL 2019

GOV 8 GENERAL MANAGEMENT COMMITTEE ELECTION 2019: CALL FOR NOMINATIONS

Attachments: Section 1 – Page 36

Responsible Officer: Des Jennings, General Manager

Report prepared by: Gail Eacher, Executive Assistant

1 PURPOSE OF REPORT

The purpose of this report is to seek nominations for vacancies on the Local Government Association of Tasmania General Management Committee.

2 INTRODUCTION/BACKGROUND

Nominations are being sought for the election of President and 6 members of the General Management Committee of the Local Government Association of Tasmania. The positions are for a two-year term.

Nominations must be received by the Returning Officer prior to **5.00pm on Tuesday, 30 April 2019**.

Council is entitled to nominate one elected Councillor for the position of

- President and Committee Member; or
- Committee Member

of the General Management Committee.

Members can only nominate a Councillor within their own electoral district and population category.

The election timetable set by the Tasmanian Electoral Commission is as follows:

Nominations open	Thursday	28 February 2019	
Nominations close	Tuesday	30 April 2019	5.00pm
Ballot material posted (if a ballot is required)	Friday	3 May 2019	
Close of postal ballot	Wednesday	19 June 2019	10.00am
Declaration of the result	Wednesday	19 June 2019	

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

N/A

5 STATUTORY REQUIREMENTS

Elections are conducted by the Tasmanian Electoral Commission in accordance with the rules of the Local Government Association of Tasmania.



NORTHERN MIDLANDS COUNCIL AGENDA – ORDINARY MEETING 15 APRIL 2019

6 FINANCIAL IMPLICATIONS

No financial implications have been identified.

7 RISK ISSUES

No risk issues have been identified.

8 CONSULTATION WITH STATE GOVERNMENT

N/A

9 COMMUNITY CONSULTATION

N/A

10 OPTIONS FOR COUNCIL TO CONSIDER

Council is to consider a candidate for nomination as President and/or Committee Member of the 2019 General Management Committee of the Local Government Association of Tasmania, or decide to put no nomination forward.

11 OFFICER'S COMMENTS/CONCLUSION

LGAT has provided the following information in relation to the GMC nominations/elections:

- **Nominations President** – any council can formally nominate someone to stand for President.
- **Nominations GMC** – a council may only nominate someone to stand as representative in their region/size group. The regions are N/NW/South and for each region there is a large council group and a smaller council group. Hobart is not entitled to nominate someone for GMC as they have an as of right position on the GMC. They can nominate someone for President.
- **Elections President** – All councils are entitled to cast a vote for President. That is one vote by the Council through a meeting resolution or appropriate delegation. Individual councillors do not each get a vote.
- **Elections GMC** – All Councils in a regional electoral group (i.e. everyone except Hobart) get to vote for both the large council representative for their region and the small council rep for their region. Again this should be done through a meeting resolution or appropriate delegation.

GMC Elections are dealt with under section 20 of the LGAT Rules. While the President is a member of the GMC, the election of the President is dealt with under section 26 of the LGAT Rules.

All Councils (except Hobart) need to vote for President and 2 GMC Representatives (between 3 of May and 18 June). Hobart will just need to vote for President.

Council will only receive the relevant ballots papers from the Tasmanian Electoral Commission.

Once LGAT has been advised of the nominees – LGAT will seek candidate statements for the President to be provided to councils to support decision making.

12 ATTACHMENTS

- 12.1 Letter from Tasmanian Electoral Commission dated 27 February 2019
- 12.2 Nomination Form



NORTHERN MIDLANDS COUNCIL AGENDA – ORDINARY MEETING 15 APRIL 2019

RECOMMENDATION

That Council, in regard to the 2019 Local Government Association of Tasmanian General Management Committee elections:

A) put no nomination forward.

Or

B) nominate as President and Committee Member.

Or

C) nominate as Committee Member.

DECISION

Cr



NORTHERN MIDLANDS COUNCIL AGENDA – ORDINARY MEETING 15 APRIL 2019

GOV 9 NORTHERN TASMANIA DEVELOPMENT CORPORATION LTD (NTDC): FEDERAL ELECTION ADVOCACY REGIONAL PROJECTS

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 whether to support the five (5) Regional Priority Projects identified by Northern Tasmania Development Corporation Ltd for advocacy during the forthcoming Federal Election.

2 INTRODUCTION/BACKGROUND

The following five (5) Regional Priority Projects have been identified by Northern Tasmania Development Corporation Ltd for advocacy during the forthcoming Federal Election:

- 1) Population Program
- 2) TRANSlink Launceston Gateway
- 3) FermenTasmania Centre
- 4) Bioenergy Plant Westbury
- 5) Hydrogen Energy

In the latter half of 2018, Council identified a number of local projects and published the *Priority Projects 2019* document which has formed the basis of lobbying activities which have been occurring.

At a regional level, NTDC has been developing a Regional Economic Development Plan (REDP) which comprises a number of regional projects which have been assessed and classified based on their strategic importance to the region.

NTDC is seeking a region wide expression of support for the five (5) Tier 1 projects which have been nominated for Federal election advocacy. Mayors of the northern region (excluding Dorset Council) met to discuss the identified projects and agreed the following:

- a) Councils would draft a resolution seeking formal Council support to be tabled at the next available Council meeting.
- b) If all Councils agree to support NTDC's request, participating councils can either issue a joint declaration of support in writing or via a media event attended by Mayors targeting the major parties in the upcoming Federal Election.

The five (5) identified projects have been assigned an 'NTDC score' which is determined in accordance with the NTDC Project Prioritisation Process (as approved by members in May 2017). This is a structured assessment process for identifying and prioritising regional projects that will facilitate high levels of regional economic growth. Key aspects considered in the score out of 100 are:

- Economic Growth and Capacity
- Project Definition
- Community Support
- Ability to Finance
- Readiness to Proceed
- Strategic Links

The key points that have changed since the last review of the Regional Priorities are as follows:

- Population Program has been added as it is a project that needs funding from State and Commonwealth
- Hydrogen Energy – has been further developed because of the Federal Government's COAG focus and a Federal Opposition policy to allocate \$1B to hydrogen energy development in Australia



NORTHERN MIDLANDS COUNCIL

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15 APRIL 2019

- Launceston Sewerage Improvement Program – was raised as a potential opportunity, but discussion with Taswater has indicated they are not in a position to lobby for any more funds until further advice is received from the EPA.

Details of each of the nominated projects are as follows:

2.1 Population Strategy

Location:	Northern Tasmania
Description:	Population Taskforce Strategy includes a number of pilot projects over the next 2 years to address the need to increase the working age population in Northern Tasmania; - Small business attraction program - Interstate skills program - Skills retention strategy - International talent attraction & retention (welcoming city & region strategy) Proposal will include a program co-ordinator
Value:	\$600K
Timeframe:	2019 – 2021
NTDC Score:	79
Funding Request:	- Federal - \$200K (\$100K/yr over 2 yrs) - State - \$200K (\$100K/yr over 2 yrs) - NTDC - \$100K (in cash and in-kind project management) - Councils - \$100K (\$50K/yr over 2 yrs)

2.2 TRANSlink – Launceston Gateway Project

Location:	Breadalbane – Northern Midlands Council
Description:	The TRANSlink precinct is rapidly developing as a high quality industrial, business and transport location. The precinct is adjacent and surrounding Launceston Airport – the largest freight operation in Tasmania. Improvements are required to improve access, stormwater management, provide additional lots and an intermodal facility, rail spur and gas reticulation. Working with TasRail - investigating options for rail spur & relocation of TasRail yards. Increased advocacy required to develop TasRail proposition in a timely manner. NMC are asking for the following: - TRANSlink Stormwater Renewal Master Plan including the creation of the missing road link between TRANSlink Avenue and TRANSlink Avenue South): - total project cost is \$5,482,805 - two TRANSlink businesses have committed \$1,215,780 to the project and Council has committed \$1,525,623 - funding source for the remaining \$2,741,402 is sought - Launceston Gateway Precinct gas reticulation: \$2.2 million - Expansion of TRANSlink area to the south, including progressing the preliminary concept plans for a TRANSlink Intermodal Facility that would include a 24/7 freight hub and a new railway line extending from the existing line for access to a concrete apron for loading/unloading, a warehouse and administration building. This proposal has yet to be released for community consultation – estimated project cost \$70.4 million.
Value:	\$75M
Timeframe:	2019 - 2020+
NTDC Score:	76



NORTHERN MIDLANDS COUNCIL AGENDA – ORDINARY MEETING 15 APRIL 2019

Funding Request: Total seeking: \$75.34M

- Next Stage Stormwater upgrades: Seeking Commonwealth \$2.74M (\$5.5M in total - businesses have committed \$1.2M and Council \$1.5M)
- Gas Reticulation: \$2.2 million
- Expansion of TRANSlink area to the south, including progressing the preliminary concept plans for a TRANSlink Intermodal Facility that would include a 24/7 freight hub and a new railway line – estimated project cost \$70.4 million.

2.3 Fermentation and Food precinct

Location: Legana – West Tamar Council

Description: A Centre of Excellence for Fermentation – including shared equipment facility, training, and visitor engagement.
Also a Food Precinct area in the Northern Region is required.
Fermentas will seek to stimulate the growth of the fermentation industry and associated compatible businesses through the establishment of an incubator facility which will be collaboration- driven and will represent a mix of fermentation technologies.
A world-class, regional economic driver that assists to position Tasmania and Australia globally by:

- generating new fermentation-based businesses and opportunities;
- supporting university-industry research collaborations;
- encouraging entrepreneurship and innovation;
- creating tourism opportunities around the making and appreciation of fermented products.

Value: \$10M

Timeframe: 2019 - 2021

NTDC Score: 71

Funding Request: Seeking \$10M over 3 yrs.

- Federal - >\$5M
- State - \$5M
- Councils - contributed thru NTDC \$ and in-kind also potential
- Land/site contribution by West Tamar Council

2.4 Bioenergy Plant

Location: Valley Central – Meander Valley Council

Description: A \$20-\$50 million facility (depending on demand) could deliver industrial development clustering at Valley Central worth hundreds of millions to the region.
Prefeasibility Stage underway to firm up business case.
AD and combustion will be separated. AD likely to proceed. Combustion is unlikely to proceed in the near term even with significant capital investment from government.
Funding request for Commonwealth Regional Growth underway.
ARENA is involved in this project which provides additional credibility.

Value: \$20-50M

Timeframe: 2019

NTDC Score: 60

Funding Request: Seeking \$2M for Stage 1 Anaerobic Digester of Total \$20M project

- Council - \$18M
- Federal - \$2M

Stage 2 - Combustion Plant Total \$40M

- Council - \$32M
- Federal - \$8M

2.5 Hydrogen Energy Proposal

Location:	Bell Bay – George Town Council
Description:	Electrolytic hydrogen production and export - using Tasmania's renewable hydroelectric, solar and wind resources to produce electrolyser based hydrogen energy from Tasmania's natural water supplies. Hydrogen production could become a new and substantial export industry for Tasmania and the Bell Bay industrial precinct is a priority location for hydrogen production and export. Hydrogen is a viable addition to the energy market, it is not in conflict with Project Marinus/Battery of the Nation, it is conceivable to have both. The Tasmanian Hydrogen Proposal is not as far progressed as Marinus, so it will lag in implementation. Federal funding is currently focused on supporting Project Marinus as it is already established - National agenda is progressing (COAG) - Tasmania's Hydrogen Proposal needs more advocacy to get started in developing business case so that we can convert our potential to meet market needs.
Value:	>\$1B
Timeframe:	2020 – 2030
NTDC Score:	59
Funding Request:	Seeking \$500K funding to undertake Scoping Study (Pre-Feasibility) - Federal - \$250K - State - \$200K - NTDC/Councils - In-kind \$50K (project management)

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
 - ♦ Manage – Management is efficient and responsive
 - Money Matters
 - Core Strategies:
 - ♦ Budgets are responsible yet innovative
 - ♦ Efficiency in resource sharing and Council reform
 - ♦ Improve community assets responsibly and sustainably
- Progress –
 - Strategic Project Delivery – Build Capacity for a Healthy Wealthy Future
 - Core Strategies:
 - ♦ Strategic, sustainable, infrastructure is progressive
 - Economic Development – Supporting Growth & Changes
 - ♦ Maximise external funding opportunity

4 POLICY IMPLICATIONS

Not Applicable.



NORTHERN MIDLANDS COUNCIL AGENDA – ORDINARY MEETING 15 APRIL 2019

5 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.

6 FINANCIAL IMPLICATIONS

The second project listed is the Northern Midlands Council's *TRANSlink – Launceston Gateway Project*, which is costed at \$75.34M, as follows:

- Next Stage Stormwater upgrades \$5.5M in total:
 - Seeking Commonwealth \$2.74M
 - Businesses have committed \$1.2M and
 - Council \$1.5M
- Gas Reticulation: \$2.2 million
- Expansion of TRANSlink area to the south, including progressing the preliminary concept plans for a TRANSlink Intermodal Facility that would include a 24/7 freight hub and a new railway line – estimated project cost \$70.4 million.

Financial implication of providing support for regional projects would be restricted to the Population Strategy project. This will require separate Council consideration if the project proceeds in the future.

7 RISK ISSUES

No risks identified at this time.

8 CONSULTATION WITH STATE GOVERNMENT

N/a.

9 COMMUNITY CONSULTATION

N/a.

10 OPTIONS FOR COUNCIL TO CONSIDER

To support or not support the projects identified.

11 OFFICER'S COMMENTS/CONCLUSION

Council has reviewed the draft Regional Economic Development Plan prepared by NTDC and forming part of the Plan are a range of regional projects which have been classified as Tier 1 projects. NTDC in conjunction with Mayors of the northern region (excluding Dorset who is not a member) have discussed and identified the following five (5) projects which are to form the basis of advocacy during the forthcoming Federal Election.



NORTHERN MIDLANDS COUNCIL AGENDA – ORDINARY MEETING 15 APRIL 2019

- 1) Population Program
- 2) Translink Launceston Gateway
- 3) FermenTasmania Centre
- 4) Bioenergy Plant Westbury
- 5) Hydrogen Energy

12 ATTACHMENTS

Nil.

RECOMMENDATION

That Council support the following five (5) Regional Priority Projects identified by NTDC for advocacy during the forthcoming Federal Election:

- 1) Population Program
- 2) TRANSlink Launceston Gateway
- 3) FermenTasmania Centre
- 4) Bioenergy Plant Westbury
- 5) Hydrogen Energy

DECISION

Cr



NORTHERN MIDLANDS COUNCIL

AGENDA – ORDINARY MEETING

15 APRIL 2019

C&D 1 MONTHLY REPORT: DEVELOPMENT SERVICES

Responsible Officer: Amanda Bond, Community & Development Manager; and
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.

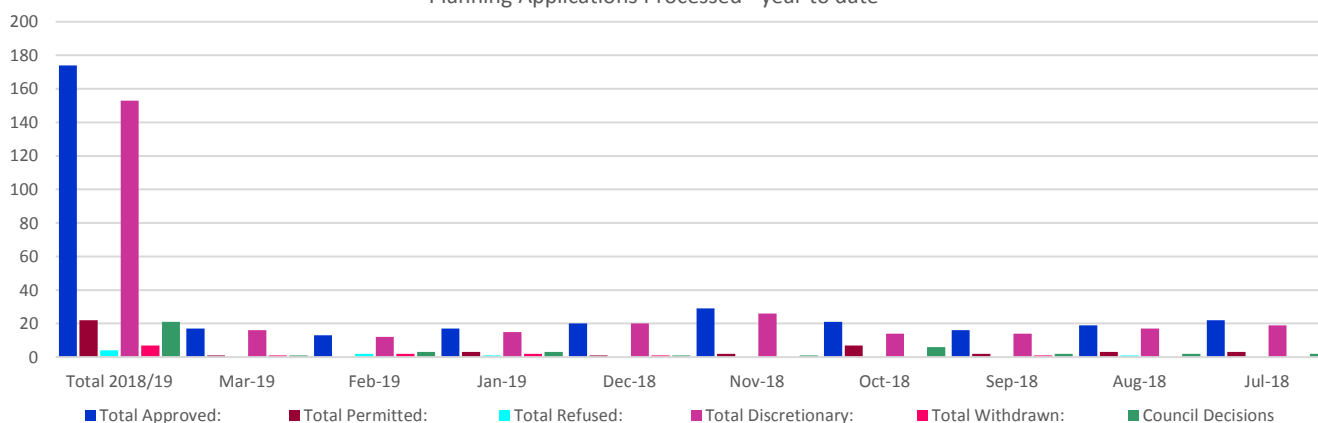
2 DEVELOPMENT SERVICES REPORTING

2.1 Planning Decisions

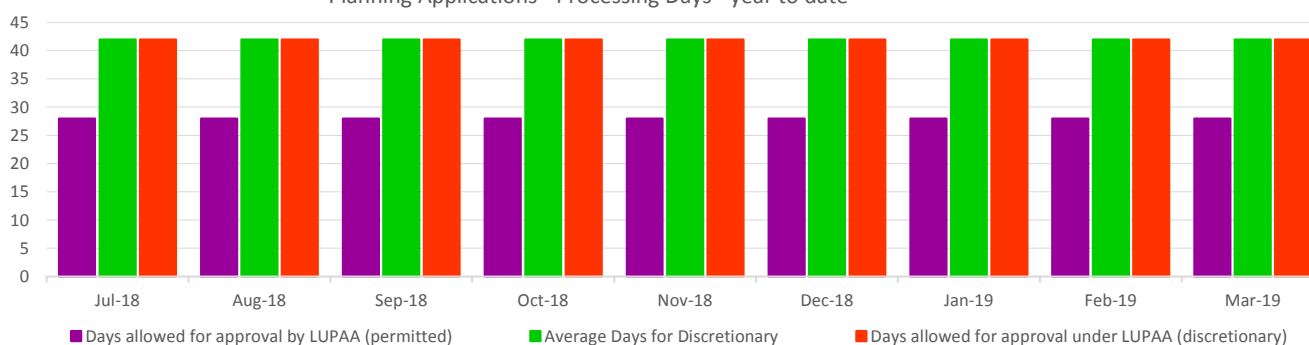
	Total YTD	Jun- 19	May- 19	Apr- 19	Mar- 19	Feb- 19	Jan- 19	Dec- 18	Nov- 18	Oct- 18	Sep- 18	Aug- 18	Jul- 18
Total Approved	174				17	13	17	20	29	21	22	19	16
Total Permitted	22				1	0	3	1	2	7	3	3	2
Average Days for Permitted					28	0	28	28	28	28	28	28	28
Days allowed for approval by LUPAA					28	28	28	28	28	28	28	28	28
Total Exempt under IPS	17				3	4			5	0	0	0	0
Total Refused	4				0	2	1	0	0	0	0	1	0
Total Discretionary	153				16	12	15	20	26	14	19	17	14
Average Days for Discretionary					42	42	42	42	42	42	42	42	42
Days allowed for approval under LUPAA					42	42	42	42	42	42	42	42	42
Total Withdrawn	7				1	2	2	1	0	0	0	0	1
Council Decisions	21				1	3	3	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.

Planning Applications Processed - year to date



Planning Applications - Processing Days - year to date





NORTHERN MIDLANDS COUNCIL

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15 APRIL 2019

March 2019

Project	Details	Address	Applicant	No of LUPAA days	Perm / Disc / Exempt
DELEGATED DECISIONS					
PLN-18-0321	Pool house, swimming pool/spa and shed alterations	201 Pateena Road, Longford TAS 7301	M J Architecture	28	P
PLN-18-0330	Warehouse, Office, signage & access (vary Car Parking and Sustainable Transport Code)	17 Translink Avenue, Western Junction TAS 7212	Meyer Timber	42	D
PLN-19-0023	Dwelling & Shed (vary rear setback & building envelope)	7 Muirton Way, Perth TAS 7300	Design to Live	42	D
PLN-19-0025	Removal of 4 dead or diseased trees (native vegetation)	24 Summit Drive, Devon Hills TAS 7300	Mr Ian & Mrs Cherie Goninon	42	D
PLN-19-0035	Farm/machinery shed (vary setback in Rural Resource zone)	Brambletye, 1014 Glen Esk Road, CONARA TAS 7211	Building Surveying Services	42	D
PLN-19-0037	2-lot subdivision (existing non-confirming residential use & storage)	3 George Street, Longford TAS 7301	Mr Dallas McCulloch	42	D
PLN-19-0047	demolition of dwelling & outbuildings	868 Bishopsbourne Road, Bishopsbourne TAS 7301	BJ & DM Young	42	D
PLN-19-0001	Additions & alterations to tourism facilities/outbuildings (heritage-listed property within heritage precinct)	Brickendon, 236 Wellington Street, Longford TAS 7301	Ms Gayle Plunkett	42	D
PLN-18-0258	Concrete Bridge Replacement (road works within 50m of watercourse, flood prone area, priority habitat area, partially within Heritage Listed place)	Tooms Lake Road, Ross TAS 7209	Northern Midlands Council	42	D
PLN-18-0320	Crossover, fencing & signage (heritage-listed property within heritage precinct)	71-73 High Street, Campbell Town TAS 7210	Ms Fiona Oates	42	D
PLN-19-0013	Additions & alterations to Council Chambers (vary rear setback, parking, Heritage Precinct)	13 Smith Street, Longford TAS 7301	Northern Midlands Council	42	D
PLN-19-0024	Demolish existing & construct new shed (vary side and rear setbacks, heritage precinct)	105 Wellington Street, Longford TAS 7301	Mr Martyn Jordan	42	D
PLN-19-0038	Shed (8m x 16m) (vary setback in rural zone)	114 Main Road, Perth TAS 7300	Mr Knox Heggaton	42	D
PLN-19-0019	Garage (6m x 6m) - vary rear setback	40 Pakenham Street, Longford TAS 7301	John Austin	42	D
PLN-19-0028	Dwelling (vary side [SE] setback)	93 Main Road, Perth TAS 7300	Mr Robert & Mrs Bernice Heys	42	D
PLN-18-0331	Demolition of existing & construction of new dwelling (vary internal front setback, heritage precinct)	97 Wellington Street, Longford TAS 7301	Ms Jo Woodbury	42	D
COUNCIL DECISIONS					
PLN-19-0045	Shed/carport (vary rear setback) & access	68 Seccombe Street, Perth TAS 7300	Ms Theresa Hatton	42	C
COUNCIL DECISIONS - REFUSAL					
RMPAT DECISIONS					
TPC DECISIONS					

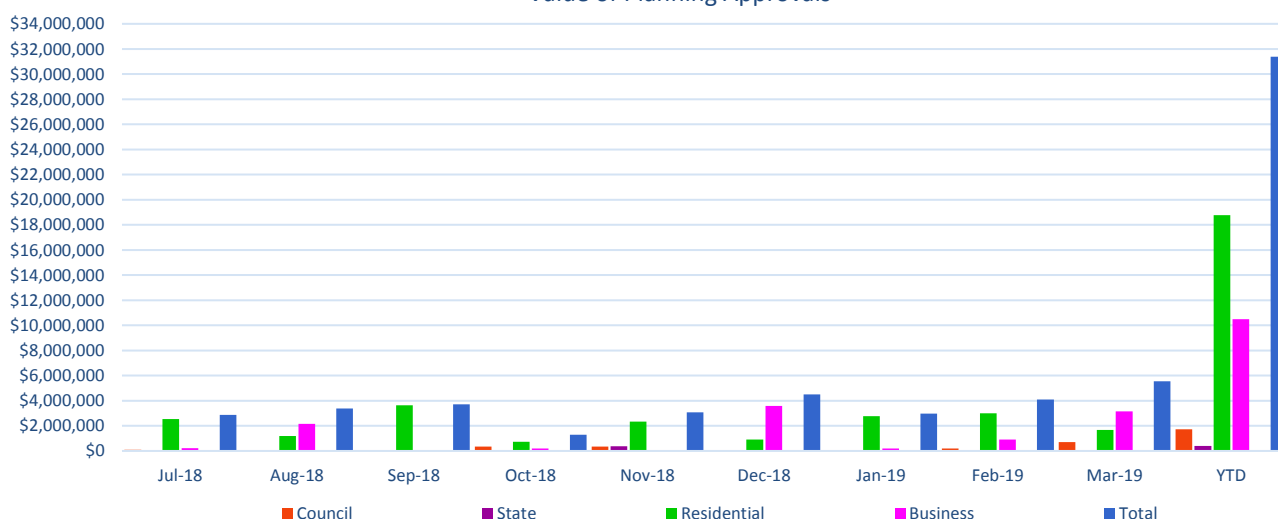


NORTHERN MIDLANDS COUNCIL AGENDA – ORDINARY MEETING 15 APRIL 2019

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
Jan-19	0	0	2,764,400	201,000	2,965,400
Feb-19	200,000	0	2,990,500	900,000	4,090,500
Mar-19	715,000	0	1,668,000	3,154,000	5,537,000
YTD	1,727,800	404,000	18,760,300	10,499,000	31,391,100

Value of Planning Approvals



2.3 Matters Awaiting Decision by TPC & RMPAT

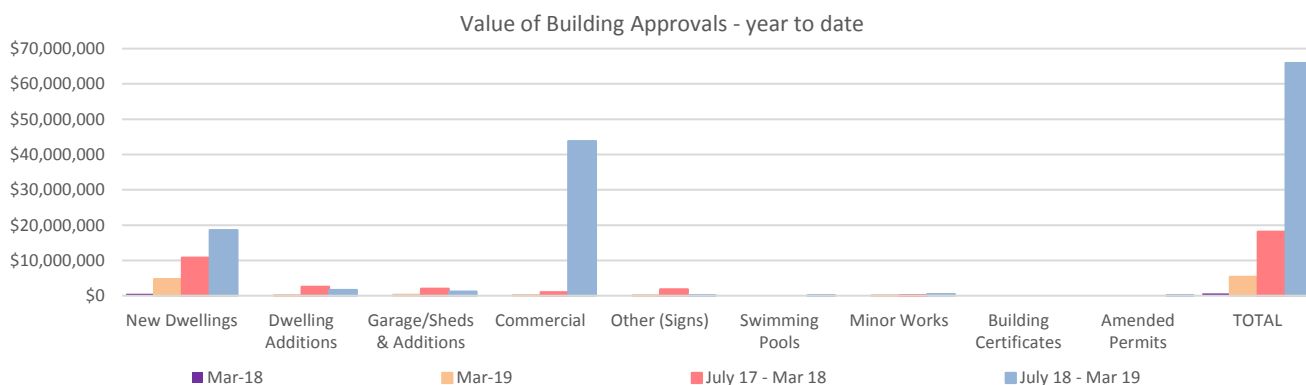
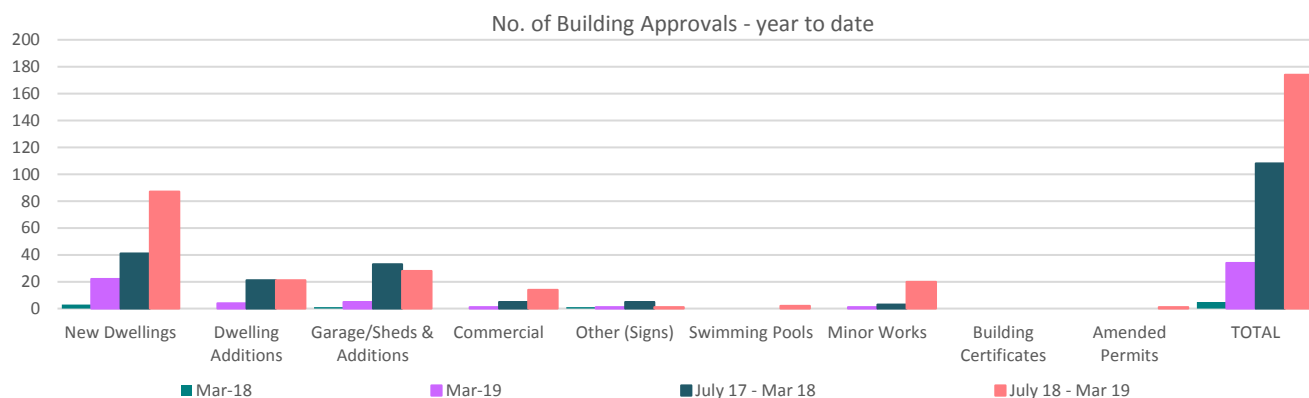
TPC TASMANIAN PLANNING COMMISSION	
TPS	Tasmanian Planning Scheme – State Planning Provisions (SPPs). The SPPs came into effect on 2/3/2017 as part of the Tasmanian Planning Scheme. They will have no practical effect until Local Provisions Schedule (LPS) is in effect in a municipal area.
01/2019, PLN19-0005	Municipality Wide – Bushfire Prone Areas Overlay – Advertising finished, no reps, s39 report sent to TPC
RMPAT RESOURCE MANAGEMENT AND PLANNING APPEAL TRIBUNAL	
P18-037	10 Russell St, preliminary conference 15/5/2018. Hearing postponed. Hearing set for April
P18-0319	Appeal 19/19P 105 Green Rises Rd Cressy – Metasite - Communications facility. Mediation during April
Decisions received	
TPC	
06/2018 PLN18-0249	110 Main Street Cressy – Include Holy Trinity Church in the Heritage Code – Amendment effective 9 April 2019
RMPAT	
P17-119	Appeal 116/17P – Valleyfield Rd Costs decision in favour of Council

NORTHERN MIDLANDS COUNCIL AGENDA – ORDINARY MEETING 15 APRIL 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 - 2017/2018				YEAR - 2018/19			
	Feb-18		July 17 - Feb 18		Feb-19		July 18 - Feb 19	
	No.	Total Value \$	No.	Total Value \$	No.	Total Value \$	No.	Total Value \$
New Dwellings	3	570,000	41	10,835,430	22	4,701,281	87	18,640,806
Dwelling Additions	0	0	21	2,533,318	4	109,872	21	1,646,538
Garage/Sheds & Additions	1	12,150	33	2,015,250	5	274,000	28	1,221,820
Commercial	0	0	5	972,500	1	220,000	14	43,782,414
Other (Signs)	1	16,500	5	1,803,890	1	10,000	1	10,000
Swimming Pools	0	0	0	0	0	0	2	98,000
Minor Works	0	0	3	27,950	1	19,000	20	474,864
Building Certificates	0	0	0	0	0	0	0	0
Amended Permits	0	0	0	0	0	0	1	35,000
TOTAL	5	598,650	108	18,188,338	34	5,334,153	174	65,909,442
Inspections								
Building	2		22		1		7	
Plumbing	8		177		35		241	





NORTHERN MIDLANDS COUNCIL

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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 are tables of inspections and action taken for the financial year.

Planning Permit Reviews	This Month	2018/2019	Total 2017/2018
Number of Inspections	4	24	41
Property owner not home or only recently started			
Complying with all conditions / signed off		7	5
Not complying with all conditions		1	1
Re-inspection required		4	16
Enforcement Notices issued			
Enforcement Orders issued			
Infringement Notice			1
No Further Action Required	4	15	19

Building Permit Reviews	This Month	2018/2019	Total 2017/2018
Number of Inspections	4	29	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	4	25	27

Illegal Works - Building	This Month	2018/2019	Total 2017/2018
Number of Inspections	1	14	42
Commitment provided to submit required documentation		3	7
Re-inspection required		4	14
Building Notices issued		3	5
Building Orders issued		3	1
Emergency Order			1
No Further Action Required	1	2	16



NORTHERN MIDLANDS COUNCIL

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15 APRIL 2019

Illegal Works - Planning	This Month	2018/2019	Total 2017/2018
Number of Inspections		17	49
Commitment provided to submit required documentation		5	9
Re-inspection required		5	22
Enforcement Notices issued		2	1
Enforcement Orders Issued			
Notice of Intention to Issue Enforcement Notice issued		1	1
No Further Action Required		5	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

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 planning and building approvals. Council can continue to advertise and promote building and planning requirements to ensure the community is acting in accordance with these requirements.

Issues arising over the summer months include the installation of swimming pools in backyards without relevant permits. This is a difficult matter to monitor as pools are readily available for purchase and people are not aware of the permits that may be required to erect them. Council officers will continue to run information in the Northern Midlands



NORTHERN MIDLANDS COUNCIL AGENDA – ORDINARY MEETING 15 APRIL 2019

Courier and Facebook in spring each year, to bring this information to the attention of the community. Handouts/flyers are also available at council office for staying safe around pools and spas.

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

The *Land Use Planning and Approvals Act 1993* allows 42 days for the processing of discretionary planning applications and 28 days for permitted applications. Council's planning software Open Office should automatically track the timelines of the applications, however, this is not currently working correctly. Council officers are awaiting a solution from the Open Office technical staff. Officers continue to manually ensure that statutory timeframes are not exceeded.

There were 14 commercial building approvals valued at \$43,782,414 (year to date) for 2018/2019, compared to 5 commercial building approvals valued at \$972,500 (year to date) for 2017/2018.

In total, there were 174 building approvals valued at \$65,909,442 (year to date) for 2018/2019, compared to 108 building approvals valued at \$18,188,338 (year to date) for 2017/2018.

RECOMMENDATION

That the report be noted.

DECISION

Cr

**C&D 2 REQUEST TO VARY COVENANT REQUIREMENTS
CAMBOCK LANE AB LINE**

Attachments: Section 1 – Page 39

Responsible Officer: Amanda Bond, Community & Development Manager
Report prepared by: Erin Boer, Urban & Regional Planner

1 PURPOSE OF REPORT

The purpose of this report is to request consent from the Councillors of the Northern Midlands Council to vary the covenant requirements of CT47879/8 as detailed in the schedule of easements and marked on the folio plan, to allow the construction of an outbuilding north of the AB line on 17 Cambock Lane, Evandale (Figure 1).

A separate discretionary planning application S57 of the *Land Use Planning and Approvals Act 1993* will also be required if consent to vary the covenant is granted, as the site is located within a Scenic Management Area under the *Northern Midlands Interim Planning Scheme 2013*.



Figure 1 – 17 Cambock Lane, Evandale and surrounding area.

2 INTRODUCTION/BACKGROUND

The covenant was applied on the title by the developer, when the Cambock Lane subdivision was first completed in early 1991. The area has since been developed/landscaped and now contains established residential uses.

One other property (3 Cambock Lane) has constructed a dwelling addition beyond the AB line. This was consented to by Council in May 2013.



NORTHERN MIDLANDS COUNCIL AGENDA – ORDINARY MEETING 15 APRIL 2019

An application from the property owner of 17 Cambock Lane to vary the covenant and apply for planning approval was lodged on the 1st April 2019 with supporting documentation.

3 STRATEGIC PLAN 2017-2027

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

- Lead –
 - Best Business Practice & Compliance
- Core Strategies:
- ♦ Council complies with all Government legislation
 - ♦ Continuous improvement is embedded in staff culture
 - ♦ Effective and efficient marketing, communications & IT
 - ♦ Excellent standards of customer service

4 POLICY IMPLICATIONS

Nil.

5 STATUTORY REQUIREMENTS

Covenants are regulated by the developer in accordance with the *Land Titles Act 1980*.

The relevant covenant states as follows:

- D. The owner of lots 1 to 10 inclusive and 17 on the plan covenants with the Vendor R.A.W. Enterprises Pty Ltd and the Owners for the time being of every other lot shown on the plan and the balance to the intent that the burden of this covenant may run with and bind the Covenantors lot and every part thereof and that the benefit thereof shall be annexed to and devolve with each and every part of every other lot shown on the plan and with the balance and each and every part thereof to observe the following stipulations:*
- 1. Not to erect any building or structure of any kind on any portion of such lot which lies to the north of the line marked "AB" on the plan without the consent in writing of the Warden Councillors and Electors of the Municipality of Evandale.*
 - 2. Not to erect any building on such lot without first having a plan for landscaping the area to the north of the residential building to be erected on such lot in accordance with a landscape plan approved by the Warden Councillors and Electors of the Municipality of Evandale.*

In order to comply with the covenant, the property owner must gain consent from Council to construct a building north of the AB line stipulated on the folio plan. Landscaping has already been established on the site, as detailed in the site plan and photos provided with the request.

6 FINANCIAL IMPLICATIONS

Nil.

7 RISK ISSUES

Non-compliance with the covenant may set a precedent for construction beyond the AB line contrary to the covenant requirements; however, each case must be considered on an individual basis taking into account matters such as landscaping. Control still lies with Council to consent to any buildings to the north of the AB line.



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8 CONSULTATION WITH STATE GOVERNMENT

Not applicable.

9 COMMUNITY/LOCAL GOVERNMENT CONSULTATION

Public consultation will occur when the application is placed on public exhibition under S57 of the *Land Use Planning and Approvals Act 1993*.

10 OPTIONS FOR COUNCIL TO CONSIDER

- A) Consent to the variation of the covenant requirements of CT47879/8 as detailed in the schedule of easements and marked on the folio plan, to allow the construction of an outbuilding north of the AB line on 17 Cambock Lane, Evandale.
- B) Do not consent to the variation of the covenant requirements of CT47879/8 as detailed in the schedule of easements and marked on the folio plan, to allow the construction of an outbuilding north of the AB line on 17 Cambock Lane, Evandale.

11 OFFICER'S COMMENTS/CONCLUSION

The purpose of the AB line (Figure 2) is to provide a transition between the rural and residential landscapes, which was particularly important when the area was being developed and landscaping was yet to be established.

17 Cambock Lane, Evandale was developed with a dwelling in 2009. Prior to building, the property owners planted a Leighton Green hedge along the entire width of the northern boundary. This hedge is now established and approximately 4.5m high.

The hedge would completely screen the proposed outbuilding from the northern approach into Evandale along Evandale Road. The site is also located over 300m from Evandale Road. The proposed shed is not anticipated to cause an adverse visual impact on the transition from the rural to residential environment at the entry point into Evandale, given the screening provided by the existing hedge.

As the site is located within a Scenic Management Area under the *Northern Midlands Interim Planning Scheme 2013*, further assessment against the Scenic Management Code will also occur as part of the planning application process.



Figure 2 – Extract of SP47879/8 with AB line shown in yellow

12 ATTACHMENTS

Letter (incl. attachments) from property owners of 17 Cambock Lane, Evandale received on 1 April 2019

RECOMMENDATION

That Council consent to vary the covenant requirements of CT47879/8 as detailed in the schedule of easements and marked on the folio plan, to allow the construction of an outbuilding north of the AB line on 17 Cambock Lane, Evandale in accordance with the attached documents.

DECISION

Cr



NORTHERN MIDLANDS COUNCIL AGENDA – ORDINARY MEETING 15 APRIL 2019

CORP 1 MONTHLY FINANCIAL STATEMENT

Attachments: Section 1 – Page 56

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 March 2019.

2 INTRODUCTION/BACKGROUND

The Corporate Services Manager circulated a copy of the Monthly Financial Summary for the period ended 31 March 2019.

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-Mar-19 9

A. Operating Income and Expenditure						
	Budget	Year to Date Budget	Actual	(\$,000)	Target 100%	Comments
Rate Revenue	-\$10,756,672	-\$10,756,672	-\$10,571,182	-\$185	98.3%	
Recurrent Grant Revenue	-\$4,275,115	-\$3,206,336	-\$2,014,484	-\$1,192	62.8%	
Fees and Charges Revenue	-\$1,870,604	-\$1,402,953	-\$1,545,163	\$142	110.1%	
Interest Revenue	-\$1,130,498	-\$847,875	-\$676,128	-\$172	79.7%	Accrued revenue adjustment included
Reimbursements Revenue	-\$118,516	-\$88,887	-\$116,489	\$28	131.1%	
Other Revenue	-\$1,416,699	-\$1,062,524	-\$894,037	-\$168	84.1%	
	-\$19,568,104	-\$17,365,247	-\$15,817,483	-\$1,548	91.1%	
Employee costs	\$5,339,860	\$4,004,895	\$3,538,073	\$467	88.3%	
Material & Services Expenditure	\$5,041,269	\$3,780,952	\$3,240,336	\$541	85.7%	
Depreciation Expenditure	\$5,400,473	\$4,050,355	\$4,050,664	\$0	100.0%	
Government Levies & Charges	\$871,921	\$653,941	\$624,203	\$30	95.5%	
Councillors Expenditure	\$197,640	\$148,230	\$105,460	\$43	71.1%	
Interest on Borrowings	\$272,007	\$204,005	\$168,596	\$35	82.6%	
Other Expenditure	\$1,257,385	\$943,039	\$783,138	\$160	83.0%	Pension rebates for full year
Plant Expenditure Paid	\$502,310	\$376,733	\$363,945	\$13	96.6%	
	\$18,882,865	\$14,162,149	\$12,874,415	\$1,288	90.9%	
	-\$685,239	-\$3,203,098	-\$2,943,068			
Gain on sale of Fixed Assets	\$0	\$0	-\$1,113	\$1	0.0%	
Loss on Sale of Fixed Assets	\$520,505	\$390,379	\$44,792	\$346	11.5%	
Underlying (Surplus) / Deficit	-\$164,734	-\$2,812,720	-\$2,899,389			
	-		-			
Capital Grant Revenue	-\$2,456,495	-\$1,842,371	-\$2,306,812	\$464	125.2%	
Subdivider Contributions	-\$523,827	-\$392,870	0	-\$393	0.0%	
Capital Revenue	-\$2,980,322	-\$2,235,242	-\$2,306,812			
	-		-			



NORTHERN MIDLANDS COUNCIL

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15 APRIL 2019

Budget Alteration Requests

- For Council authorisation by absolute majority

Budget Operating	Budget Capital	Actuals
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Capital works budget variances above 10% or \$10,000 are highlighted

Mar

Dog Agility Equip Corination Park	715254.1		\$12,500	\$3,500 Grant \$9,000 from Play Equip
Cressy Pool Playground	715254.2		\$33,946	\$16,973 Grant & Tas Community Fund
Lfd Rec Ground Amenities	707995		\$233,409	Grant Levelling the Playing Field
				Grant Levelling the Playing Field - Defer project to 2019/20
Ev Rec Ground Amenities	720119		\$430,300	Reallocate budget from Hotmix Footpath
Mary Street Perth - Kerb & road reconstruction	750850		\$36,511	Replacements
Hotmix Footpath Replacements	750000		-\$36,511	as above
Old Punt Road / Main Street Intersection upgrade	750971.6		-\$44,000	Grant application unsuccessful

Feb

Jan

After Mid Year Adjustments - new Operating Surplus	-\$151,978			
Mid Year Adjustment in Capital Budget		-\$320,953		

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 - Cracraft 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	\$378,543 Works substantially complete

July

Less Council labour and plant hire				-\$131,981	# Council labour & plant hire
Hobhouse St - Recon Catherine to Burghley	750579	-\$50,000			
Council Chamber Access	759352	\$35,000			
Council Chamber Carpark	720114	\$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
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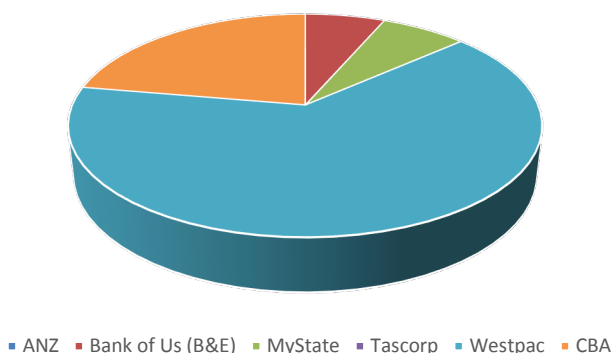
NORTHERN MIDLANDS COUNCIL

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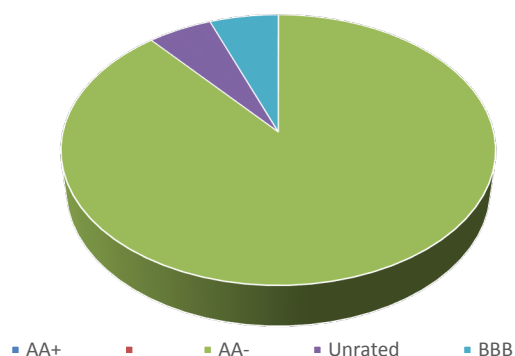
15 APRIL 2019

B. Balance Sheet Items					
	Year to Date Actual		Monthly Change		Same time last year
Cash & Cash Equivalents Balance					
- Opening Cash balance	\$20,475,543		\$20,928,763		
- Cash Inflow	\$16,673,432		\$1,045,003		
- Cash Payments	-\$18,161,759		-\$2,986,551		
- Closing Cash balance	\$18,987,215		\$18,987,215		
	-		-		
Account Breakdown					
- Trading Accounts	\$997,372				
- Investments	\$17,989,843				
	\$18,987,215				
	-				
Summary of Investments	Investment Date	Maturity Date	Interest Rate%	Purchase Price	Maturity Value
Tasmanian Public Finance Corporation Call Account	1/03/2019	31/03/2019	1.50	\$5,326	\$5,333
CBA Call Account	26/03/2019	31/03/2019	1.40	\$1,010,854	\$1,011,047
CBA	18/12/2018	18/04/2019	2.48	\$1,000,000	\$1,008,221
CBA	28/02/2019	29/04/2019	2.29	\$1,000,000	\$1,003,764
CBA	22/11/2018	22/05/2019	2.48	\$1,000,000	\$1,012,298
Bank of Us (B&E)	30/01/2019	30/07/2019	2.80	\$509,229	\$516,300
Westpac	7/02/2019	7/11/2019	2.75	\$2,500,000	\$2,551,421
My State Financial	25/12/2018	25/12/2019	2.90	\$1,256,237	\$1,292,668
Westpac	15/01/2019	15/01/2020	2.80	\$2,500,000	\$2,570,000
Bank of Us (B&E)	24/01/2019	24/01/2020	2.85	\$658,197	\$676,956
Westpac	4/10/2018	4/07/2022	3.37	\$5,500,000	\$6,195,189
Westpac	29/03/2019	28/06/2023	3.30	\$1,050,000	\$1,197,334
Total Investments				\$17,989,843	\$19,040,532

Investments by Institution

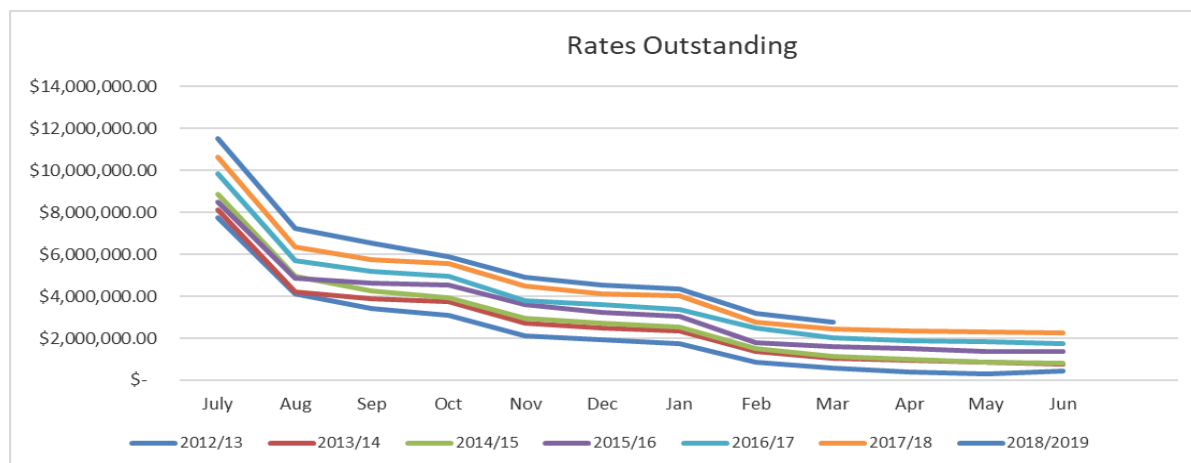


Total Investments by Rating (Standard & Poor's)



Rate Debtors	2018/19	% to Raised	Same Time Last Year	% to Raised
Balance b/fwd	\$2,245,313		\$1,742,445	
Rates Raised	\$10,700,618		\$10,188,939	
	\$12,945,932		\$11,931,384	
Rates collected	\$9,879,363	92.3%	\$9,227,370	90.6%
Pension Rebates	\$449,865	4.2%	\$445,294	4.4%
Discount & Remissions	\$99,449	1.0%	\$46,809	0.4%
	\$10,428,677		\$9,719,474	
Rates Outstanding	\$2,769,403	25.9%	\$2,423,501	23.8%
Advance Payments received	-\$252,148	2.4%	-\$211,591	2.1%

NORTHERN MIDLANDS COUNCIL AGENDA – ORDINARY MEETING 15 APRIL 2019



Trade Debtors

Current balance	\$1,221,742
- 30 Days	\$258,775
- 60 Days	\$687,846
- 90 Days	\$2,381
- More than 90 days	\$272,739

Summary of Accounts more than 90 days:

- Norfolk Plains Book sales	711	Paid by outlet as sold
- Hire/lease of facilities	148	
- Removal of fire hazards	7,510	
- Dog Registrations & Fines	34,911	Send to Fines Enforcement
- Private Works	2,828	
- Regulatory Fees	1,928	
- Govt Reimbursements	225,000	Woolmers Bridge

C. Capital Program

	Budget	Actual (\$,000)	Target 75%	Comments
Renewal	\$11,910,582	\$5,988,499	50%	
New assets	\$9,181,495	\$5,975,284	65%	
Total	\$21,092,077	\$11,963,783	57%	
Major projects:				
- Woolmers Bridge Replacement	\$2,830,000	\$2,874,425 incl c/fwd	102%	Complete
- Campbell Town Rec Ground Building	\$2,575,237	\$1,373,967	53%	Commencement of works Aug 18
- Campbell Town Rec Ground Site Works	\$484,933	\$37,046	8%	
- Campbell Town Rec Ground Tennis Centre	\$315,000	\$40,799	13%	
- Campbell Town Rec Ground Cenotaph	\$170,000	\$990	1%	
- Longford Rec Ground Redevelopment	\$1,573,409	\$1,401,045 incl c/fwd	89%	In progress
- Longford Sports Centre Extension	\$1,000,000	\$738,168 incl c/fwd	74%	Slab / Shed stage
- Council Chamber toilet/kitchen/roof	\$335,000	\$19,050	6%	DA stage
- Recreation Lighting Upgrade	\$1,365,379	\$1,353,540 incl c/fwd	99%	Substantially complete
- Barton Road Reconstruction	\$450,000	\$430,231	96%	Complete
- Bishopsbourne Road Reconstruction	\$379,000	\$309,877	82%	Complete
- Campbell Town Main Street Improvements	\$900,000	\$108,414 incl c/fwd	12%	Design
- Bridge Replacements				
Tooms Lake Road B4619	\$265,000	\$48,965	18%	Commenced
Royal George Road B2380	\$196,000	\$7,766	4%	Commenced
Brambletyre Road B1820	\$124,000	\$107,328	87%	Substantially complete

* 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	55.0%	66.8%	-11.9%	⬇️
- Own Source Revenue / Total Revenue	78%	87%	-9.1%	⬇️



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Sustainability Ratio

- Operating Surplus / Operating Revenue	0.8%	18.3%	-17.5%	↘
- Debt / Own Source Revenue	48.5%	53.8%	-5.2%	↔

Efficiency Ratios

- Receivables / Own Source Revenue	26.1%	17.6%	8.5%	↘
- Employee costs / Revenue	27.3%	22.4%	4.9%	↗
- Renewal / Depreciation	220.5%	147.8%	72.7%	↗

Unit Costs

- Waste Collection per bin	\$10.43	\$11.25		↔
- Employee costs per hour	\$44.50	\$35.93		↗
- Rate Revenue per property	\$1,521.67	\$1,495.43		↔
- IT per employee hour	\$3.17	\$2.37		↘

E. Employee & WHS scorecard

	YTD	This Month	
Number of Employees	89	89	
New Employees	16	1	
Resignations	7	1	
Total hours worked	98475	10638	
Lost Time Injuries	1	0	
Lost Time Days	0	0	
Safety Incidents Reported	35	2	
Hazards Reported	29	9	
Risk Incidents Reported	0	0	
Insurance claims - Public Liability	0	0	
Insurance claims - Industrial	2	0	
Insurance claims - Motor Vehicle	3	1	
IT - Unplanned lost time	1	1	Power outage
Open W/Comp claims	9	1	

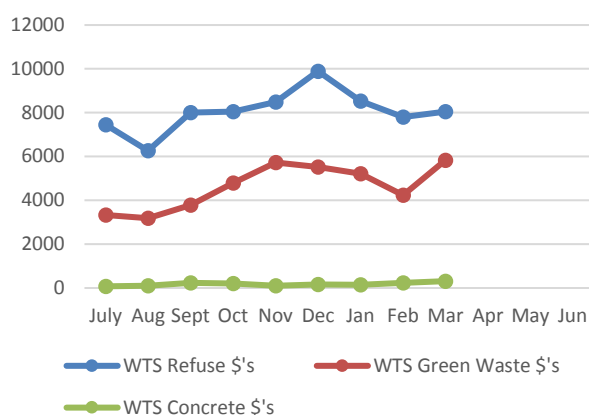
F. Waste Management

Waste Transfer Station	2016/17	2017/18	2018/19 Budget	2018/19
Takings			Year to Date	
- Refuse		\$96,262	\$91,682	\$72,518
- Green Waste		\$55,282	\$49,600	\$41,611
- Concrete		\$1,333	\$1,500	\$1,596
Total Takings	\$143,942	\$152,877	\$107,087	\$115,725

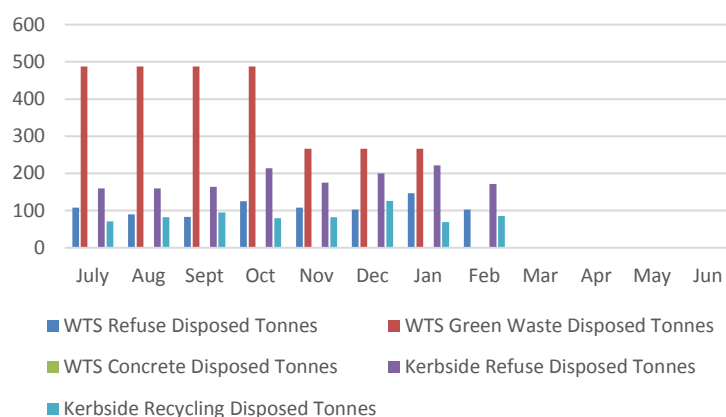
Tonnes Disposed

WTS Refuse Disposed Tonnes	1787	1510	1717	867
WTS Green Waste Disposed Tonnes	2500	4123	3631	2750
WTS Concrete Disposed Tonnes	0	0	0	0
Kerbside Refuse Disposed Tonnes	2340	2201	2299	1467
Kerbside Recycling Disposed Tonnes	1101	1037	1164	691
Total Waste Tonnes Disposed	7728	8871	8811	5775

Waste Transfer Station Fees 2018/19



Tonnes Waste Disposed





NORTHERN MIDLANDS COUNCIL AGENDA – ORDINARY MEETING 15 APRIL 2019

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 March 2019.
- 5.2 Capital Works Report to end March 2019.

RECOMMENDATION

That Council

- i) receive and note the Monthly Financial Report for the period ending 31 March 2019.
- ii) authorise budget alterations as detailed in section 3A above.

DECISION

Cr



NORTHERN MIDLANDS COUNCIL AGENDA – ORDINARY MEETING 15 APRIL 2019

CORP 2 HEART FM COMMUNITY RADIO STATION SUPPORT

Attachments: Section 1 – Page 66

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 seek

- 1) clarification regarding Council's commitment to meet the cost of establishing the HeartFM studio and office in the back room of the Longford Memorial Hall, and
- 2) to facilitate a Community Meeting, most likely in March 2019, to gauge the support of City Park Radio and Way FM community radio stations.

2 INTRODUCTION/BACKGROUND

Mayor Knowles has requested that this matter be placed on Council's meeting agenda.

In summary HeartFM background is:

- Northern Midlands Community Broadcasters Inc was incorporated as an Association with Consumer Affairs & Fair Trading Department of Justice on 19th April 2001 Incorporation No IA08259
- Australian Communications Media Authority (ACMA) issued the station a licence to broadcast from 1 May 2002
- The station broadcasted as 95.7 HeartFM from a studio in Poatina from 2002 and a transmitter on Hummocky Hill
- In April 2009 a studio was also established at rented premises at 34A Wellington Street, Longford, and the station "re-launched" with a stronger transmitter from a Telstra tower on Mt Blackwood
- In July 2012, because of declining revenues from not having a consistent sales/sponsorship representative on the road, the committee decided to cease operations rather than face insolvency
- Since then, with the support of NMBA, it has been seeking to locate a volunteer general manager to lead a team of local volunteers.

In August 2015 (min. ref. 232/15) HeartFM sought a financial commitment from Council to meet the cost of establishing the HeartFM studio and office in the back room of the Longford Memorial Hall, the following motion was passed:

Cr Calvert/Cr Lambert

That Council grant \$7,500 to Northern Midlands Community Broadcasting Inc. subject to Council having a representative on the board of directors, being provided with an acceptable business plan for the next 24 months, and being allocated 30 minutes of air time per week to promote events, community news and special projects on the radio station if required,.

Carried unanimously

Over forthcoming months, possible studio locations were viewed in Perth and Longford. In mid 2013 NMCB asked if it would be possible for the studio to be located in the Longford Memorial Hall on the Village Green.

In February 2015 NMCB had plans drawn up for the studio and identified the following work was required:

- *Widen sliding door into existing room*
- *Fit solid locking door to main office room*
- *Frame and sheet noise batts to studio walls*
- *Fit solid locking door to studio*
- *Fit triple glazed window between studio and office room*
- *Turn stairs around if possible to enter stage area*
- *Fit 8 double power points as requested*



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- Fit batts in ceiling area above studio and office
- Install wall mounted heater in office area

A quote of \$11,000 GST inclusive was received.

At that time (August 2015, min. ref. 232/15), the following was the decision of Council:

That Council approve the allocation of \$11,000 to fund the conversion of the room in the Memorial Hall into HeartFM's studio and office, and in return Council will receive at no charge a Gold Level Sponsorship package with HeartFM across 2015-2018.

3 STRATEGIC PLAN 2017-2027

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

- Lead –
 - Leaders with Impact
Core Strategies:
 - ♦ Communicate – Connect with the community
 - ♦ Lead – Councillors represent honestly with integrity
 - ♦ Manage – Management is efficient and responsive
 - Money Matters
Core Strategies:
 - ♦ Budgets are responsible yet innovative
 - ♦ Improve community assets responsibly and sustainably
 - Best Business Practice & Compliance
Core Strategies:
 - ♦ Effective and efficient marketing, communications & IT
- People –
 - Sense of Place – Sustain, Protect, Progress
Core Strategies:
 - ♦ Public assets meet future lifestyle challenges
 - Lifestyle – Strong, Vibrant, Safe and Connected Communities
Core Strategies:
 - ♦ Communicate – Communities speak & leaders listen
 - ♦ Participate – Communities engage in future planning
 - ♦ Connect – Improve sense of community ownership

4 POLICY IMPLICATIONS

Community and recreation facilities are normally occupied for short time periods to not for profit community and sporting activities.

5 STATUTORY REQUIREMENTS

All building alterations to the Longford Memorial Hall would need to be in accordance with all Building and Planning requirements as required.

6 FINANCIAL IMPLICATIONS

Due to the length of time since the application for funding by HeartFM the allocations have not been identified in the current budget. Should Council wish to proceed with this project it would need to be reinstated into the budget. The renovation quote of \$11,000 (dated 2015) would also need to be requested.



NORTHERN MIDLANDS COUNCIL AGENDA – ORDINARY MEETING 15 APRIL 2019

7 RISK ISSUES

The Longford Memorial Hall, since renovations, has become a popular destination for functions including weddings, birthday parties, meetings, and large general gatherings due to its easy access, size and close proximity to open space. Without the back room access to hirers there is restricted storage space at the hall. There is only access to/from the back room for the proposed radio stations and to the amenities via the main hall which could now create greater conflict with other users of the hall.

8 CONSULTATION WITH STATE GOVERNMENT

N/a.

9 COMMUNITY CONSULTATION

A community meeting is proposed to gauge the support of City Park Radio and Way FM community radio stations, and the associated use of the Longford Memorial Hall.

10 OPTIONS FOR COUNCIL TO CONSIDER

Council has been requested to consider the following:

- i) Can Council agree to keep the previous agreement open to have HeartFM as a potential future occupier of the Memorial Hall
- ii) Can Council agree to carry forward the amount previously agreed to in the budget
- iii) Can Council agree to facilitate a Community Meeting, most likely in March, pending the outcome of meetings to gauge the support of City Park Radio and Way FM community radio stations.

Council has the following options:

- i) Agree to all 3 requests,
- ii) Agree to some requests, or
- iii) No agree to requests.

11 OFFICER'S COMMENTS/CONCLUSION

HeartFM was much appreciated and the community was poorer for its closure.

The Longford Memorial Hall has become a very popular facility and location/renovations of the station may need to be reconsidered.

12 ATTACHMENTS

- 12.1 NMBA Briefing Paper – HEARTFM Community & Business Radio Station Status
- 12.2 Council Meeting Minutes – 19 September 2011, minute reference 232/11
- 12.3 Council Meeting Minutes – 20 August 2012, minute reference 211/12
- 12.4 Council Meeting Minutes – 17 August 2015, minute reference 227/15 (Public Question Time)
- 12.5 Council Meeting Minutes – 17 August 2015, minute reference 232/15

RECOMMENDATION

That Council discuss the matter.

DECISION

Cr



NORTHERN MIDLANDS COUNCIL AGENDA – ORDINARY MEETING 15 APRIL 2019

CORP 3 NOMENCLATURE: CHANGES TO STREET NAMES – ESPLANADE, ROSS & ESPLANADE, CAMPBELL TOWN

Attachments: Section 1 – Page 78

File: 34/007
Responsible Officer: Maree Bricknell, Corporate Services Manager
Report Prepared by: Natalie Horne, Administration Officer

1 PURPOSE OF REPORT

This report considers the request from the Nomenclature Board to incorporate locality names in streets known as 'Esplanade'.

2 INTRODUCTION/BACKGROUND

The Nomenclature Board sent an email to council raising an issue with duplication of the name "Esplanade" across the State. There are currently 57 instances of this duplication with two in the Northern Midlands Municipal area at Ross and at Campbell Town.

Email states:

'Esplanade changes to incorporate locality names.

There has existed an issue with the duplication of the name "Esplanade" right across the State for some time. There currently exists 57 instances of Esplanade across the state which are direct duplications. These include multiple examples of Esplanade East, Esplanade West, Esplanade South and Esplanade North as well as East Esplanade and West Esplanade and instances of The Esplanade. The Esplanade naming duplication is not ideal, has the potential to cause confusion and is an ongoing risk to accurate and timely discovery of any Esplanade property address.

At its recent meeting, the Nomenclature Board has tasked the Nomenclature Office with communicating with Councils state-wide to attempt to resolve this duplication issue. The proposal from the Nomenclature Office is to rename all instances of "Esplanade" by adding the relevant locality name in each case to uniquely identify each feature. In the majority of cases, in reality the name Esplanade would already be referenced with its associated locality name as a means to sufficiently describe an address location.

Within your Municipality there exists two instances of Esplanade. The Nomenclature office's proposal to Council is to rename them as such:

Current Name:	Nom Reg No.	Locality:	Proposed New Name:	Sec.
Esplanade	37343A	Campbell Town	Campbell Town Esplanade	20E
Esplanade	37347C	Ross	Ross Esplanade	20E

With Council approval, as these road names are within a Town Boundary under Section 20E of the Act, the Nomenclature Office is able to undertake an alteration to these names.

With any changes to road naming, as you are aware, the associated addresses will also be required to be updated and the Nomenclature Office is able to assist at this end in amending the official addresses.

It is the hope that all residents will be accepting of any change for a number of reasons; firstly as the proposed name is most likely going to be what they already refer to as their street name and secondly for the advantage of having a unique street name that will ensure ease of location into the future, especially by emergency services.

3 STRATEGIC PLAN 2017-2027

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

- Lead –
 - Leaders with Impact



NORTHERN MIDLANDS COUNCIL AGENDA – ORDINARY MEETING 15 APRIL 2019

Core Strategies:

- ♦ Communicate – Connect with the community
- ♦ Manage – Management is efficient and responsive
- Best Business Practice & Compliance
- Core Strategies:
 - ♦ Council complies with all Government legislation
 - ♦ Excellent standards of customer service
- People –
 - Sense of Place – Sustain, Protect, Progress
 - Core Strategies:
 - ♦ Council nurtures and respects historical culture

4 STATUTORY REQUIREMENTS

As these names are within a Town Boundary under section 20E of the Act, urban roads which are wholly contained within a proclaimed town boundary, Council has authority to assign the names.

5 FINANCIAL IMPLICATIONS

It is anticipated that the street signs will be altered accordingly.

6 RISK ISSUES

The Nomenclature Board's guiding principles for the assignment of place names state:

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

Properties affected:

- Ross Caravan Park – does not use Esplanade as address – entry from High Street
- 14 Esplanade Campbell Town – vacant land
- 10 Esplanade Campbell Town – dwelling
- 8 Esplanade Campbell Town – dwelling
- 6 Esplanade Campbell Town – dwelling

7 OFFICER'S COMMENTS/CONCLUSION

The small change from 'Esplanade' to 'Ross Esplanade' or 'Campbell Town Esplanade' is not considered problematic, but practical for the reasons highlighted by the Nomenclature Board.

8 ATTACHMENTS

8.1 Location plans.

RECOMMENDATION

That Council agree to the nomenclature recommendation to include the locality in the street name.

DECISION

Cr



NORTHERN MIDLANDS COUNCIL AGENDA – ORDINARY MEETING 15 APRIL 2019

CORP 4 NORTHERN TASMANIAN WASTE MANAGEMENT GROUP: LANDFILL LEVY AMENDMENT

Responsible Officer: Maree Bricknell, Corporate Services Manager
Report prepared by: Jonathan Galbraith, Engineering Officer

1 PURPOSE OF REPORT

To consider a proposed increase in the landfill levy to fund the activities of the Northern Regional Waste Management Group (NTWMG) and drive more sustainable waste management and resource recovery.

2 INTRODUCTION/BACKGROUND

The Northern Tasmanian Waste Management Group (NTWMG) was established in 2007 when a need was identified to have a coordinated and strategic approach to waste and resource recovery in the region.

Members include seven Councils from northern Tasmania: Launceston, Break O'Day, Dorset, George Town, Meander Valley, Northern Midlands and West Tamar.

The NTWMG operates under a voluntary regional partnership and is able to provide these services through the current \$5/tonne levy on waste disposed to landfill from northern Tasmania.

In 2007, when the group started operating, there was a \$2/tonne levy which was increased to \$5/tonne in 2012. There has not been a change for seven years and no CPI adjustment has been added over that period.

The proposed landfill levy amendment from \$5 per tonne to \$7.50 per tonne would boost the NTWMG yearly income from \$480,000 to \$720,000 and allow the group's strategy projects to be implemented on a sustainable basis into the future.

In order to implement the increase the NTWMG require the approval of all member Councils. If any Councils choose not to support the proposed increase the levy will remain at \$5.00.

2.1 Services delivered to Council by the NTWMG

Some of the services which the NTWMG has offered which benefit Northern Midland Council include:

- New recycling streams – e.g. batteries, paint, e-waste, fluoro light tubes and polystyrene
- Household hazardous waste collection
- Recycling promotion and information
- Recycling bin audits
- Technical support and advice
- Grants for projects which improve resource recovery

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



NORTHERN MIDLANDS COUNCIL AGENDA – ORDINARY MEETING 15 APRIL 2019

- ♦ Manage – Management is efficient and responsive
- Money Matters
Core Strategies:
 - ♦ Budgets are responsible yet innovative
 - ♦ Efficiency in resource sharing and Council reform
 - ♦ Improve community assets responsibly and sustainably
- Progress –
 - Strategic Project Delivery – Build Capacity for a Healthy Wealthy Future
Core Strategies:
 - ♦ Strategic, sustainable, infrastructure is progressive
 - ♦ Proactive engagement drives new enterprise
 - ♦ Collaborative partnerships attract key industries
 - ♦ Attract healthy, wealth-producing business & industry
- Place –
 - Environment – Cherish & Sustain our Landscapes
Core Strategies:
 - ♦ Cherish & sustain our landscapes
 - ♦ Meet environmental challenges
 - ♦ Eco-tourism strongly showcases our natural beauties

4 POLICY IMPLICATIONS

N/A

5 STATUTORY REQUIREMENTS

The following Acts and Regulations have relevance to Waste management

- *Environmental Management and Pollution Control Act 1994*
- *Environmental Management and Pollution Control (Waste Management) Regulations 2010*

6 FINANCIAL IMPLICATIONS

Council currently dispose of some 4,000 tonne of waste per annum, this equates to payment of a waste levy of approximately \$20,000.

An increase of the waste levy from \$5-00 to \$7-50 per tonne would result in Council paying \$30,000 per annum, and in 2023 at \$10.00 per tonne a waste levy of \$40,000 per annum.

7 RISK ISSUES

There are many significant risk issues associated with Waste Management including:

- The impact of commodity prices on the costs of recycling.
- Significant increases in the cost of managing landfill sites such as the Launceston Waste Centre in compliance with Government regulations.
- The environmental risks associated with waste management.
- Community concerns and perceptions in relation to recycling.

Many of these areas are highly specialised and the NTWMG has experienced staff who are able to provide Council with advice and expertise in these areas. The proposed additional funding will allow the NTWMG to further increase the support they provide to Council.



NORTHERN MIDLANDS COUNCIL AGENDA – ORDINARY MEETING 15 APRIL 2019

8 CONSULTATION WITH STATE GOVERNMENT

N/A

9 COMMUNITY CONSULTATION

N/A

10 OPTIONS FOR COUNCIL TO CONSIDER

To support an increase from \$5.00 to \$7.50 in the waste levy or not.

11 OFFICER'S COMMENTS/CONCLUSION

It is recommended that Council support the increase in the levy. The NTWMG has experienced staff members who can provide advice and support to Council and has delivered good value for money in the services that have been offered to the Northern Midlands Council.

Environmental issues, uncertainties in recycling and commodity markets and changes to legislation are creating challenges for Councils and an increase in the support provided to the NTWMG will assist them to provide further support.

12 ATTACHMENTS

N/A

RECOMMENDATION

That Council support an increase in the Waste Management Levy from \$5.00 to \$7.50 for the 2019-2022 period.

DECISION

Cr



NORTHERN MIDLANDS COUNCIL AGENDA – ORDINARY MEETING 15 APRIL 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



NORTHERN MIDLANDS COUNCIL AGENDA – ORDINARY MEETING 15 APRIL 2019

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 to PLAN 3.

2 STATEMENTS

- | | |
|--------|--|
| PLAN 1 | PLANNING APPLICATION PLN-19-0040: OLD PUNT ROAD, PERTH |
| PLAN 2 | PLANNING APPLICATION PLN-19-0034: 59 RAEBURN ROAD & ACCESS OVER 827,831 & 833 HOBART ROAD, BREADALBANE |
| PLAN 3 | PLANNING APPLICATION PLN-19-0049: 3 TABERNACLE PLACE, PERTH |



NORTHERN MIDLANDS COUNCIL AGENDA – ORDINARY MEETING 15 APRIL 2019

PLAN 1 PLANNING APPLICATION PLN-19-0040: OLD PUNT ROAD, PERTH

Attachments: Section 1 – Page 80

File Number: R11080; CT62196/31; 140550/1
Responsible Officer: Amanda Bond, Community & Development Manager
Report prepared by: Erin Boer, Urban & Regional Planner

1 INTRODUCTION

This report assesses an application for Old Punt Road, Perth to construct footpath works & tree removal (partially within Heritage Precinct).

2 BACKGROUND

Applicant:

Northern Midlands Council

Zone:

General Residential Zone

Utilities Zone

Open Space Zone

Classification under the Scheme:

Discretionary

Deemed Approval Date:

09.04.2019

Owner:

Northern Midlands Council

Codes:

Car Parking and Sustainable Transport Code

Heritage Code

Existing Use:

Utilities

Recommendation:

Approve

Discretionary Aspects of the Application

- Works partially within Heritage Precinct.
- Discretionary use within Open Space Zone.
- Setback variations within each zone.

Planning Instrument: Northern Midlands Interim Planning Scheme 2013

Subject site



3 STATUTORY REQUIREMENTS

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

4 ASSESSMENT

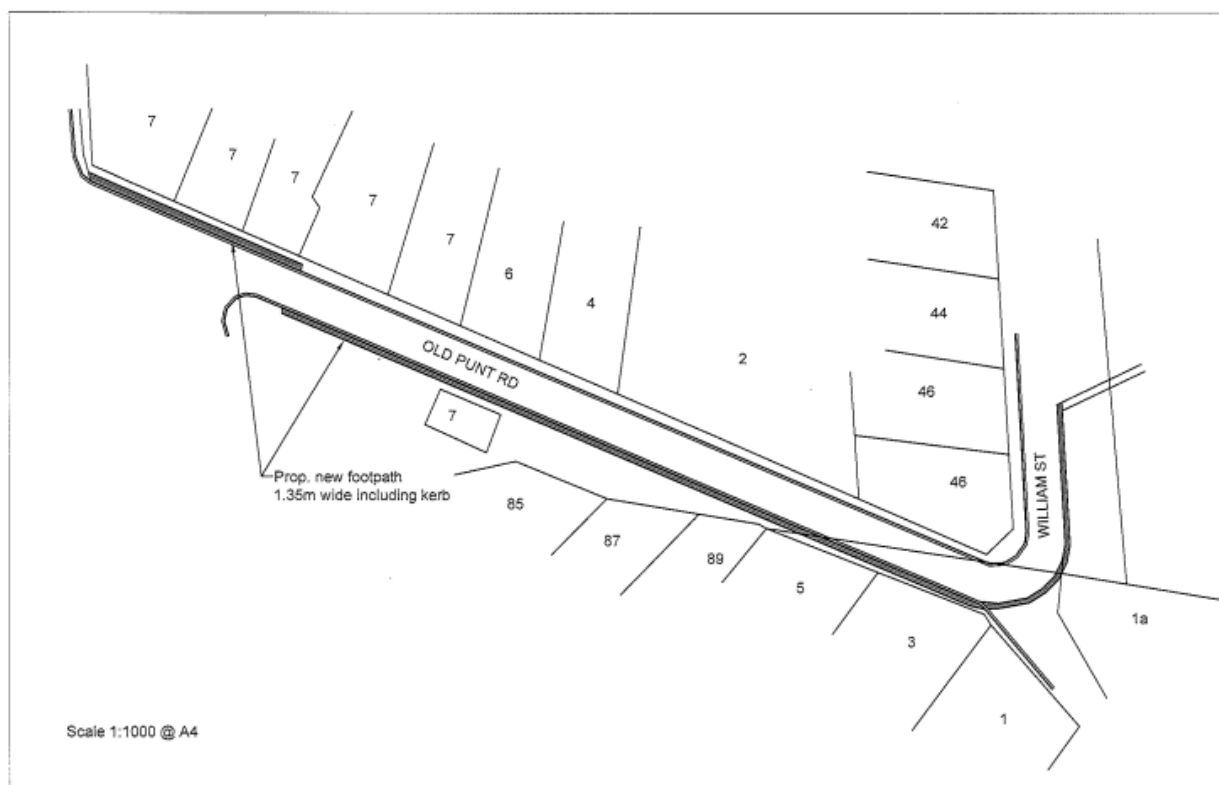
4.1 Proposal

It is proposed to:

- Undertake footpath works & tree removal (partially within Heritage Precinct) along the edge of Old Punt Road, Perth.

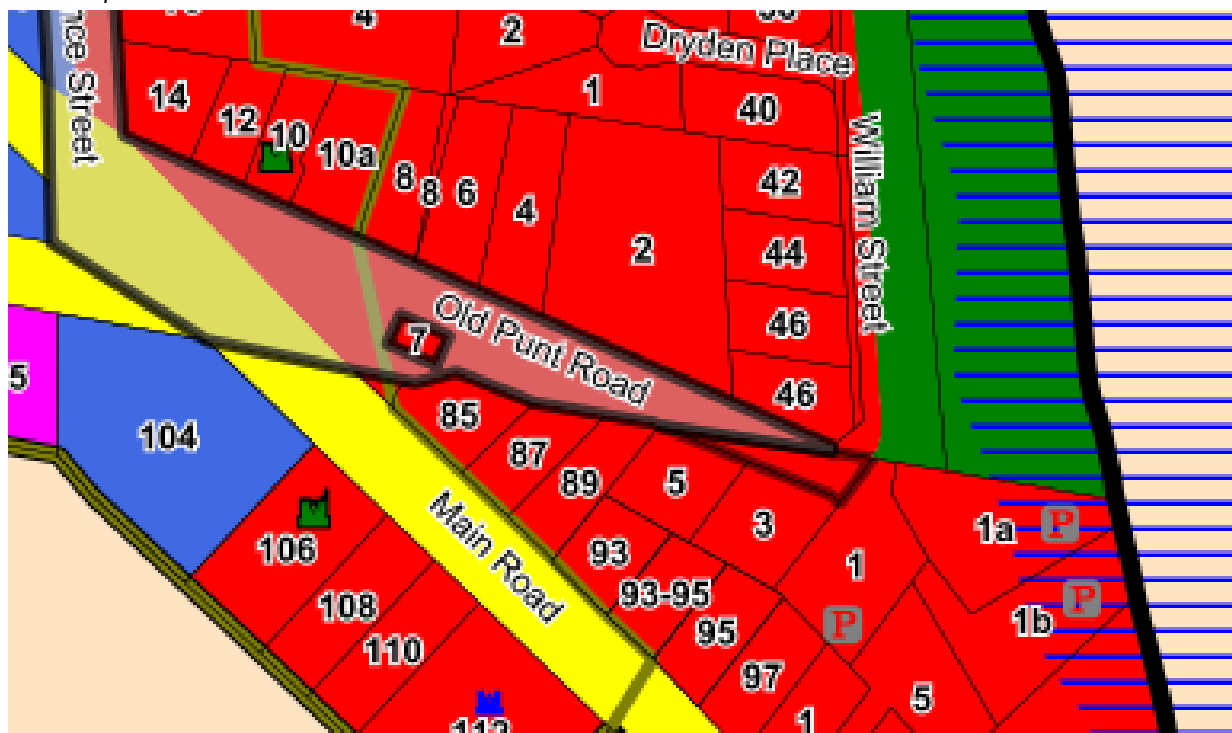
Site Plan

PROPOSED FOOTPATH OLD PUNT RD, PERTH



4.2 Zone and land use

Zone Map – General Residential Zone



The land is zoned General Residential; Utilities and Open Space and is subject to the Local Historic Heritage Code.

The relevant Planning Scheme definition is:

Utilities	use of land for utilities and infrastructure including: (a) telecommunications; (b) electricity generation; (c) transmitting or distributing gas, oil, or power; (d) <u>transport networks</u>; (e) collecting, treating, transmitting, storing or distributing water; or (f) collecting, treating, or disposing of storm or floodwater, sewage, or sullage. Examples include an electrical sub-station or powerline, gas, water or sewerage main, optic fibre main or distribution hub, pumping station, railway line, retarding basin, road, sewage treatment plant, storm or flood water drain, water storage dam and weir.
minor utilities	means use of land for utilities for local distribution or reticulation of services and associated infrastructure such as a footpath, cycle path, stormwater channel, water pipes, retarding basin, telecommunication lines or electricity substation and power lines up to but not exceeding 110Kv.

Utilities (minor) is Permitted in the General Residential zone, no permit required in the Utilities zone and Discretionary in the Open Space Zone.

4.3 Subject site and locality

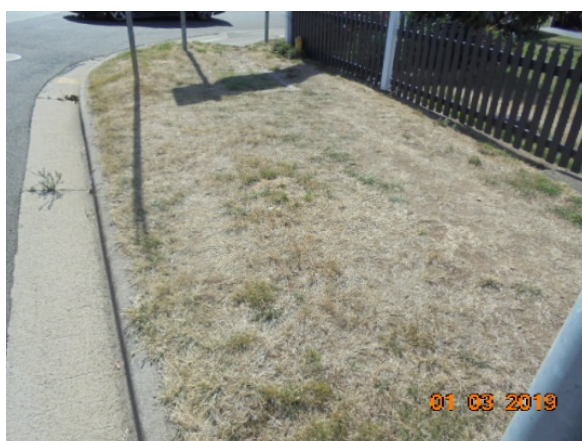
The author of this report carried out a site visit on the 1st March 2019. The subject site is on the south-eastern side of the Perth township and leads from Main Road down to the South Esk River. The area contains established residential uses and open space.

Aerial photograph of area



Photographs of subject site





4.4 Permit/site history

Relevant permit history includes:

- Nil

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:

- Suzanne Creese, 46 William Street, Perth

Map showing location of representor properties in relation to subject site (highlighted)



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

Issue 1

- Low volumes of vehicle and pedestrian traffic – is the footpath necessary and best use of funds?

Planner's comment:

The planning approval process is to determine the proposal's compliance with the Planning Scheme. Council may wish to consider the priority of the project separate to this process.

Issue 2

- Potential damage to the existing street trees in Old Punt Road as a result of construction works (in addition to tree to be removed).

Planner's comment:

The tree which is proposed to be removed by this application has already been removed by TasNetworks, due to its proximity to power infrastructure. Council's Works and Infrastructure Department have noted that although every attempt will be made to avoid any damage to the root systems of the remaining street trees, they will not know the exact location of the root structure until ground works commence. Council's Heritage Advisor has commented that the removed tree should be replaced with a suitable species. This tree was very close to the



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property boundary of #5 Old Punt Road. Replacement planting should be in consultation with the adjoining land owner and have regard to existing power lines/infrastructure.

Issue 3

- Query regarding the surface material of the footpath and possibility of continuing the same material (white compacted gravel) that has been used at the norther end of William Street.

Planner's comment:

The footpath is proposed to be constructed of exposed aggregate, which is consistent with the footpaths in the Heritage Precincts of other heritage towns within the municipality and have previously been supported by Council's Heritage Advisor.

4.6 Referrals

The only referrals required were as follows:

Council's Works Department

Precis: Council's Works & Infrastructure Department (Jonathan Galbraith) advised that they had no comment to make on this proposal.

TasWater

Precis: Taswater advised on the 5.03.2019 that a submission from Taswater is not required, but noted the following advice:

Advice: *Footpaths are deemed minor structures under the Water and Sewerage Industry (General) regulations 2009 and as such do not require TasWater consent to construct. Extreme care should be exercised when excavating tree stumps/roots in the vicinity of TasWater's infrastructure to ensure no damage occurs. Tree roots which may have infiltrated TasWater pipes must be cut prior to removal and not pulled using excavators or other machinery. Any damage to TasWater's assets must be promptly reported to TasWater and shall be repaired by TasWater at the developer's cost.*

Heritage Adviser

Council's Heritage Advisor, David Denman, reviewed the application on the 20.03.2019. Mr Denman noted that he had no objections to the proposal but made the following comments:

"It is recommended that the tree to be removed is replaced with a similar tree that is sympathetic with the existing tree trees.

The finish and colour of the new footpath to be discussed with Council's Heritage Adviser prior to commencing work."

General Manager

Precis: Application signed by the Acting General Manager.

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 buy providing infrastructure to support the residential community.



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LOCAL AREA OBJECTIVES

To consolidate growth within the existing urban land use framework of the towns and villages.

To manage development in the General residential zone as part of or context to the Heritage Precincts in the towns and villages.

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

Assessment: The proposal meets the local area objectives. The proposal meets the Heritage Provisions of the Planning Scheme and Council's Heritage Advisor has no objections to the proposal.

10.4.14 Non Residential Development

Objective

To ensure that all non-residential development undertaken in the Residential Zone is sympathetic to the form and scale of residential development and does not affect the amenity of nearby residential properties.

Acceptable Solutions	Performance Criteria
A1 If for permitted or no permit required uses.	P1 Development must be designed to protect the amenity of surrounding residential uses and must have regard to: a) the setback of the building to the boundaries to prevent unreasonable impacts on the amenity, solar access and privacy of habitable room windows and private open space of adjoining dwellings; and b) the setback of the building to a road frontage and if the distance is appropriate to the location and the character of the area, the efficient use of the site, the safe and efficient use of the road and the amenity of residents; and c) the height of development having regard to: i) the effect of the slope of the site on the height of the building; and ii) the relationship between the proposed building height and the height of existing adjacent and buildings; and iii) the visual impact of the building when viewed from the road and from adjoining properties; and iv) the degree of overshadowing and overlooking of adjoining properties; and d) the level and effectiveness of physical screening by fences or vegetation; and e) the location and impacts of traffic circulation and parking and the need to locate parking away from residential boundaries; and f) the location and impacts of illumination of the site; and g) passive surveillance of the site; and h) landscaping to integrate development with the streetscape.
Complies with A1. Permitted use in the zone.	N/a

UTILITIES ZONE

ZONE PURPOSE

28.1.1 Zone Purpose Statements

28.1.1.1 To provide land for major utilities installations and corridors.

28.1.1.2 To provide for other compatible uses where they do not adversely impact on the utility.

Assessment: The proposal meets the zone purpose by providing infrastructure to support the residential community.

LOCAL AREA OBJECTIVES

There are no desired local area objectives

28.3 Use Standards

28.3.1 Capacity of existing utilities

Objective

To ensure that uses do not compromise the capacity of utility services.

Acceptable Solutions	Performance Criteria
A1 If for permitted or no permit required uses.	P1 The proposal must not unreasonably compromise or reduce the operational efficiency of the utility having regard to: a) existing land use practices; and



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	b) the location of the use in relation to the utility; and c) any required buffers or setbacks; and d) the management of access.
Complies.	N/a

28.4 Development Standards

28.4.1 Building Design and Siting

Objective To ensure that the siting and design of development: a) considers the impacts to adjoining lots; and b) furthers the local area objectives and desired future character statements for the area, if any.	
Acceptable Solutions	Performance Criteria
A1 Height must not exceed: a) 10m; or b) 15 m for ancillary antenna and masts for communication devices.	P1.1 Height must: a) minimise the visual impact having regard to: i) prevailing character of the landscape or urban pattern of the surrounding area; and ii) form and materials; and iii) the contours or slope of the land; iv) existing screening or the ability to implement/establish screening through works or landscaping; and v) The functional requirements of the proposed development or use; and b) protect the amenity of residential uses in the area from unreasonable impacts having regard to: i) the surrounding pattern of development; and ii) the existing degree of overlooking and overshadowing; and iii) methods to reduce visual impact; or P1.2 Where development is unavoidably prominent in the landscape, it must provide a significant community benefit.
Complies with A1 (a).	N/a
A2 Buildings must be set back from all boundaries a minimum distance of 3m.	P2 Building setbacks must: a) complement existing building setbacks in the immediate area; and b) minimise adverse impacts on adjoining land uses having regard to: i) the form of the building; and ii) the contours or slope of the land; and iii) methods to reduce visual impact; and c) protect the amenity of adjoining residential uses from unreasonable impacts of overshadowing and overlooking having regard to: i) the surrounding pattern of development; and ii) the existing degree of overlooking and overshadowing; and iii) methods to reduce overlooking and overshadowing.
Refer P2.	The setback variation of the footpath will not cause adverse impacts (visual impact/overshadowing/overlooking) on adjoining land uses, due to the built form of the development being at ground level.

28.4.2 Subdivision – N/a

OPEN SPACE ZONE
ZONE PURPOSE
19.1.1 Zone Purpose Statements 19.1.1.1 To provide land for open space purposes including for passive recreation and natural or landscape amenity.
Assessment: The proposal meets the zone purpose by providing infrastructure to support linkages to passive recreation opportunities.
LOCAL AREA OBJECTIVES
There are no desired local area objectives



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19.3 Use Standards

19.3.1 Amenity

Objective To ensure that uses do not adversely impact upon the occupiers of adjoining and nearby uses.	
Acceptable Solutions	Performance Criteria
A1 Operating hours must be between: a) 8.00 am and 10.00 pm where adjoining residential use; and b) 6.00 am and 12.00 am midnight where not adjoining residential use.	P1 The amenity of residential uses within the surrounding area must not be unduly impacted upon by operating hours and vehicle movements.
N/a	N/a
A2.1 The proposal must not include flood lighting where it adjoins the General residential, Low density residential, Rural living or Village zone; and A2.2 External security lighting must be contained within the boundaries of the site.	P2 External lighting must demonstrate that: a) floodlighting or security lights used on the site will not unreasonably impact on the amenity of adjoining land; and b) all direct light will be contained within the boundaries of the site.
Complies – no flood or security lighting.	N/a
A3 If for permitted or no permit required uses.	P3 Discretionary uses must not cause or be likely to cause an environmental nuisance through emissions including noise, smoke, odour and dust.
Relies on P3.	The development will not cause an environmental nuisance, as no emissions will be generated.

19.3.2 Open Space Character

Objective To ensure that uses are of an appropriate scale and type for the zone, and to support the local area objectives, if any.	
Acceptable Solutions	Performance Criteria
A1 The use must: a) be for natural and cultural values management or passive recreation; or b) not exceed a combined gross floor area of 250m ² over the site.	P1.1 The size and appearance of the use must: a) not dominate the character of the area; and b) be consistent with the local area objectives for visual character, if any; and P1.2 The use is not within the classes of General retail and hire or Tourist operation.
Complies with A1 (b).	N/a
A2 Commercial vehicles for discretionary uses must be: a) parked within the boundary of the property; and b) in locations that are not visible from the road or public land.	P2 No performance criteria.
N/a	N/a
A3 Goods or materials storage for discretionary uses must not be outside in locations visible from adjacent properties, the road or public land.	P3 Storage of materials or equipment must be consistent with the local area objectives for visual character, if any.
Complies – no storage proposed.	N/a

19.4 Development Standards

19.4.1 Building Design and Siting

Objective To ensure that the design and siting of buildings: a) responds appropriately to the open space and natural values of the site; and b) has minimal disturbance to the environment and any adjoining sensitive uses.	
Acceptable Solutions	Performance Criteria
A1 Building height must not exceed 5m.	P1 Building height must: a) not be a dominant feature in the streetscape or landscape when viewed from a road; and



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	b) protect the amenity of adjoining dwellings and sensitive uses are protected from unreasonable impacts of overshadowing and overlooking.
Complies.	N/a
A2 Buildings must be set back 10m from all boundaries.	P2 Building setbacks must: a) protect the amenity of adjoining dwellings from unreasonable impacts of overshadowing and overlooking; and b) conserve the open space and natural values of the area, having regard to existing uses and developments on the site and in the area.
See P2.	The nature of the footpath causes the setback variation; however, it will not result in any overlooking, overshadowing or impact on natural values.
A3 The site coverage must not exceed 20%.	P3 No performance criteria.
Complies.	N/a

19.4.2 Landscaping

Objective To ensure that the open space and natural values of the site are retained in a manner that contributes to the broader landscape of the area.	
Acceptable Solutions	Performance Criteria
A1 If for natural and cultural values management or passive recreation.	P1 Applications must demonstrate how the open space, natural and landscape values of the site and area will be managed by a landscape and site management plan that sets out: a) any retaining walls; and b) retaining any existing native vegetation where it is feasible to do so or required to be retained by another provision of this scheme; and c) the locations of any proposed buildings, driveways, car parking, storage areas, signage and utility services; and d) any fencing; and e) vegetation plantings to be used and where; and f) any pedestrian movement paths; and g) ongoing treatment of the balance of the lot, if any, including maintenance of plantings, weed management and soil and water management.
N/a	Complies – plan provided.

19.4.3 Subdivision – N/a

CODES	
E1.0 BUSHFIRE PRONE AREAS CODE	N/a
E2.0 POTENTIALLY CONTAMINATED LAND	N/a
E3.0 LANDSLIP CODE	N/a
E4.0 ROAD AND RAILWAY ASSETS CODE	N/a
E5.0 FLOOD PRONE AREAS CODE	N/a
E6.0 CAR PARKING AND SUSTAINABLE TRANSPORT CODE	Complies – no requirement set for Utilities.
E7.0 SCENIC MANAGEMENT CODE	N/a
E8.0 BIODIVERSITY CODE	N/a
E9.0 WATER QUALITY CODE	N/a
E10.0 RECREATION AND OPEN SPACE CODE	N/a
E11.0 ENVIRONMENTAL IMPACTS & ATTENUATION CODE	N/a
E12.0 AIRPORTS IMPACT MANAGEMENT CODE	N/a
E13.0 LOCAL HISTORIC HERITAGE CODE	Complies – See code assessment below
E14.0 COASTAL CODE	N/a
E15.0 SIGNS CODE	N/a



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ASSESSMENT AGAINST E13.0 LOCAL HISTORIC HERITAGE CODE

E13.1 Purpose

E13.1.1 The purpose of this provision is to:

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

E13.2 Application of the Code

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

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

E13.3 Use or Development Exempt from this Code

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

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

Comment: The subject site is partially within a Heritage Precinct.

E13.5 USE STANDARDS

E13.5.1 Alternative Use of heritage buildings

Comment: N/a

E13.6 DEVELOPMENT STANDARDS

E13.6.1 Demolition

Comment: N/a

E13.6.2 Subdivision and development density

Comment: N/a



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E13.6.3 Site Cover

Comment: N/a – not a roofed building.

E13.6.4 Height and Bulk of Buildings

Comment: N/a

E13.6.5 Fences

Comment: N/a

E13.6.6 Roof Form and Materials

Comment: N/a

E13.6.7 Wall materials

Comment: N/a

E13.6.8 Siting of Buildings and Structures

Comment: N/a

E13.6.9 Outbuildings and Structures

Comment: N/a

E13.6.10 Access Strips and Parking

Comment: N/a

E13.6.11 Places of Archaeological Significance

Comment: N/a

E13.6.12 Tree and Vegetation Removal

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

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

Comment: Complies – the tree to be removed is not located within the Heritage Precinct.

E13.6.13 Signage

Comment: N/a

E13.6.14 Maintenance and Repair

Comment: N/a

Table E13.1: Local Heritage Precincts

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

Existing Character Statement - Description and Significance
PERTH HERITAGE PRECINCT CHARACTER STATEMENT <i>The Perth Heritage Precinct is unique because it is still the core of a small nineteenth century riverside town, built around the</i>



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

Management Objectives

To ensure that new buildings, additions to existing buildings, and other developments which are within the Heritage Precincts do not adversely impact on the heritage qualities of the streetscape, but contribute positively to the Precinct.
To ensure developments within street reservations in the towns and villages having Heritage Precincts do not to adversely impact on the character of the streetscape but contribute positively to the Heritage Precincts in each settlement.

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

SPECIFIC AREA PLANS	
F1.0 TRANSLINK SPECIFIC AREA PLAN	N/a
F2.0 HERITAGE PRECINCTS SPECIFIC AREA PLAN	Complies – There are no relevant provision within the Heritage Precinct Specific Area Plan.
SPECIAL PROVISIONS	
9.1 Changes to an Existing Non-conforming Use	N/a
9.2 Development for Existing Discretionary Uses	N/a
9.3 Adjustment of a Boundary	N/a
9.4 Demolition	N/a
STATE POLICIES	
The proposal is consistent with all State Policies.	
OBJECTIVES OF LAND USE PLANNING & APPROVALS ACT 1993	
The proposal is consistent with the objectives of the <i>Land Use Planning & Approvals Act 1993</i> .	
STRATEGIC PLAN/ANNUAL PLAN/COUNCIL POLICIES	
Strategic Plan 2017-2027 Statutory Planning	

5 FINANCIAL IMPLICATIONS TO COUNCIL

Not applicable to this application.

6 OPTIONS

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

7 DISCUSSION

Discretion to refuse the application is limited to:

- Discretionary use in Open Space Zone
- Partial location within a Heritage Precinct.

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



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8 ATTACHMENTS

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

RECOMMENDATION

That land at Old Punt Road, Perth be approved to be developed and used for footpath works & tree removal (partially within Heritage Precinct) in accordance with application PLN-19-0040, and subject to the following conditions:

1 Layout not altered

The use and development shall be in accordance with the endorsed plans numbered **P1 – P2** (*Site Plan & Tree removal plan – 2 x A4 sheets*).

2 Heritage

Prior to the commencement of works, a landscape plan shall be provided, to the satisfaction of Council's Heritage Advisor & General Manager, detailing:

- i) Surface material of the footpath;
- ii) Colour schedule of footpath material;
- iii) Location and species/height of any replacement plantings (including any damaged by construction works) within the road reserve.

Once approved, the plan will be endorsed and form part of the Planning Permit.

NOTE: *Extreme care should be exercised when excavating tree stumps/roots in the vicinity of TasWater's infrastructure to ensure no damage occurs. Tree roots which may have infiltrated TasWater pipes must be cut prior to removal and not pulled using excavators or other machinery. Any damage to TasWater's assets must be promptly reported to TasWater and shall be repaired by TasWater at the developer's cost.*

DECISION

Cr



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PLAN 2 PLANNING APPLICATION PLN-19-0034: 59 RAEBURN ROAD & ACCESS OVER 827,831 & 833 HOBART ROAD, BREADALBANE

Attachments: Section 1 – Page 92

File Number: PLN-19-0034
Responsible Officer: Amanda Bond, Community & Development Manager
Report prepared by: Paul Godier, Senior Planner

1 INTRODUCTION

This report assesses an application for 59 Raeburn Road (access over 827,831 & 833 Hobart Road), Breadalbane to construct a concrete batch plant.

2 BACKGROUND

Applicant:
Woolcott Surveys

Zone:
Rural Resource

Classification under the Scheme:
Discretionary

Deemed Approval Date:
19 April 2019

Owner:
A & J Gardner Pty Ltd

Codes:
Road & Railway Assets Code; Carparking & Sustainable Transport Code; Environmental Impacts and Attenuation Code; Airports Impact Management Code.

Existing Use:
Extractive industry

Recommendation:
Approve

Discretionary Aspects of the Application

- Discretionary use in the zone
- Reliance on performance criteria in the zone and codes

Planning Instrument: *Northern Midlands Interim Planning Scheme 2013*, version 28, effective 9 April 2019.

Preliminary Discussion

Prior to submission of the application, the applicant held discussions with Council officers regarding the application. Prior to the application becoming valid, further information was requested from the applicant – copies of outgoing correspondence attached.

Figure 1 - Subject site from internal access road



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

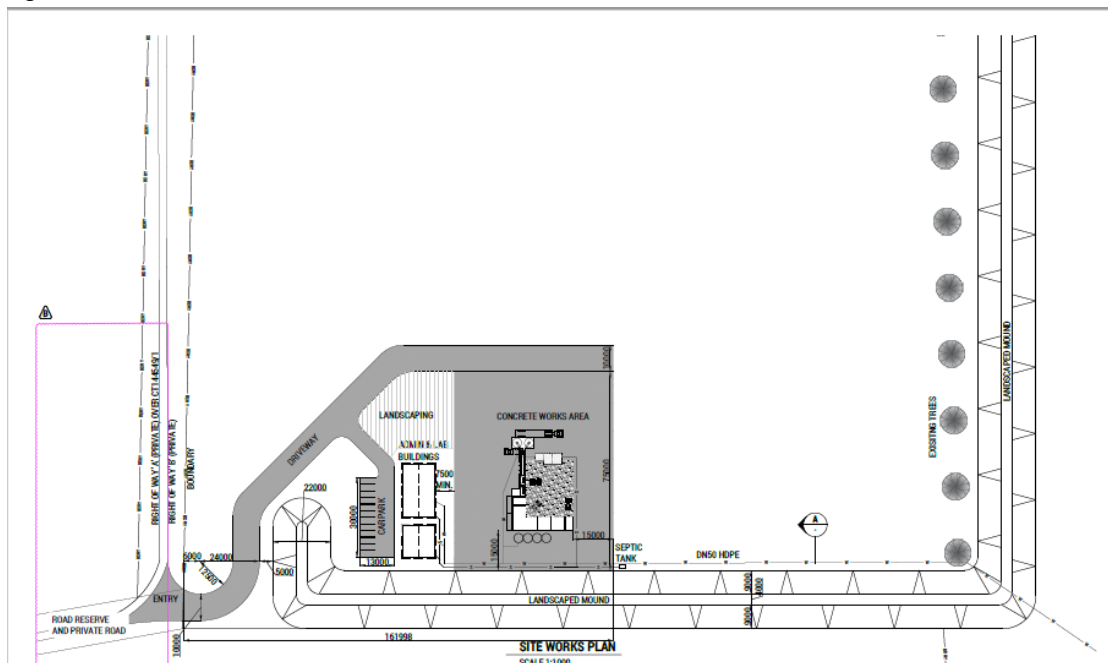
It is proposed to develop and use a concrete batch plant on the same site as an existing Level 2 quarry. The application advises that the batch plant will process rocks from the quarry, mix the product with cement powder, and produce concrete for distribution from the site.

Figure 2 - Site Plan



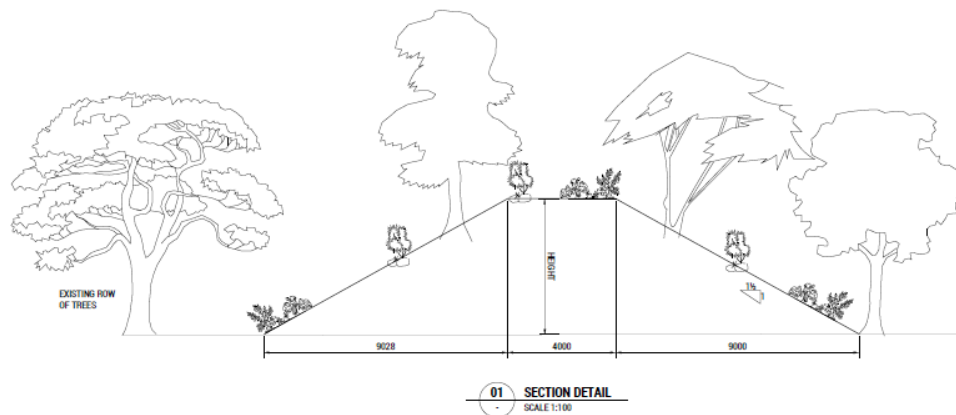
		STATUS: CONTROLLED DOCUMENT		DESIGN BY: RAJ	 Level 16, 10-14 Paterson Street Launceston TAS 7250 rarein.com.au Ph 08 9395 9200	CLIENT: CROSSROADS	TITLE: SITE PLAN	
		DESIGN CHG: RAJ		DRAWN BY: DMP		PROJECT: CONCRETE BATCH PLANT	SCALE: 1:7500 SHEET SIZE: A3 DIMS IN SET: -	
B ADDITIONAL PRIVATE ROAD NOTES		DMP	30-01-19	DRAFT CHG: -		ADDRESS: 835 HOBART ROAD, BREADALBANE	PROJECT No: 19133 DIMS No: A001 REV: B	
A PLANNING APPROVAL		DMP	19-12-18					
REV	ISSUED FOR / DESCRIPTION	BY	DATE	APPROVED: R. JERSON	ACRES No: 02848	DATE: 18-12-18		

Figure 3 - Site Works Plan



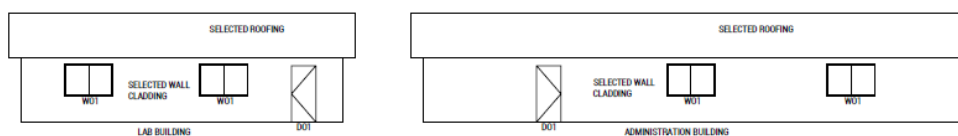
		STATUS: CONTROLLED DOCUMENT		DESIGN BY: RAJ	 Level 16, 10-14 Paterson Street Launceston TAS 7250 rarein.com.au Ph 08 9395 9200	CLIENT: CROSSROADS	TITLE: SITE WORKS PLAN	
		DESIGN CHG: RAJ		DRAWN BY: DMP		PROJECT: CONCRETE BATCH PLANT	SCALE: 1:1000 SHEET SIZE: A3 DIMS IN SET: -	
B ADDITIONAL PRIVATE ROAD NOTES		DMP	30-01-19	DRAFT CHG: -		ADDRESS: 835 HOBART ROAD, BREADALBANE	PROJECT No: 19133 DIMS No: A002 REV: B	
A PLANNING APPROVAL		DMP	19-12-18					
REV	ISSUED FOR / DESCRIPTION	BY	DATE	APPROVED: R. JERSON	ACRES No: 02848	DATE: 18-12-18		

Figure 4 - Sections – Earth Mound

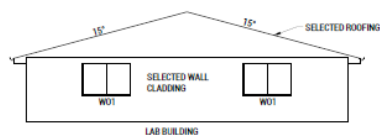


				STATUS: CONTROLLED DOCUMENT		DESIGN BY: RLJ		CLIENT: CROSSROADS	TITLE: SECTIONS - EARTH MOUND	
				DO NOT SCALE - IF IN DOUBT, ASK THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSES FOR WHICH IT WAS PREPARED - © RARE ENGINEERING PTY LTD. - 2018 01/08/2018		DESIGN CHG: RLJ				
						DRAWN BY: DRP				
A PLANNING APPROVAL		DRP	19-12-18	APPROVED: R. JESSON	ACTED: No. C03848	DATE: 19-12-18	Level 1 to 10-14 Paterson Street Launceston TAS 7250	PROJECT: CONCRETE BATCH PLANT	SCALE: 1:100	SHEET SIZE: A3 DWG IN SET: -
ISSUED FOR / DESCRIPTION:		BY:	DATE:				rarein.com.au P. 05 8395 9200			
								ADDRESS: 835 HOBART ROAD, BREADALBANE		
								PROJECT No: 19133	DWG No: A004	REV: A

Figure 5 - Elevations



SOUTH EAST ELEVATION
SCALE 1:100



SOUTH WEST ELEVATION
SCALE 1:100

WINDOW & DOOR SCHEDULE			
MARK	HEIGHT	WIDTH	STYLE
D01	2100	910	TBC
W01	1200	1810	TBC
W02	600	610	TBC

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Figure 6 - Concrete Batching Plant layout

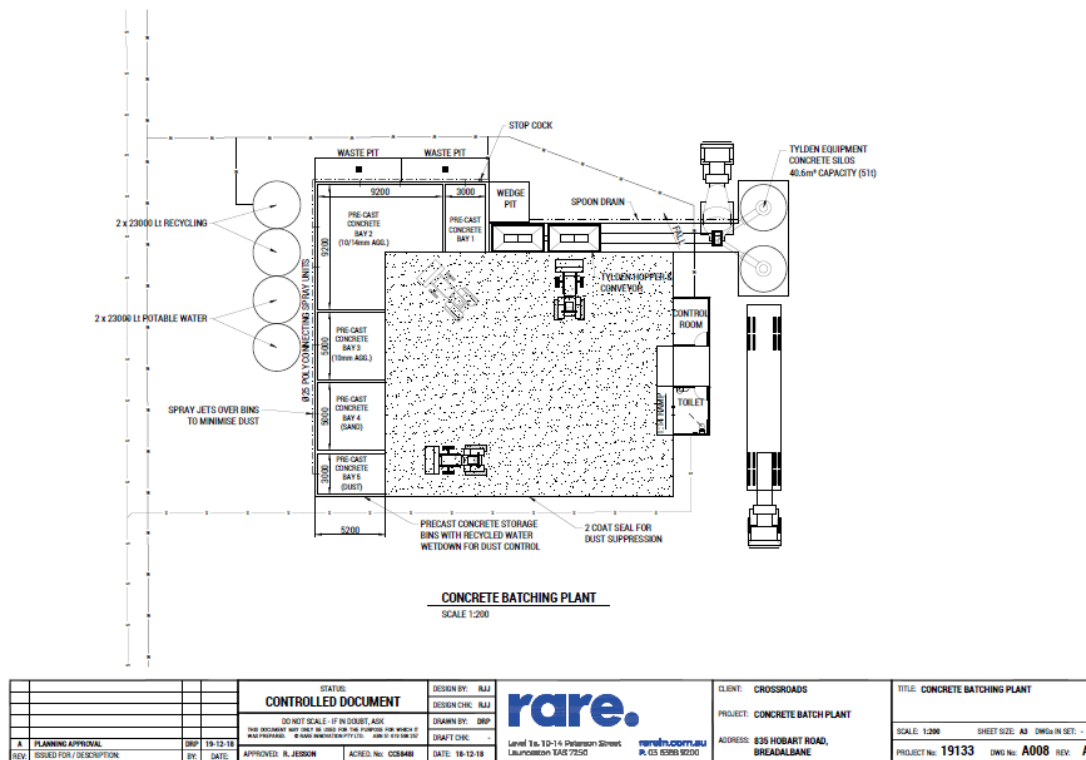
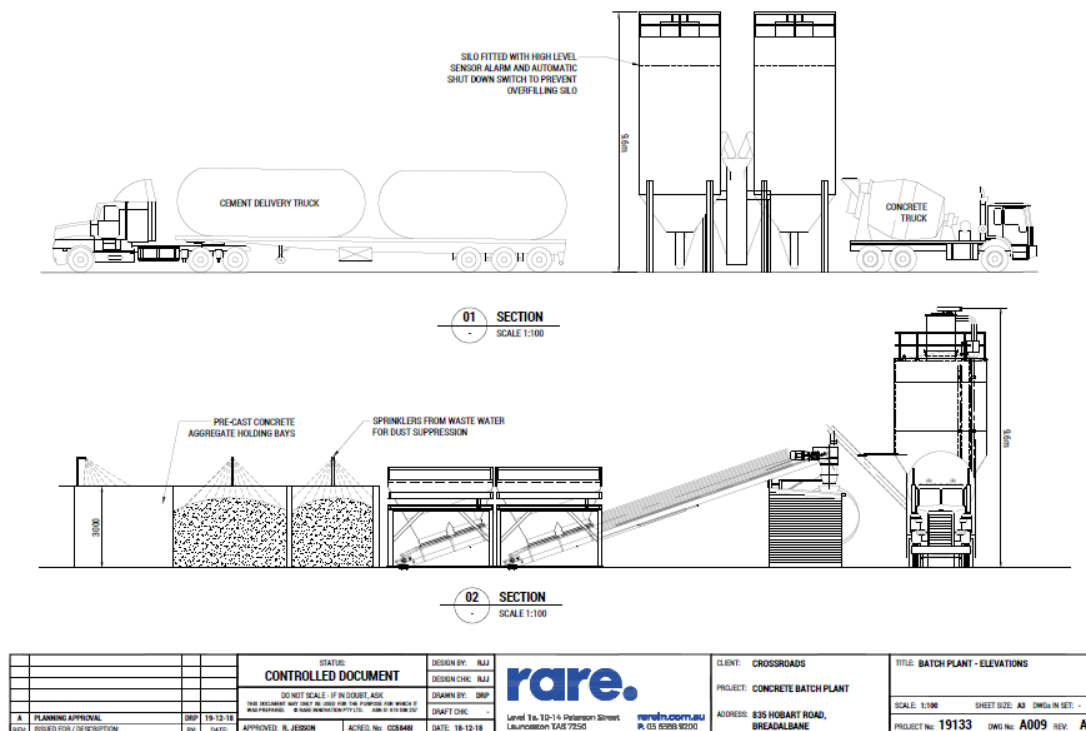


Figure 7 - Batch Plant - Elevations



4.2 Zone and land use

Figure 8 - Zone Map – Rural Resource (Source: Woolcott Surveys, Planning Application p. 5)



Figure 2 - The subject sites falls within Rural Resource Zone.

The land is zoned Rural Resource.

Clause 8.2 of the planning scheme states:

- 8.2.1 Each proposed use or development must be categorised into one of the use classes in Table 8.2.
- 8.2.2 A use or development that is directly associated with and a subservient part of another use on the same site must be categorised into the same use class as that other use.
- 8.2.3 If a use or development fits a description of more than one use class, the use class most specifically describing the use applies.
- 8.2.4 If a use or development does not readily fit any use class, it must be categorised into the most similar use class.
- 8.2.5 If more than one use or development is proposed, each use that is not directly associated with and subservient to another use on the same site must be individually categorised into a use class.

The relevant Planning Scheme definition is:

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

It is considered that the concrete batch plant is directly associated with and a subservient part of the extractive industry on the site. In accordance with Clause 8.2.1 the concrete batch plant is therefore categorized at Extractive Industry. Within the Rural Resource zone Extractive Industry is:

26.2 Use Table (extract)

Permitted	
Use Class	Qualification
Extractive industries	If not: a) located on prime agricultural land or; b) for a Level 2 Activity
Discretionary	
Use Class	Qualification
Extractive industries	If located on prime agricultural land, or If for a Level 2 Activity

The land is not prime agricultural land. The extractive industry on site is a Level 2 Activity. The use is therefore Discretionary in the zone.

4.3 Subject site and locality

The author of this report carried out a site visit on 8th April 2019. The site is located on the title indicated in Figure 9. It is used for pasture and quarrying. Surrounding land is also used for farming, quarrying, various businesses and residential uses.

Figure 9 - Aerial photograph of area (Source: Woolcott Surveys, Planning Application p. 4)

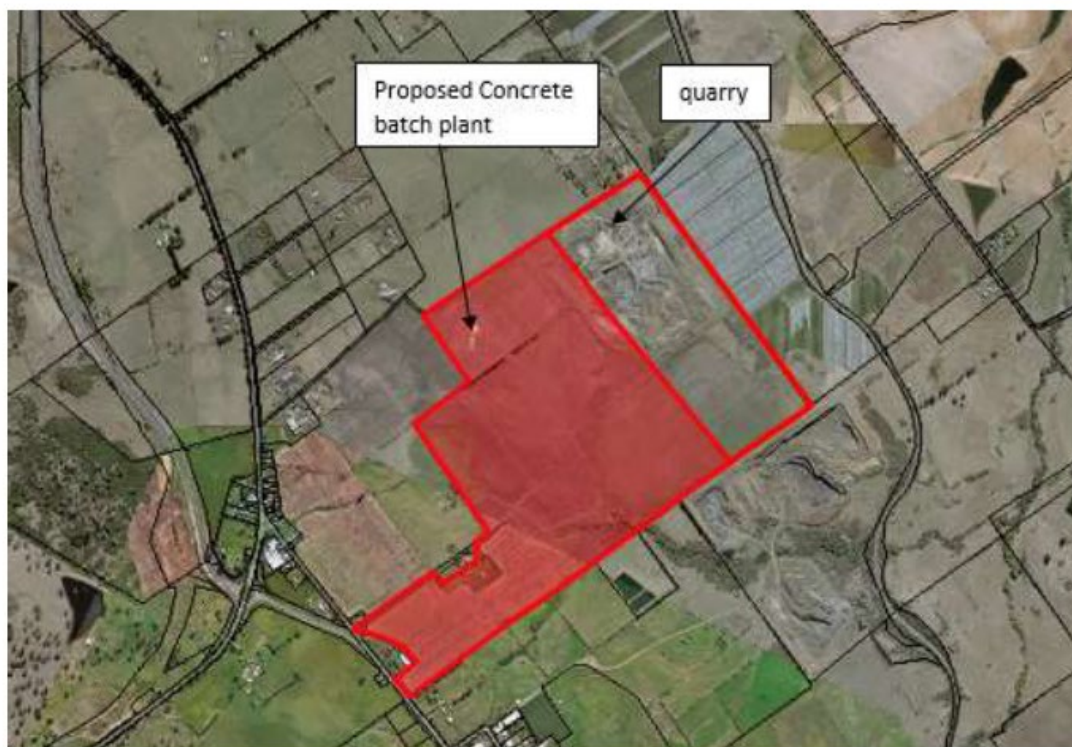


Figure 1 - Aerial photo of the subject site and its surrounding areas.

Figure 10 - Private access road from Hobart Road



Figure 11 - Subject site from private access road



4.4 Permit/site history

Relevant permit/site history includes:

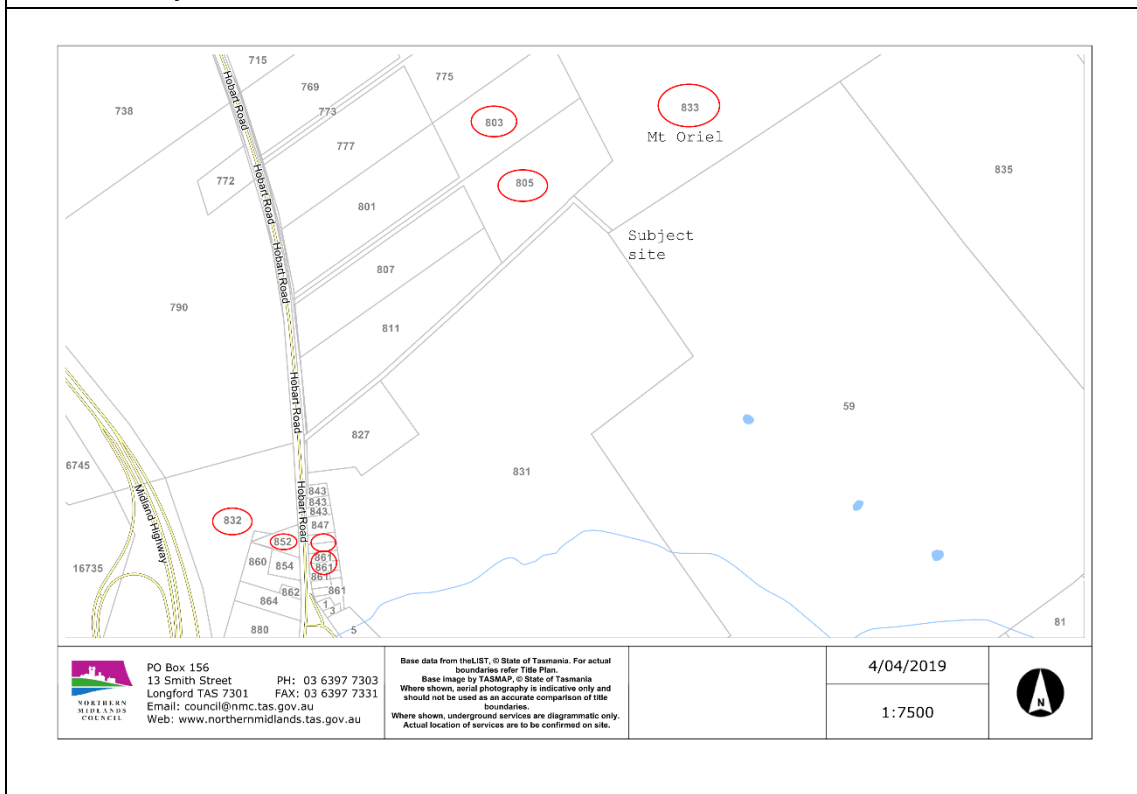
- DA127/00 – Level 1 to Level 2 quarry
- P09-297 – Increase quarry production (withdrawn)
- P10-147 – Increase quarry production
- P16-220 – Aggregate precoating plant

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:

- H & T Clayton, 832 Hobart Rd, Breadalbane
- P & L Westgarth, 852 Hobart Rd, Breadalbane
- K & M Challis
- G Mau
- C Lyne, Commercial Project Delivery obo A Henry, 803 and 805 Hobart Rd, Breadalbane
- I Vos
- Dr R Barnes, Van Diemen Consulting obo Mt Oriel Breadalbane Pty Ltd
- M Wright, 851 Hobart Rd, Breadalbane
- P Clarke, 861 Hobart Rd, Breadalbane

Figure 12 - Map showing location of representor properties (where identified in the representation) in relation to subject site



The applicant's response to the issues raised in the representations (attached) was sent to the representors on the 3rd April.



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

Traffic

The applicant advises:

The establishment of the batch plant in this location ensures that truck and dog trailer combinations that would normally be carting material off site will instead be carting it to the batch plant.

Concrete Trucks	+2,166 per year
Cement Trucks	+108 per year
Less reduction in quarry trucks	-800 per year
Net effect	+1,474 per year (average 6 per day)

Large quarry trucks will be replaced by smaller concrete trucks which produce less noise and dust than the dog and trailer quarry trucks.

The concrete batch plant operator is committed to sealing the approximately 816m of road from the proposed batch plant to the Hobart Road intersection which will reduce dust and noise from what currently occurs on that section of road.

Planner's Comment: The application is found to meet the requirements of the Road and Railway Assets Code. Sealing of the private access road will be required.

Hours of Operation

The representation from Commercial Project Delivery states hours should be limited to those previously approved by the EPA:

Unless otherwise approved by the Director, activities associated with the extraction of rock, gravel, sand, clay or minerals, and loading of product, and screening/crushing must not be undertaken outside the hours of 0700 hours to 1900 hours on weekdays and 0800 hours to 1600 hours on Saturdays.

Notwithstanding the above paragraph, activities must not be carried out on Sundays and public holidays that are observed Statewide (Easter Tuesday excepted).

The applicant advises, *The batch plant will generally only operate between 5am and 5pm. The batch plant will service the concrete industry and not the quarry industry. Concrete is generally sought in the morning for concreting jobs. There are times when TasWater, the Launceston Airport etc require a delivery of concrete through the night to rectify an emergency situation. It is in these instances that concrete would need to be collected outside the normal operating hours of 5am to 5pm. These could be up to 12 times per year.*

Planner's Comment: Discussion with the representor and applicant indicates that 6am would be an acceptable starting time. It is recommended that the batch plant be limited to the hours of 6am to 6pm on weekdays and 8am to 4pm on Saturdays, with the allowance for up to 12 out of hours operations per year.

Generation of Dust by the Concrete Batch Plant and access road

Planner's comment: The applicant advises that the site will be sealed. Cement is delivered to the site in sealed tankers. The cement is blown into sealed silos. Air vented from the silo passes through a filter to eliminate any cement dust escaping. The silos feed cement into a sealed weigh hopper which discharges into the back of the concrete trucks via a tube. Cement dust release to the atmosphere is eliminated due to the engineering and process controls. The applicant advises that the access road will be sealed. It is considered that dust from the activity is not likely to cause an environmental nuisance.

Visual Impact

Planner's comment: The planning scheme requires that the visual appearance of the use is consistent with the



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local area having regard to:

- a) the impacts on skylines and ridgelines; and
- b) visibility from public roads; and
- c) the visual impacts of storage of materials or equipment; and
- d) the visual impacts of vegetation clearance or retention; and
- e) the desired future character statements.

The proposal is not located on a ridgeline. It will be lower than surrounding trees, limiting its impact on skylines.

The nearest public road is Hobart Road approximately 650m away, with development between the road and the proposal. Storage of materials and equipment will not be readily visible. Retention of trees to the south will assist in reducing the visual impact. The desired future character statement is that the visual impacts of use and development within the rural landscape are to be minimised such that the effect is not obtrusive.

It is considered that the visual appearance of the use which will include 9.6m high silos and a landscaped mound is consistent with the visual appearance of the local area which is rural with houses/commercial development including grain silos at the 827 Hobart Road and earth mounds screening quarry activities at 59 Raeburn Road. It is recommended that a planting proposal from a qualified person be submitted.

Noise Impact

Planner's comment: The applicant advises that:

- There will be approximately 800 less truck and trailer movements from the quarry each year.
- Concrete trucks will be smaller and quieter than the existing truck/trailers using the road.
- The access road will be sealed, reducing noise of quarry and concrete trucks.
- The batch plant is proposed to generally operate between 5am and 5pm.

It is recommended that batch plant be limited to the hours of 6am to 6pm on weekdays and 8am to 4pm on Saturdays, with the allowance for up to 12 out of hours operations per year. With such limitations it is considered that the use is not likely to cause an environmental nuisance in terms of noise.

Use of Water on Site

Planner's comment: Water will be supplied on-site in water storage tanks. The plans show tanks for potable and recycling water. Within the site water will drain to a wedge pit where it will be collected for reuse.

Light Impact

Planner's comment: A condition is required that exterior lighting must be designed, baffled and located in accordance with Australian Standard AS4282-1997 "Control of the obtrusive effects of outdoor lighting" such that no direct light is emitted outside the boundaries of the subject land.

Concern over the environmental impacts of highly alkaline water produced from the site given it is within the North Esk Irrigation District

Planner's comment: Drawing A008 shows that the concrete batching plant site will fall to a spoon drain and then to a wedge pit. Water from the site will collect in the wedge pit where it will be collected for reuse on the site.

4.6 Referrals

Council's Works Department

Precis: Council's Works Department (Jonathan Galbraith) advised that they have no comment to make on the application.

Launceston Airport

Precis: The Airport advised it does not object to the development application and provided the following comments:



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The site does lie within the ANEF contours mapped and laid out in the Launceston Airport Masterplan 2015, the development is not residential.

The development does not infringe the Launceston Airport Obstacle Limitation Surfaces;

It seems that the use of the proposal will not unduly attract wildlife that would have an effect on the safety of airport operations.

Due to the proximity to the prescribed airspace surfaces (OLS) for Launceston Airport, any plant or equipment that extends to a height greater than 10m from existing ground level including during construction may infringe the OLS and must be referred to Launceston Airport for written approval prior to use.

Environmental Health Officer

Precis: Council's Environmental Health Officer advised that dust mitigation measures are detailed in the planning report drawings. This is welcome as it would be a standard condition that no nuisance be created off site. Other than that, no concerns are raised.

TasWater

Precis: Not applicable to this application, water to be supplied by on-site storage tanks.

4.7 Planning Scheme Assessment

26 Rural Resource Zone

26.1 Zone Purpose

26.1.1 Zone Purpose Statements

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

26.1.2 Local Area Objectives

a) Primary Industries:

Resources for primary industries make a significant contribution to the rural economy and primary industry uses are to be protected for long-term sustainability.

The prime and non-prime agricultural land resource provides for variable and diverse agricultural and primary industry production which will be protected through individual consideration of the local context.

Processing and services can augment the productivity of primary industries in a locality and are supported where they are related to primary industry uses and the long-term sustainability of the resource is not unduly compromised.

b) Tourism

Tourism is an important contributor to the rural economy and can make a significant contribution to the value adding of primary industries through visitor facilities and the downstream processing of produce. The continued enhancement of tourism facilities with a relationship to primary production is supported where the long-term sustainability of the resource is not unduly compromised.

The rural zone provides for important regional and local tourist routes and destinations such as through the promotion of environmental features and values, cultural heritage and landscape. The continued enhancement of tourism facilities that capitalise on these attributes is supported where the long-term sustainability of primary industry resources is not unduly compromised.

c) Rural Communities

Services to the rural locality through provision for home-based business can enhance the sustainability of rural communities.

Professional and other business services that meet the needs of rural populations are supported where they accompany a residential or other established use and are located appropriately in relation to settlement activity centres and surrounding primary industries such that the integrity of the activity centre is not undermined and primary industries are not unreasonably confined or restrained.

26.1.3 Desired Future Character Statements

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



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26.2 Use Table (extract)

No Permit Required	
Use Class	Qualification
Natural and cultural values management	
Passive recreation	
Resource development	If not for: a) plantation forestry on prime agricultural land; or b) controlled environment agriculture on prime agricultural land; or c) intensive animal husbandry on prime agricultural land; or d) a dwelling; or e) forestry or plantation forestry on non-prime agricultural land.
Utilities	If for existing uses and the curtilage does not increase by more than 30% as at the effective date and not located on prime agricultural land
Permitted	
Use Class	Qualification
Business and professional services	If for a veterinary centre or similar specialist animal breeding or care services
Domestic animal breeding, boarding or training	If not on prime agricultural land
Community meeting & entertainment	If for existing premises used for public purposes
Crematoria and cemeteries	If for crematoria and not on prime agricultural land
Extractive industries	If not: a) located on prime agricultural land or; b) for a Level 2 Activity
Food services	If for existing uses and the curtilage does not increase by more than 30% as at the effective date
Hotel industry	If for existing uses and the curtilage does not increase by more than 30% as at the effective date
Residential	If for existing uses or home-based business in an existing dwelling
Resource development	If not for: a) plantation forestry on prime agricultural land; or b) controlled environment agriculture on prime agricultural land, unless dependent upon the soil as a growth medium; or c) intensive animal husbandry on prime agricultural land.
Resource processing	If directly associated with produce from the subject site
Sports and recreation	If for existing uses and the curtilage does not increase by more than 30% as at the effective date
Visitor accommodation	If for existing uses and the curtilage does not increase by more than 30% as at the effective date
Discretionary	
Use Class	Qualification
Bulky goods sales	If for rural supplies, landscape supplies and timber yard
Business and professional services	If not for a veterinary centre or similar specialist animal breeding or care services
Educational and occasional care	If providing education services for the resource development use class
Emergency Services	
Equipment and machinery sales and hire	
Extractive industries	If located on prime agricultural land, or If for a Level 2 Activity
Food services	If: a) not for existing uses or b) the curtilage increases by more than 30% as at the effective date
General retail and hire	
Hotel industry	If for:



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	a) existing uses and the curtilage increases by more than 30% as at the effective date; or b) cellar door sales, micro-breweries or micro-distilleries
Motor racing facility	If not a new facility on prime agricultural land
Recycling and waste disposal	
Residential	If for single dwelling
Research and development	If directly associated with resource development
Resource development	If: a) for controlled environment agriculture or intensive animal husbandry on prime agricultural land; or b) not for plantation forestry on prime agricultural land.
Resource processing	If not directly associated with produce from the subject site
Service industry	
Sports and recreation	If: a) not for existing uses or b) the curtilage increases by more than 30% as at the effective date
Tourist operation	
Transport depot	
Utilities	If: a) for existing uses on prime agricultural land; or b) not for existing uses; or c) the curtilage increases by more than 30% as at the effective date.
Vehicle fuels sales and service	
Vehicle parking	If on CT 135864/3 and directly associated with the Evandale market
Visitor accommodation	If: a) not for existing uses or b) the curtilage increases by more than 30% as at the effective date
Prohibited	
All other uses	

26.3 Use Standards

26.3.1 Discretionary Uses if not a single dwelling

Objective	
a)	To provide for an appropriate mix of uses that support the Local Area Objectives and the location of discretionary uses in the rural resources zone does not unnecessarily compromise the consolidation of commercial and industrial uses to identified nodes of settlement or purpose built precincts.
b)	To protect the long term productive capacity of prime agricultural land by minimising conversion of the land to non-agricultural uses or uses not dependent on the soil as a growth medium, unless an overriding benefit to the region can be demonstrated.
c)	To minimise the conversion of non-prime land to a non-primary industry use except where that land cannot be practically utilised for primary industry purposes.
d)	Uses are located such that they do not unreasonably confine or restrain the operation of primary industry uses.
e)	Uses are suitable within the context of the locality and do not create an unreasonable adverse impact on existing sensitive uses or local infrastructure.
f)	The visual impacts of use are appropriately managed to integrate with the surrounding rural landscape.
Acceptable Solutions	Performance Criteria
A1 If for permitted or no permit required uses.	P1.1 It must be demonstrated that the use is consistent with local area objectives for the provision of non-primary industry uses in the zone, if applicable; and P1.2 Business and professional services and general retail and hire must not exceed a combined gross floor area of 250m ² over the site.
Discretionary use.	P1.1 – the local area objectives relate to primary industries, tourism and rural communities. None of these are applicable to this application. P1.2 N/a



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A2	If for permitted or no permit required uses.	P2.1 Utilities, extractive industries and controlled environment agriculture located on prime agricultural land must demonstrate that the: i) amount of land alienated/converted is minimised; and ii) location is reasonably required for operational efficiency; and P2.2 Uses other than utilities, extractive industries or controlled environment agriculture located on prime agricultural land, must demonstrate that the conversion of prime agricultural land to that use will result in a significant benefit to the region having regard to the economic, social and environmental costs and benefits.
	Discretionary use.	P2.1 – N/a, the land is not prime agricultural land. P2.2 – N/a - , the land is not prime agricultural land.
A3	If for permitted or no permit required uses.	P3 The conversion of non-prime agricultural to non-agricultural use must demonstrate that: a) the amount of land converted is minimised having regard to: i) existing use and development on the land; and ii) surrounding use and development; and iii) topographical constraints; or b) the site is practically incapable of supporting an agricultural use or being included with other land for agricultural or other primary industry use, due to factors such as: i) limitations created by any existing use and/or development surrounding the site; and ii) topographical features; and iii) poor capability of the land for primary industry; or c) the location of the use on the site is reasonably required for operational efficiency.
	Discretionary use.	The applicant advises that, <i>concrete is produced by combining:</i> • Crushed stone – nominal 1,000kgs per m3 • Quarry sand – nominal 400kgs per m3 • Fine sand (imported) – nominal 450kgs per m3 • Cement (imported) – nominal 250kg per m3 • Water – nominal 200 litres per m3 • Admixtures – nominal 1.5 litres per m3 <i>Therefore the quarry ingredients represents 78% of the aggregates used in the mix.</i> The proposed site is part of a mining lease over which approval exists for quarry expansion. It is considered that P3 c) is satisfied.
A4	If for permitted or no permit required uses.	P4 It must demonstrated that: a) emissions are not likely to cause an environmental nuisance; and b) primary industry uses will not be unreasonably confined or restrained from conducting normal operations; and c) the capacity of the local road network can accommodate the traffic generated by the use.
	Discretionary use.	Cement is to be delivered in sealed tankers and blown into sealed silos. Air vented from the silos passes through a filter to eliminate cement dust escaping. The access road will be sealed. It is considered that P4 a) is satisfied. Given the above and the separation from adjoining primary industry uses by a 22m wide landscaped mount it is considered that P4 b) is satisfied. A Traffic Impact Assessment was provided for the current quarry operation. The concrete batch plant estimates an additional 6 vehicles per day. It is considered that P4 c) is satisfied.
A5	The use must:	P5
a)	be permitted or no permit required; or	It must be demonstrated that the visual appearance of the use is consistent with the local area having regard to:
b)	be located in an existing building.	a) the impacts on skylines and ridgelines; and b) visibility from public roads; and c) the visual impacts of storage of materials or equipment; and d) the visual impacts of vegetation clearance or retention; and e) the desired future character statements.
	Discretionary use.	The proposal is not located on a ridgeline. It will be lower than surrounding trees, limiting its impact on skylines. The nearest public road is Hobart Road approximatly 650m away, with



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	development between the road and the proposal. Storage of materials and equipment will not be readily visible. Retention of trees to the south will assist in reducing the visual impact. The desired future character statement is that the visual impacts of use and development within the rural landscape are to be minimised such that the effect is not obtrusive. It is considered that the visual appearance of the use which will include 9.6m high silos and a landscaped mound is consistent with the visual appearance of the local area which is rural with houses/commercial development including grain silos at the 827 Hobart Road and earth mounds screening quarry activities at 59 Raeburn Road.
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26.3.2 Dwellings

Not applicable – not a dwelling.

26.3.3 Irrigation Districts

Objective To ensure that land within irrigation districts proclaimed under Part 9 of the <i>Water Management Act 1999</i> is not converted to uses that will compromise the utilisation of water resources.	
Acceptable Solutions	Performance Criteria
A1 Non-agricultural uses are not located within an irrigation district proclaimed under Part 9 of the <i>Water Management Act 1999</i>.	P1 Non-agricultural uses within an irrigation district proclaimed under Part 9 of the <i>Water Management Act 1999</i> must demonstrate that the current and future irrigation potential of the land is not unreasonably reduced having regard to: a) the location and amount of land to be used; and b) the operational practicalities of irrigation systems as they relate to the land; and c) any management or conservation plans for the land.
Does not comply	The site takes up approximately 15,000m ² of the 102ha title. It is located in a corner of the title. It is considered that the performance criteria is satisfied.

26.4 Development Standards

26.4.1 Building Location and Appearance

Objective To ensure that the: a) ability to conduct extractive industries and resource development will not be constrained by conflict with sensitive uses; and b) development of buildings is unobtrusive and complements the character of the landscape.	
Acceptable Solutions	Performance Criteria
A1 Building height must not exceed: a) 8m for dwellings; or b) 12m for other purposes.	P1 Building height must: a) be unobtrusive and complement the character of the surrounding landscape; and b) protect the amenity of adjoining uses from adverse impacts as a result of the proposal.
Complies. The maximum height is 9.6m for the silos.	N/a
A2 Buildings must be set back a minimum of: a) 50m where a non-sensitive use or extension to existing sensitive use buildings is proposed; or b) 200m where a sensitive use is proposed; or c) the same as existing for replacement of an existing dwelling.	P2 Buildings must be setback so that the use is not likely to constrain adjoining primary industry operations having regard to: a) the topography of the land; and b) buffers created by natural or other features; and c) the location of development on adjoining lots; and d) the nature of existing and potential adjoining uses; and e) the ability to accommodate a lesser setback to the road having regard to: i) the design of the development and landscaping; and ii) the potential for future upgrading of the road; and iii) potential traffic safety hazards; and iv) appropriate noise attenuation.
Does not comply.	The concrete batch plant is proposed approximately 37m from the boundary to the south-west. It is considered the proposal satisfies the performance criteria as follows: a) the land slopes toward the property to the south-west, however water will be collected on site and re-used.; and



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	b) a landscaped mound is proposed between the site and the property to the south-west; and c) the nearest development on the property to the south-east is approximately 400m away; and d) the adjoining land is used for pasture.
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26.4.2 Subdivision

Not applicable – not a subdivision

26.4.3 Strata Division

Not applicable – not a Strata Division

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
E.5.0 FLOOD PRONE AREAS CODE	N/a
E6.0 CAR PARKING AND SUSTAINABLE TRANSPORT CODE	Complies – See code assessment below
E7.0 SCENIC MANAGEMENT CODE	N/a
E8.0 BIODIVERSITY CODE	N/a
E9.0 WATER QUALITY CODE	N/a
E10.0 RECREATION AND OPEN SPACE CODE	N/a
E11.0 ENVIRONMENTAL IMPACTS & ATTENUATION CODE	Complies – See code assessment below
E12.0 AIRPORTS IMPACT MANAGEMENT CODE	Complies – See code assessment below
E13.0 LOCAL HISTORIC HERITAGE CODE	N/a
E14.0 COASTAL CODE	N/a
E15.0 SIGNS CODE	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 – not a sensitive use	N/a
A2 For roads with a speed limit of 60km/h or less the use must not generate more than a total of 40 vehicle entry and exit movements per day	P2 For roads with a speed limit of 60km/h or less, the level of use, number, location, layout and design of accesses and junctions must maintain an acceptable level of safety for all road users, including pedestrians and cyclists.
N/a – speed limit on Hobart Road is 80km/hr	N/a



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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.								
Complies – The establishment of the batch plant in this location ensures that truck and dog trailer combinations that would normally be carting material off site will instead be carting it to the batch plant. <table border="1" style="width: 100%;"> <tr> <td>Concrete Trucks</td><td>+2,166 per year</td></tr> <tr> <td>Cement Trucks</td><td>+108 per year</td></tr> <tr> <td>Less reduction in quarry trucks</td><td>-800 per year</td></tr> <tr> <td>Net effect</td><td>+1,474 per year (ave 6/ day)</td></tr> </table>	Concrete Trucks	+2,166 per year	Cement Trucks	+108 per year	Less reduction in quarry trucks	-800 per year	Net effect	+1,474 per year (ave 6/ day)	N/a
Concrete Trucks	+2,166 per year								
Cement Trucks	+108 per year								
Less reduction in quarry trucks	-800 per year								
Net effect	+1,474 per year (ave 6/ day)								

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

E4.7.3 Management of Rail Level Crossings

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

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

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

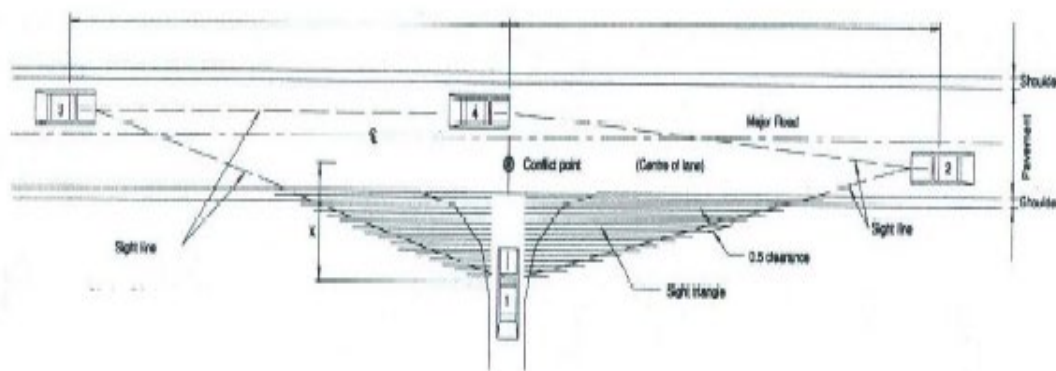


Figure E4.7.4 Sight Lines for Accesses and Junctions

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

Notes:

- 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.
- For safe intersection sight distance (SISD):
 - 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;
 - 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;
 - 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;
 - A driver at any point between position 3 and the access must have sight lines to see a car at position 4; and
 - A driver at position 4 must have sight lines to see a car at any point between position 2 and the access.

**ASSESSMENT AGAINST E6.0
CAR PARKING & SUSTAINABLE TRANSPORT CODE**

E6.6 Use Standards

E6.6.1 Car Parking Numbers

Objective

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

Acceptable Solutions

Performance Criteria



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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: The applicant advises that the batch plant operator has confirmed that 10 staff will be employed at the batch plant – 6 concrete truck drivers, 2 lab technicians and 2 batch plant workers. The application originally stated there would be 18 staff but that included staff currently working in the quarry. The 12 proposed carparkng spaces complies with the acceptable solution.	N/a

Table E6.1: Parking Space Requirements (extract)

Use	Parking Requirement	
	Vehicle	Bicycle
Extractive industry	1 space per 2 employees	1 space per 10 employees

E6.6.2 Bicycle Parking Numbers

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



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

E6.7.2 Design and Layout of Car Parking

Objective To ensure that car parking and manoeuvring space are designed and laid out to an appropriate standard.	
Acceptable Solutions	Performance Criteria
A1.1 Where providing for 4 or more spaces, parking areas (other than for parking located in garages and carports for dwellings in the General Residential Zone) must be located behind the building line; and A1.2 Within the General residential zone, provision for turning must not be located within the front setback for residential buildings or multiple dwellings.	P1 The location of car parking and manoeuvring spaces must not be detrimental to the streetscape or the amenity of the surrounding areas, having regard to: a) the layout of the site and the location of existing buildings; and b) views into the site from the road and adjoining public spaces; and c) the ability to access the site and the rear of buildings; and d) the layout of car parking in the vicinity; and e) the level of landscaping proposed for the car parking.
A1.1 Complies A1.2 N/a	Complies with the performance criteria.
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</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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AS 2890.1 - 2004 Parking Facilities, Part 1: Off Road Car Parking.	
Complies.	N/a

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.
N/a	N/a

E6.7.4 Parking for Persons with a Disability

Objective To ensure adequate parking for persons with a disability.	
Acceptable Solutions	Performance Criteria
A1 All spaces designated for use by persons with a disability must be located closest to the main entry point to the building.	P1 The location and design of parking spaces considers the needs of disabled persons, having regard to: (a) the topography of the site; (b) the location and type of relevant facilities on the site or in the vicinity; (c) the suitability of access pathways from parking spaces, and (d) applicable Australian Standards.
Has not proposed such spaces.	N/a
A2 Accessible car parking spaces for use by persons with disabilities must be designed and constructed in accordance with AS/NZ2890.6 – 2009 Parking facilities – Off-street parking for people with disabilities.	P2. No performance criteria.
Has not proposed such spaces.	N/a

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.
Does not comply.	Satisfies the performance criteria.

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



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To ensure that parking and storage facilities for bicycles are safe, secure and convenient.	
Acceptable Solutions	Performance Criteria
A1.1 Bicycle parking spaces for customers and visitors must: a) be accessible from a road, footpath or cycle track; and b) include a rail or hoop to lock a bicycle to that meets <i>Australian Standard AS 2890.3 1993</i>; and c) be located within 50m of and visible or signposted from the entrance to the activity they serve; and d) be available and adequately lit in accordance with <i>Australian Standard AS/NZS 1158 2005 Lighting Category C2</i> during the times they will be used; and A1.2 Parking space for residents' and employees' bicycles must be under cover and capable of being secured by lock or bicycle lock.	P1 Bicycle parking spaces must be safe, secure, convenient and located where they will encourage use.
Does not comply.	Bicycle parking, if used, will be able to satisfy this performance criteria.
A2 Bicycle parking spaces must have: a) minimum dimensions of: i) 1.7m in length; and ii) 1.2m in height; and iii) 0.7m in width at the handlebars; and b) unobstructed access with a width of at least 2m and a gradient of no more 5% from a public area where cycling is allowed.	P2 Bicycle parking spaces and access must be of dimensions that provide for their convenient, safe and efficient use.
Does not comply.	Bicycle parking, if used, will be able to satisfy this performance criteria.

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.
Does not comply.	Access between the carpark and the buildings complies with the performance criteria.

ASSESSMENT AGAINST E11.0 ENVIRONMENTAL IMPACT ATTENUATION CODE

E11.6 Use Standards

E11.6.1 Attenuation Distances

Objective To ensure that potentially incompatible use or development is separated by a distance sufficient to ameliorate any adverse effects.	
Acceptable Solutions	Performance Criteria
A1 No acceptable solution.	P1 Sensitive use or subdivision for sensitive use within an attenuation area to an existing activity listed in Tables E11.1 and E11.2 must demonstrate by means of a site specific study that there will not be an environmental nuisance or environmental harm, having regard to the: a) degree of encroachment; and b) nature of the emitting operation being protected by the attenuation area; and c) degree of hazard or pollution that may emanate from the emitting operation; and d) the measures within the proposal to mitigate impacts of the emitting activity to the sensitive use.
N/a	N/a



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A2	Uses listed in Tables E11.1 and E11.2 must be set back from any existing sensitive use, or a boundary to the General Residential, Low Density Residential, Rural Living, Village, Local Business, General Business, Commercial zones, the minimum attenuation distance listed in Tables E11.1 and E11.2 for that activity.	P2	Uses with the potential to create environmental harm and environmental nuisance must demonstrate by means of a site specific study that there will not be an environmental nuisance or environmental harm having regard to: a) the degree of encroachment; and b) the nature of the emitting operation being protected by the attenuation area; and c) the degree of hazard or pollution that may emanate from the emitting operation; and d) use of land irrigated by effluent must comply with <i>National Health and Medical Research Council Guidelines</i> .
	Complies – the concrete batch plant is more than 100m from any sensitive use.		N/a

Table E11.1 Attenuation Distances (extract)

The attenuation distances in Table E11.1 and Table E11.2 must be measured between the outer edge of the area used by the listed activity and the property boundary of the sensitive use or development, except for extractive industry the attenuation distance must be measured from the boundary of any applicable mining or quarry lease.

ACTIVITY	DIST (M)
Concrete batching plants - (noise, dust)	100

ASSESSMENT AGAINST E12.0 AIRPORTS IMPACT MANAGEMENT CODE

E12.2 Application of this Code

E12.2.1 This code applies to use or development of land:

- (a) within Australian noise exposure forecast contours on the maps; and
- (b) within prescribed air space.

E12.3 Definition of Terms

ANEF Australian noise exposure forecast (ANEF) contours are the official forecasts of future noise exposure patterns around an airport that have been endorsed by Air Services Australia.

Prescribed air space means any airspace above Obstacle Limitation Surfaces (OLS) or Procedure for Air Navigational Services – Aircraft Operation (PANS-OPS) as established by the airport operator.

E12.4 Use or Development Exempt from this Code

E12.4.1 There are no exemptions to this code.

E12.5 Use Standards

E12.5.1 Noise Impacts

Objective To ensure that noise impacts on use within the ANEF contours from aircraft and airports are appropriately managed.	
Acceptable Solutions	Performance Criteria
A1 No acceptable solution.	P1 All new buildings must comply with the <i>Australian Standard 2021-2000 Acoustics - Aircraft Noise Intrusion - Building Siting and Construction</i> .
N/a	The site is within the 20-25 ANEF contour. The Standard states that for a commercial building less than 25 ANEF and a light industrial building less than the 30 ANEF contour is 'acceptable' and there is usually no need for the building construction to provide protection specifically against aircraft noise. The proposal satisfies the performance criteria.
A2 Sensitive use (whether ancillary to other use or development or not) must not occur within the 25 ANEF contour.	P2 No performance criteria.
N/a – not a sensitive use	N/a



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E12.6 Development Standards

E12.6.1 Obstacles to Aircraft

Objective To ensure that development does not impact on the safety of prescribed airspace.	
Acceptable Solutions	Performance Criteria
A1 Development must be approved pursuant to the <i>Airports Act 1996</i> and the <i>Airport (Protection of Airspace) Regulations 1996</i> and the Manual of Standards.	P1 No performance criteria.
N/a – The Launceston Airport advises that the development does not infringe the Obstacle Limitations Surfaces.	N/a

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

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

STATE POLICIES
The proposal is consistent with all State Policies.

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

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

5 FINANCIAL IMPLICATIONS TO COUNCIL

Not applicable to this application.

6 OPTIONS

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

7 DISCUSSION

Discretion to refuse the application is limited to:

- Discretionary use in the zone;
- Reliance on the performance criteria of the zone and codes.

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

The main issues are:

Hours of Operation

The representation states hours should be limited to those previously approved by the EPA:
Unless otherwise approved by the Director, activities associated with the extraction of rock, gravel, sand, clay or minerals, and loading of product, and screening/crushing must not be undertaken outside the hours of 0700 hours to 1900 hours on weekdays and 0800 hours to 1600 hours on Saturdays.



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Notwithstanding the above paragraph, activities must not be carried out on Sundays and public holidays that are observed Statewide (Easter Tuesday excepted).

The applicant advises, *The batch plant will generally only operate between 5am and 5pm. The batch plant will service the concrete industry and not the quarry industry. Concrete is generally sought in the morning for concreting jobs. There are times when TasWater, the Launceston Airport etc require a delivery of concrete through the night to rectify an emergency situation. It is in these instances that concrete would need to be collected outside the normal operating hours of 5am to 5pm. These could be up to 12 times per year.*

Discussion with the representor and applicant indicates that 6am would be an acceptable starting time. It is recommended that the batch plant be limited to the hours of 6am to 6pm on weekdays and 8am to 4pm on Saturdays, with the allowance for up to 12 out of hours operations per year.

Commercial Project Delivery has requested that the permit operator notify their client by email or text prior to commencing any out of hours operations. This would be preferable as an agreement between Commercial Project Delivery's client and the developer rather than a condition of the permit.

Dust

The access road and batch plant site are to be sealed to prevent dust, as agreed by the applicant.

Visual Impact

The landscaped mound will assist the visual impact of the development to be consistent with the visual appearance of the local area which is rural with houses/commercial development including grain silos at the 827 Hobart Road and earth mounds screening quarry activities at 59 Raeburn Road.

It is recommended that the application be approved with the conditions given below.

8 ATTACHMENTS

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

RECOMMENDATION

That land at 59 Raeburn Road & access over 827,831 & 833 Hobart Road, Breadalbane be approved to be developed and used for a Concrete Batch Plant (Vary setbacks, Irrigation District, Car Parking & Sustainable Transport Code, Airport Impacts Management Code) in accordance with application PLN-19-0034, and subject to the following conditions:

1 Layout not altered

The use and development must be in accordance with the endorsed plans:

- **P0** (Project No. 19133 Dwg No. COV Rev A, 19-12-18);
- **P1** (Project No. 19133, Dwg No. A001, Rev B, 30-01-19);
- **P2** (Project No. 19133, Dwg No. A001, Rev B, 30-01-19);
- **P3** (Project No. 19133, Dwg No. A001, Rev A, 19-12-18);
- **P4** (Project No. 19133, Dwg No. A001, Rev A, 19-12-18);
- **P5** (Project No. 19133, Dwg No. A001, Rev A, 19-12-18);
- **P6** (Project No. 19133, Dwg No. A001, Rev A, 19-12-18);
- **P7** (Project No. 19133, Dwg No. A001, Rev A, 19-12-18);
- **P8** (Project No. 19133, Dwg No. A001, Rev A, 19-12-18);
- **P9** (Project No. 19133, Dwg No. A001, Rev A, 19-12-18);
- **P10** (Project No. 19133, Dwg No. A001, Rev A, 19-12-18);



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- **P11** (Project No. 19133, Dwg No. A001, Rev A, 19-12-18);
- **P12** (Project No. 19133, Dwg No. A001, Rev A, 19-12-18);
- **P13** (Project No. 19133, Dwg No. A001, Rev A, 19-12-18);
- **P14** (Project No. 19133, Dwg No. A001, Rev A, 19-12-18).

2 Sealing of Private Access Road

- 2.1 Before the use commences the private access road must be sealed from Hobart Road to the entrance to the concrete batch plant.
- 2.2 The private access road from Hobart Road to the entrance to the concrete batch plant must be maintained in a sealed condition for the duration of the use

3 Hours of operation

- 3.1 Except for administration, the use must not be undertaken outside the hours of 0600 hours to 1800 hours on weekdays and 0800 hours to 1600 hours on Saturdays.
- 3.2 Notwithstanding the above paragraph, activities must not be carried out on Sundays and public holidays that are observed Statewide (Easter Tuesday excepted).
- 3.3 The use may operate outside these hours on no more than 12 occasions each calendar year.
- 3.4 The permit operator must notify Council on each occasion that the use operates outside the hours allowed in conditions 3.1 and 3.2.

4 Site Landscaping Plan

- 4.1 Before the development commences, a landscape plan for the earth mound must be prepared by a qualified Landscape Architect or other competent person and submitted to Council. The plan must detail suitable species to assist in screening the development.
- 4.2 Once approved by the General Manager, the plan will be endorsed and will form part of the permit.
- 4.3 Within 6 months of the development commencing, the landscaping must be installed in accordance with the endorsed plan and maintained for the duration of the use.

5 Exterior and security lighting

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

6 Dust

Dust must be suppressed by water, or other effective means so as to minimise impact on the amenity of the locality.

7 Parking

- 7.1 One taxi parking space must be provided in accordance with clause 6.6.3 of the planning scheme
- 7.2 One motorbike parking space must be provided in accordance with clause 6.6.4 of the planning scheme.

8 Sealing of Site

- 8.1 Before the use commences, the internal driveway, carpark and concrete works area must be sealed to prevent the creation of dust.
- 8.2 The seal must be maintained for the duration of the use.

NOTE: Due to the proximity to the prescribed airspace surfaces (OLS) for Launceston Airport, any plant or equipment that extends to a height greater than 10m from existing ground level including during construction may infringe the OLS and must be referred to Launceston Airport.

DECISION

Cr



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PLAN 3 PLANNING APPLICATION PLN-19-0049 3 TABERNACLE PLACE, PERTH

Attachments: Section 1 – Page 220

File Number: 105750.06; CT 142167/2
Responsible Officer: Amanda Bond, Community and Development Manager
Report prepared by: Erin Boer, Urban & Regional Planner

1 INTRODUCTION

This report assesses an application for 3 Tabernacle Place, Perth for a 2-lot subdivision (vary setback of existing building & access (right of way)) & 2 x multiple dwellings on lot 2 & vacant strata lot.

2 BACKGROUND

Applicant: Mr David & Mrs Michelle Egan	Owner: David Mark & Michelle Louise Egan
Zone: General Residential Zone	Codes: Road and Railway Assets Code Car Parking and Sustainable Transport Code Recreation and Open Space Code
Classification under the Scheme: Discretionary	Existing Use: Residential
Deemed Approval Date: Extension of time till 19 th April 2019.	Recommendation: Approve

Discretionary Aspects of the Application

Reliance on the performance criteria of the General Residential Zone:

- Vary setback of existing dwelling to proposed subdivision boundary; and
- Access via Right of Way to proposed lot 1 over proposed lot 2.

Planning Instrument: *Northern Midlands Interim Planning Scheme 2013*

Subject site



3 STATUTORY REQUIREMENTS

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

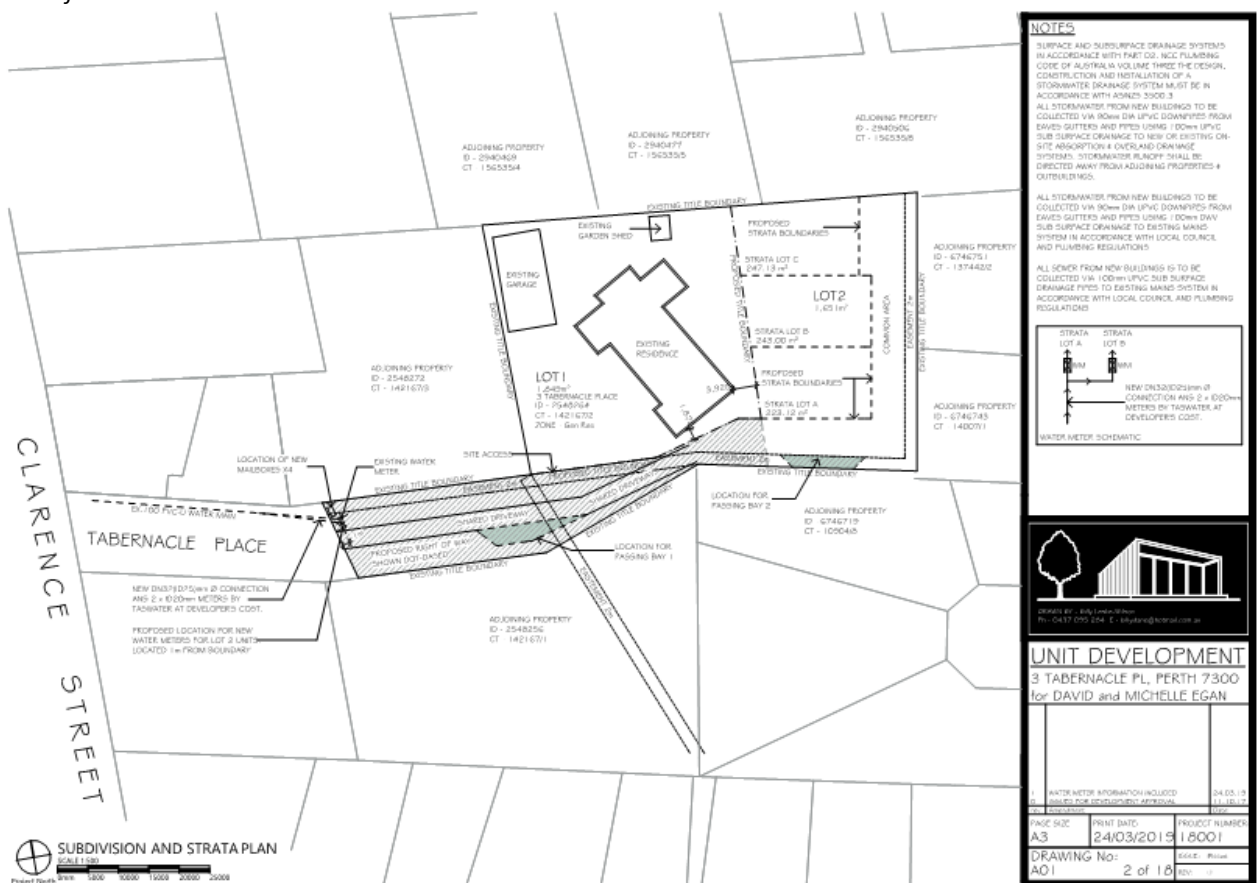
4 ASSESSMENT

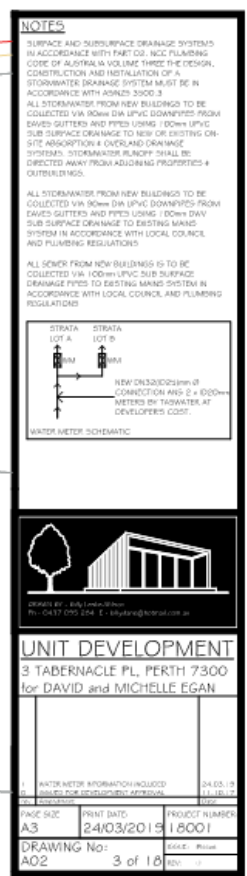
4.1 Proposal

It is proposed to:

- 2-lot subdivision (vary setback of existing building & access (right of way)) & 2 x multiple dwellings on lot 2 & vacant strata lot.

Plan of subdivision





NOTES:

SURFACE AND SUBSURFACE DRAINAGE SYSTEMS IN ACCORDANCE WITH PART D3, NCC PLANNING CODE OF AUSTRALIA VOLUME THREE THE DESIGN, CONSTRUCTION AND INSTALLATION OF A STORMWATER DRAINAGE SYSTEM MUST BE IN ACCORDANCE WITH ADIDAS SPEC 3

ALL STORMWATER FROM NEW BUILDINGS TO BE COLLECTED VIA 90mm DIA UPVC DOWNPIPES FROM EAVES GUTTERS AND PIPES USING 100mm UPVC SUB SURFACE DRAINAGE TO NEW OR EXISTING ON-SITE ADSORPTION & OVERLAND DRAINAGE SYSTEMS. STORMWATER RUNOFF SHALL BE DIRECTED AWAY FROM ADJACENT PROPERTIES & OUTBUILDINGS.

ALL STORMWATER FROM NEW BUILDINGS TO BE COLLECTED VIA 90mm DIA UPVC DOWNPIPES FROM EAVES GUTTERS AND PIPES USING 100mm DIA SUB SURFACE DRAINAGE TO EXISTING MANS SYSTEM IN ACCORDANCE WITH LOCAL COUNCIL AND PLUMBING REGULATIONS

ALL SOWR FROM NEW BUILDINGS IS TO BE COLLECTED VIA 100mm UPVC SUB SURFACE DRAINAGE PIPES TO EXISTING MANS SYSTEM IN ACCORDANCE WITH LOCAL COUNCIL AND PLUMBING REGULATIONS



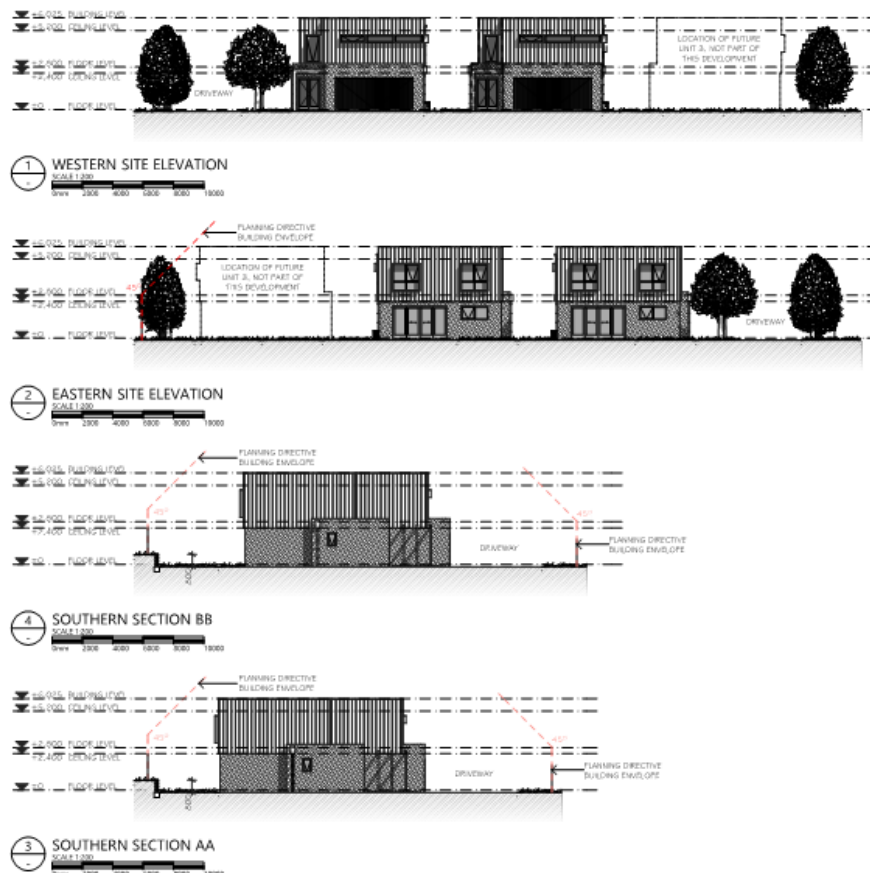
DRAWN BY: Emily Munn, 12/08/2016
CHECKED BY: JIM F. 12/08/2016

UNIT DEVELOPMENT

3 TABERNACLE PL, PERTH 7300
for DAVID and MICHELLE EGAN

PLANNING AND DEVELOPMENT APPROVAL		PROJECT NUMBER	
File Number	Date	Scale	Revision
PAGE SIZE A3	PRINT DATE 24/03/2016	18001	
DRAWING No: A03		4 of 16	

Elevations



SITE PERSPECTIVE



SITE PERSPECTIVE



SITE PERSPECTIVE

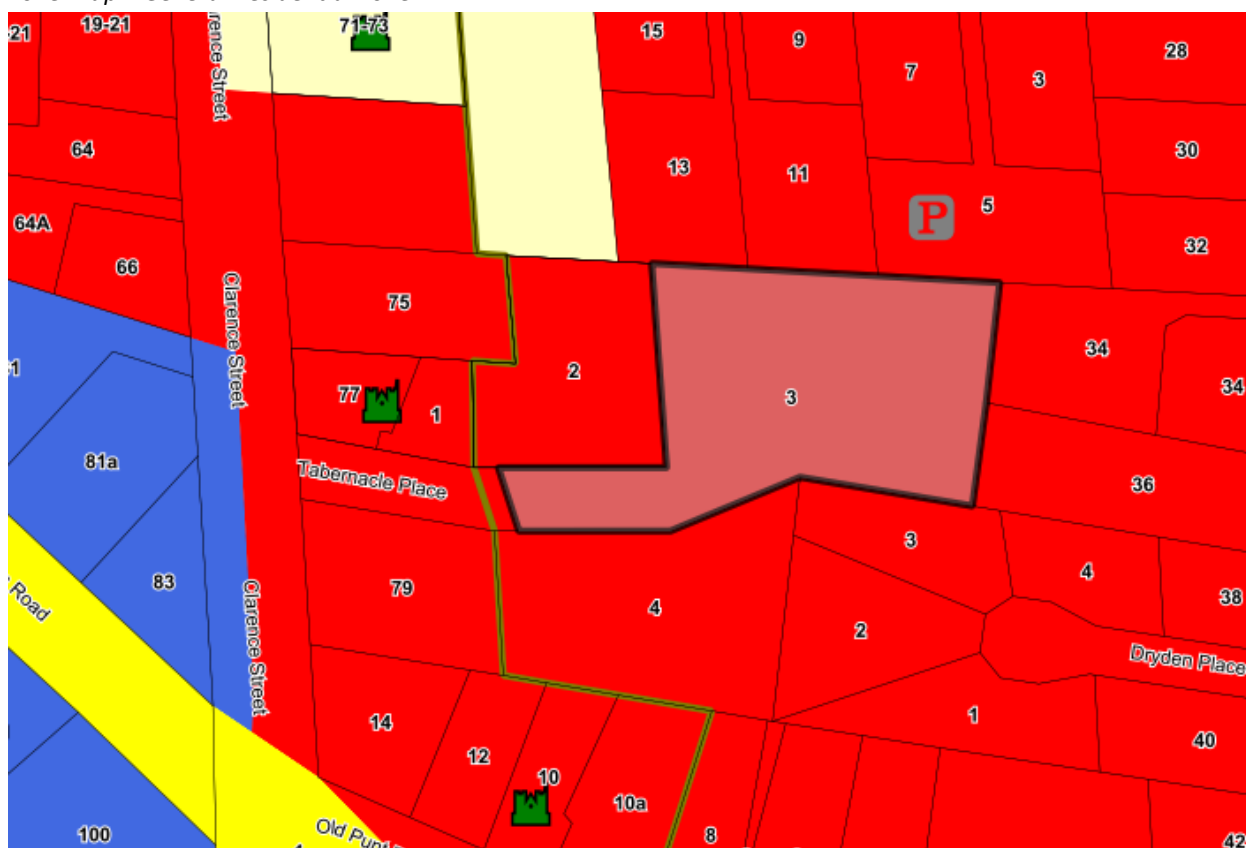


NOTES		
 DAVID AND MICHELLE EGAN ARCHITECTS PO BOX 1000, PERTH 6000 PH: (08) 9437 0354 FAX: (08) 9437 0355 WWW.DAVIDANDMICHELLEEGAN.COM.AU		
UNIT DEVELOPMENT 3 TABERNACLE PL, PERTH 7300 for DAVID and MICHELLE EGAN		
Project No: 18001 Project Name: UNIT DEVELOPMENT Project Location: 3 TABERNACLE PL, PERTH 7300 Project Date: 24/03/2015 Project Size: 18001 Project Number: 18001 Project Status: 0 Project Type: 0		
PAGE SIZE: A3 PRINT DATE: 24/03/2015 DRAWING No: A07 8 of 18		

NOTES		
 DAVID AND MICHELLE EGAN ARCHITECTS PO BOX 1000, PERTH 6000 PH: (08) 9437 0354 FAX: (08) 9437 0355 WWW.DAVIDANDMICHELLEEGAN.COM.AU		
UNIT DEVELOPMENT 3 TABERNACLE PL, PERTH 7300 for DAVID and MICHELLE EGAN		
Project No: 18001 Project Name: UNIT DEVELOPMENT Project Location: 3 TABERNACLE PL, PERTH 7300 Project Date: 24/03/2015 Project Size: 18001 Project Number: 18001 Project Status: 0 Project Type: 0		
PAGE SIZE: A3 PRINT DATE: 24/03/2015 DRAWING No: A07 8 of 18		

4.2 Zone and land use

Zone Map – General Residential Zone



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

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>multiple dwellings</i>	<i>means 2 or more dwellings on a site.</i>
<i>subdivision</i>	<i>means the act of subdividing or the lot subject to an act of subdividing.</i>

Residential (single dwelling) is 'no permit required' in the zone. Residential (multiple dwellings) is 'permitted' in the zone. The subdivision relies on the performance criteria of the General Residential Zone.

4.3 Subject site and locality

The author of this report carried out a site visit on the 15th March 2019, and again on the 3rd April 2019. The subject site is an internal lot, located at the end of a small Council maintained street (Tabernacle Place). The site has a total area of 3501m² and slopes gently to the east. Adjoining land uses consist of a mixture of single and multiple dwellings. The existing dwelling and shed is located within the western half of the lot, with the eastern half consisting of a large grassed yard area.

Aerial photograph of area



Photographs of subject site





4.4 Permit/site history

Relevant permit history includes:

- DA04-168 – dwelling & shed
- P10-268 – Pergola

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:

- Luke Midson & Linda Richardson – 5 Talisker St, Perth
- Gwenaelle Manier – 11 Talisker St, Perth
- Michael Salhani & Kim Hayward – 36 William Street, Perth
- Marnie Dell-Jory & Graeme Jory – 34 William St, Perth

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



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

Issue 1

- Access, parking and vehicle movements.



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Planner's comment:

The Planning Scheme requires vehicle parking to be provided as follows:

Use:	Parking Requirement
Residential	Vehicle
<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>

Each of the two units proposed has a two-car garage proposed. 1 visitor parking space is also proposed. The car parking proposed is compliant with the planning scheme.

Issue 2

- Existing landscaping within the site may possibly be removed.

Planner's comment:

The proposal plans refer to a landscaping buffer provided around the edge of the property boundary. The recommended permit conditions require the development to be in accordance with the endorsed plans, including landscaping. There would be nothing prohibiting the adjoining property owners from establishing an additional landscaping buffer within their own properties.

Issue 3

- Parking within the nature strip of Tabernacle Place.

Planner's comment:

Parking within the road reserve is not proposed by this development and illegal parking is a matter for enforcement by Tasmania Police.

Issue 4

- Medium density zoning and incompatible density with the surrounding area.

Planner's comment:

The subject site is zoned General Residential.

Subdivision

The minimum lot area for subdivision in the General Residential Zone is 450m². The development proposes lots of 1,849m² and 1651m². Reliance on the performance criteria of clause 10.4.15.1 is required due to a variation to the rear setback of the existing dwelling to the proposed boundary (3.92m setback is proposed, 4m rear setback is required to be compliance with the acceptable solution).

Multiple Dwellings

The minimum site area per dwelling for multiple dwellings is 325m².

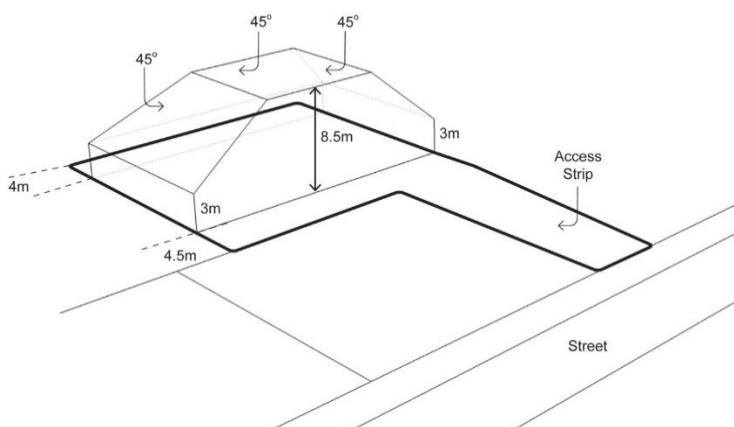
Site area is defined as:

site area per dwelling	means the area of the site (excluding any access strip) divided by the number of dwellings.
------------------------	---

An access strip is defined as:

access strip	means land, the purpose of which is to provide access to a road.
--------------	--

Diagram 10.4.2D - Building envelope for internal lots as required by subclause 10.4.2A3(a), shows the access strip as follows:



The Right of Way forms the access strip. The remaining land area is just over 1200m². Taking into consideration the proposed vacant strata lot (1200/3), each unit will have an area of greater than 400m². The acceptable solution is met and assessment against the performance criteria is not required.

Issue 5

- Overshadowing

Planner's comment:

The proposed units meet the building envelope and setback requirements (acceptable solutions of the planning scheme). Overshadowing of adjoining properties is therefore not a relevant consideration under the planning scheme. The shadow diagrams were provided to demonstrate the level of shadowing within the development site for habitable room windows and private open space of the southern unit, in accordance with clause 10.4.4 of the Planning Scheme.

Issue 6

- Future use of the units

Planner's comment:

The application proposes multiple dwellings within the residential use class only. Approval for a change of use to *visitor accommodation* would be required if the buildings were to be used for short stay accommodation, unless exempted by Planning Directive 6

(https://www.planningreform.tas.gov.au/_data/assets/pdf_file/0007/441493/Planning-Directive-No.6-Exemption-and-Standards-for-Visitor-Accommodation-in-Planning-Schemes-as-modified-1-August-2018.pdf).

Issue 7

- Noise created by vehicles entering and exiting the development site (suggestion of acoustic fence).

Planner's comment:

The development proposes a residential use which is a permitted use within the zone. There are no provisions within the zone that require assessment against vehicle noise. The vehicles associated with the development will typically be entering and exiting the site and parking. This is not out of character for a residential environment and is not considered to generate a level of noise that will unreasonably impact on the amenity of neighbouring properties. The driveway will be a hardstand surface which will further reduce vehicle noise.

Issue 8

- Connection to easement



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Planner's comment:

The connection into public infrastructure (sewer and stormwater) is allowed for by an easement over the adjoining properties to the north. This is *not* a private easement or private infrastructure. Taswater (Sewer Authority) have issued a Submission to Planning Authority authorising the connections to their infrastructure. Council's Works and Infrastructure Department have recommended conditions of approval for connections to Council's Stormwater Infrastructure.

Issue 9

- Privacy

Planner's comment:

The planning scheme requires assessment against provisions relating to privacy and overlooking, for a balcony, deck roof terrace, parking space, carport or windows to habitable rooms, with a finished surface or floor level higher than 1m above natural ground level. The proposed development is compliant with the acceptable solutions of these provisions. A future dwelling on strata lot 'C' will require further planning approval and assessment against the planning scheme provisions.

Issue 10

- Impact of sewerage connections on state of garden, security of premises for pets/children, fencing replacement and insurance.

Planner's comment:

Taswater were contacted regarding these concerns and the obligations of the contractors undertaking the work. They advised as follows:

- Damage to gardens will be restored to previous state. If grass, surface will be re-seeded.
- Works for simple connection only take a couple of hours. Contractors will contact and arrange with relevant land owners a mutually convenient time for pets and children to be excluded from the worksite.
- Contractors are insured.

A condition may be placed on the permit to ensure replacement fencing required for the connection works are at the developers cost.

4.6 Referrals

The only referrals required were as follows:

Council's Works Department

Precis: Council's Works & Infrastructure Department (Jonathan Galbraith) reviewed the application on the 2.04.2019 and reported their recommended conditions are included in the conditions of approval.

TasWater

Precis: A Taswater Submission to Planning Authority Notice was issued on 29.03.2019 (Taswater Ref: TWDA 2019/00354-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>



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To encourage residential development that respects the neighbourhood character and provides a high standard of residential amenity.

Assessment: The proposal meets the zone purpose.

LOCAL AREA OBJECTIVES

To consolidate growth within the existing urban land use framework of the towns and villages.

To manage development in the General residential zone as part of or context to the Heritage Precincts in the towns and villages.

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

Assessment: The proposal meets the local area objectives.

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)	325m ²

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 ½ 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 60m ² , 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 24m ² in one location in one location, or
--	----	---

	(ii)	POS of 12m ² 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 21 June; 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. <u>(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.</u> (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.
N/a	A3	A multiple dwelling, that is to the north of the private open space, of another dwelling on the same site, required in accordance with A2 or P2 of 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, 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.
☐	A2	Window or glazed door to habitable room with floor level over 1m must (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
N/a		(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



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		(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

DEVELOPMENT STANDARDS FOR SUBDIVISIONS IN GENERAL RESIDENTIAL ZONE

10.4.4 Subdivision

10.4.4.1 Lot Area, Building Envelopes and Frontage

Objective: To provide lots with areas and dimensions that enable the appropriate siting and construction of a dwelling, private open space, vehicle access and parking, easements and site features.	
Acceptable Solutions	Performance Criteria
A1 Lots must: a) have a minimum area of at least 450m ² which: i) is capable of containing a rectangle measuring 10m by 15m; and ii) has new boundaries aligned from buildings that satisfy the relevant acceptable solutions for setbacks; or b) required for public use by the Crown, an agency, or a corporation all the shares of which are held by Councils or a municipality; or c) for the provision of utilities; or d) for the consolidation of a lot with another lot with no additional titles created; or e) to align existing titles with zone boundaries and no additional lots are created.	P1 Each lot for residential use must provide sufficient useable area and dimensions to allow for: a) a dwelling to be erected in a convenient and hazard-free location; and b) on-site parking and manoeuvrability; and c) adequate private open space.
A1 (a) (i) – Complies. A1 (a) (ii) Relies on performance criteria due to variation of proposed rear setback of dwelling to boundary line (4m rear setback is the acceptable solution requirement, 3.92m setback is proposed. b-d) N/a	Complies with Performance Criteria P1. Lot 1 contains an existing dwelling and outbuilding with compliant parking to the front of the house. The proposal for two units and a vacant strata lot on lot 2, which comply with the provisions of the planning scheme demonstrate that there is sufficient area for dwelling/s to be erected in a convenient and hazard-free location, on-site parking and manoeuvrability and adequate private open space.
A2 Each lot must have a frontage of at least 3.6m.	P2 Each lot must have appropriate, permanent access by a Right of Carriageway registered over all relevant titles.
Relies on A2 – access to lot 1 is proposed to be via a Right of Water.	Complies with P2 – access to lot 1 is proposed to be via a Right of Water.



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10.4.4.2 Provision of Services

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

10.4.4.3 Solar Orientation of Lots

Objective: To provide for solar orientation of lots and solar access for future dwellings.	
Acceptable Solutions	Performance Criteria
A1 At least 50% of lots must have a long axis within the range of: a) north 20 degrees west to north 30 degrees east; or b) east 20 degrees north to east 30 degrees south.	P1 Dimensions of lots must provide adequate solar access, having regard to the likely dwelling size and the relationship of each lot to the road.
Complies with A1 (a).	N/a
A2 The long axis of residential lots less than 500m ² , must be within 30 degrees east and 20 degrees west of north.	P2 Lots less than 500 m ² must provide adequate solar access to future dwellings, having regard to the: a) size and shape of the development of the subject site; and b) topography; and c) location of access way(s) and roads.
N/a	N/a

10.4.4.5 Integrated Urban Landscape

Objective: To provide attractive and continuous landscaping in roads and public open spaces that contribute to the: a) character and identity of new neighbourhoods and urban places; or b) to existing or preferred neighbourhood character, if any.	
Acceptable Solutions	Performance Criteria
A1 The subdivision must not create any new road, public open space or other reserves.	P1 For subdivision that creates roads, public open space or other reserves, the design must demonstrate that: a) it has regard to existing, significant features; and b) accessibility and mobility through public spaces and roads are protected or enhanced; and c) connectivity through the urban environment is protected or enhanced; and d) the visual amenity and attractiveness of the urban environment is enhanced; and e) it furthers the local area objectives, if any.
Complies with A1.	N/a

10.4.4.6 Walking and Cycling Network

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



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	c) provide an interconnected and continuous network of safe, efficient and convenient footpaths, shared paths, cycle paths and cycle lanes based primarily on the network of arterial roads, neighbourhood roads and regional public open spaces; and
	d) promote surveillance along roads and from abutting dwellings.
Complies with A1.	N/a

10.4.4.7 Neighbourhood Road Network

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

CODES	
E1.0 BUSHFIRE PRONE AREAS CODE	N/a
E2.0 POTENTIALLY CONTAMINATED LAND	N/a
E3.0 LANDSLIP CODE	N/a
E4.0 ROAD AND RAILWAY ASSETS CODE	Complies – See code assessment below.
E.5.0 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	Complies – See code assessment below.
E11.0 ENVIRONMENTAL IMPACTS & ATTENUATION CODE	N/a
E12.0 AIRPORTS IMPACT MANAGEMENT CODE	N/a
E13.0 LOCAL HISTORIC HERITAGE CODE	N/a
E14.0 COASTAL CODE	N/a
E15.0 SIGNS CODE	N/a



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ASSESSMENT AGAINST E4.0 ROAD AND RAILWAY ASSETS CODE

E4.6 Use Standards

E4.6.1 Use and road or rail infrastructure

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

E4.7 Development Standards

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

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



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a) new road works, buildings, additions and extensions, earthworks and landscaping works; and b) building areas on new lots; and c) outdoor sitting, entertainment and children's play areas	a) maintain or improve the safety and efficiency of the road or railway or future road or railway, including line of sight from trains; and b) mitigate significant transport-related environmental impacts, including noise, air pollution and vibrations in accordance with a report from a suitably qualified person; and c) ensure that additions or extensions of buildings will not reduce the existing setback to the road, railway or future road or railway; and d) ensure that temporary buildings and works are removed at the applicant's expense within three years or as otherwise agreed by the road or rail authority.
Complies with A1.	N/a

E4.7.2 Management of Road Accesses and Junctions

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

E4.7.3 Management of Rail Level Crossings

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

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

Objective

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

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

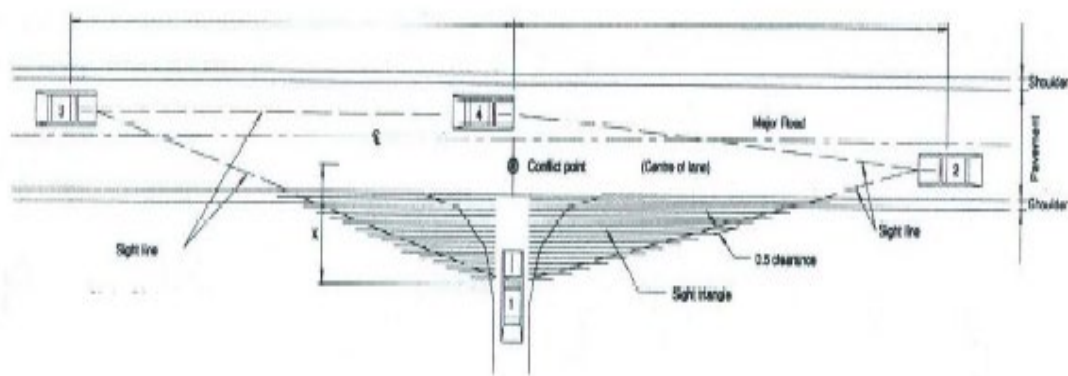


Figure E4.7.4 Sight Lines for Accesses and Junctions

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

Notes:

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



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

Comment:

Complies with A1 (a). Each proposed dwelling has 3 bedrooms, therefore, 2 spaces per dwelling is required, as well as 1 visitor space. The required number of parking spaces are proposed to be provided.

Table E6.1: Parking Space Requirements

Use	Parking Requirement	
	Vehicle	Bicycle
<i>If a 1 bedroom or studio dwelling in the General Residential Zone (including all rooms capable of being used as a bedroom)</i>	1 space per dwelling	1 space per unit or 1 spaces per 5 bedrooms in other forms of accommodation.
<i>If a 2 or more bedroom dwelling in the General Residential Zone (including all rooms capable of being used as a bedroom)</i>	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	
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 – sufficient space is available within the garage of each unit to accommodate a bicycle.



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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 – dwellings in General Residential zone.	

E6.6.4 Motorbike Parking Provisions

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

E6.7 Development Standards

E6.7.1 Construction of Car Parking Spaces and Access Strips

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

E6.7.2 Design and Layout of Car Parking

Objective: To ensure that car parking and manoeuvring space are designed and laid out to an appropriate standard.	
Acceptable Solutions	Performance Criteria
A1.1 Where providing for 4 or more spaces, parking areas (other than for parking located in garages and carports for dwellings in the General Residential Zone) must be located behind the building line; and A1.2 Within the General residential zone, provision for turning must not be located within the front setback for residential buildings or multiple dwellings.	P1 The location of car parking and manoeuvring spaces must not be detrimental to the streetscape or the amenity of the surrounding areas, having regard to: a) the layout of the site and the location of existing buildings; and b) views into the site from the road and adjoining public spaces; and c) the ability to access the site and the rear of buildings; and d) the layout of car parking in the vicinity; and e) the level of landscaping proposed for the car parking.
Comment: Complies with A1.1 & 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</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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AS 2890.1 - 2004 Parking Facilities, Part 1: Off Road Car Parking.

Comment:

A2.1 a) Complies. b) Complies. c) Complies.

A2.2 Complies.

Table E6.2: Access Widths for Vehicles

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

E6.7.3 Car Parking Access, Safety and Security

Objective: To ensure adequate access, safety and security for car parking and for deliveries.

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

Comment: N/a

E6.7.4 Parking for Persons with a Disability

Objective: To ensure adequate parking for persons with a disability.

Acceptable Solutions	Performance Criteria
A1 All spaces designated for use by persons with a disability must be located closest to the main entry point to the building.	P1 The location and design of parking spaces considers the needs of disabled persons, having regard to: a) the topography of the site; b) the location and type of relevant facilities on the site or in the vicinity; c) the suitability of access pathways from parking spaces, and d) applicable Australian Standards.
N/a – private residence.	N/a
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.
N/a – private residence.	N/a

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 – residential use.



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E6.8 Provisions for Sustainable Transport

E6.8.1 Bicycle End of Trip Facilities

Not used in this planning scheme

E6.8.2 Bicycle Parking Access, Safety and Security

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

E6.8.5 Pedestrian Walkways

Objective: To ensure pedestrian safety is considered in development	
Acceptable Solution	Performance Criteria
A1 Pedestrian access must be provided for in accordance with Table E6.5.	P1 Safe pedestrian access must be provided within car park and between the entrances to buildings and the road.
Comment:	
Complies with A1 – no separate access required.	

Table E6.5: Pedestrian Access

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

Notes

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



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ASSESSMENT AGAINST E10.0 RECREATION AND OPEN SPACE CODE

E10.6 Development Standards

E10.6.1 Provision of Public Open Space

Objective	
a)	To provide public open space which meets user requirements, including those with disabilities, for outdoor recreational and social activities and for landscaping which contributes to the identity, visual amenity and health of the community; and
b)	To ensure that the design of public open space delivers environments of a high quality and safety for a range of users, together with appropriate maintenance obligations for the short, medium and long term.
Acceptable Solutions	Performance Criteria
A1 The application must:	P1 Provision of public open space, unless in accordance with Table E10.1, must:
a) include consent in writing from the General Manager that no land is required for public open space but instead there is to be a cash payment in lieu.	a) not pose a risk to health due to contamination; and
	b) not unreasonably restrict public use of the land as a result of:
	i) services, easements or utilities; and
	ii) stormwater detention basins; and
	iii) drainage or wetland areas; and
	iv) vehicular access; and
	c) be designed to:
	i) provide a range of recreational settings and accommodate adequate facilities to meet the needs of the community, including car parking; and
	ii) reasonably contribute to the pedestrian connectivity of the broader area; and
	iii) be cost effective to maintain; and
	iv) respond to the opportunities and constraints presented by the physical characteristics of the land to provide practically useable open space; and
	v) provide for public safety through <i>Crime Prevention Through Environmental Design</i> principles; and
	vi) provide for the reasonable amenity of adjoining land users in the design of facilities and associated works; and
	vii) have a clear relationship with adjoining land uses through treatment such as alignment, fencing and landscaping; and
	ix) create attractive environments and focal points that contribute to the existing or desired future character statements, if any.
Complies with A1 – Consent provided in writing on the 08.04.2019.	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 *Land Use Planning & Approvals Act 1993*.



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STRATEGIC PLAN/ANNUAL PLAN/COUNCIL POLICIES

Strategic Plan 2017-2027

Statutory Planning

5 SERVICES

Sewer & Water

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

Stormwater & Access

The application was referred internally to the Council's Works Department, who advised that the subdivision can be serviced by Council infrastructure. Their recommended conditions of approval will be included if a permit is issued.

Provision of Services

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

Public Open Space Contribution

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

The Public Open Space Rate

- 1 *The Public Open Space Rate shall be \$1200 per additional lot created (i.e. A subdivision that turns one lot into four has created three additional lots and will attract a public open space contribution/fee of \$3,600.)*
- OR
- 2 *The applicant may, at his or her discretion, obtain a current (not less than one-month old) valuation, by a registered land valuer, of the subject land, less one of the proposed lots (or strata units). The Public Open Space Rate shall total 5% of that value.*

6 LOCAL GOVERNMENT (BUILDINGS AND MISCELLANEOUS PROVISIONS) ACT 1993

Section 83	Approval of plan of subdivision	Yes	No
83 (1)(a)	Does the council require the owner to sell to it for a nominal consideration any land shown on the plan as set apart for a public open space or for drainage purposes?		✓
83(1)(b)	Does the council require the owner to mark on the plan in respect of any proposed way, the words "to be acquired by the highway authority"?		✓
83(5)(a)(ii)	Does the council require the final plan of subdivision to note, in respect of a block, that the council cannot or will not provide means of drainage for all or some specified kind of effluent from the block?		✓
83(5)(a)(iii)	Does the council require the final plan of subdivision to note, in respect of a block, that the council cannot or will not permit a septic tank?		✓
83(5)(b)(i)	Does the council require the final plan of subdivision to note, in respect of a block, that the council may permit a septic tank?		✓
83(5)(b)(ii)	Does the council require the final plan of subdivision to note, in respect of a block, that the council may permit a specific form of on-site sewerage treatment?		✓



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83(7)	Does the council require the final plan of subdivision to note, in respect of a block, that the council has been advised by a regulated entity, within the meaning of the <i>Water and Sewerage Industry Act 2008</i> , that the entity cannot or will not –		
83(7)(a)	provide a supply of water to the block?		✓
83(7) (b)	provide means of sewerage for all or some specified kind of effluent from the block?		✓
Section 84	Council not to approve subdivision	Yes	No
84(1)(c)	Does the subdivision include any road or other works whereby drainage will be concentrated and discharged into any drain or culvert on or under any State highway, and the the Minister administering the <i>Roads and Jetties Act 1935</i> has first not approved so much of the application as affects the drainage?		✓
	If 'yes', refuse the subdivision.		
Section 85	Refusal of application for subdivision		
	Council may refuse the application for subdivision if it is of the opinion:		
85(a)	that the roads will not suit the public convenience, or will not give satisfactory inter-communication to the inhabitants both of the subdivision and the municipal area in which it is;		✓
85(b)	that the drainage both of roads and of other land will not be satisfactorily carried off and disposed of;		✓
85(ba)	that the land is not suitable for an on-site effluent disposal system for all or specified kinds of effluent from each block;		✓
85(c)	that the site or layout will make unduly expensive the arrangements for supply of water and electricity, connection to drains and sewers and the construction or maintenance of streets;		✓
85(d)	that the layout should be altered to include or omit –		
85(d)(i)	blind roads;		✓
85(d)(ii)	alleys or rights of way to give access to the rear of lots;		✓
85(d)(iii)	public open space;		✓
85(d)(iv)	littoral or riparian reserves of up to 30 metres in from the shore of the sea or the bank of a river, rivulet or lake;		✓
85(d)(v)	private roads, ways or open spaces;		✓
85(d)(vi)	where the ground on one side is higher than on the other, wider roads in order to give reasonable access to both sides;		✓
85(d)(vii)	licences to embank highways under the <i>Highways Act 1951</i> ;		✓
85(d)(viii)	provision for widening or deviating ways on or adjoining land comprised in the subdivision;		✓
85(d)(ix)	provision for the preservation of trees and shrubs;		✓
85(e)	that adjacent land of the owner, including land in which the owner has any estate or interest, ought to be included in the subdivision;		✓
85(f)	that one or more of the lots is by reason of its shape in relation to its size or its contours unsuitable for building on;		✓
85(g)	that one or more of the lots ought not to be sold because of –		
85(g)(i)	easements to which it is subject;		✓
85(g)(ii)	party-wall easements;		✓
85(g)(iii)	the state of a party-wall on its boundary.		✓
Section 86	Security for payment	Yes	No
	Does council require security for payments and the execution of works for -		
86(2)(c)	if the land is not located within 30 metres of the existing public storm water system as shown on the map made available under section 12 of the <i>Urban Drainage Act 2013</i> , payment for a public storm water system by, from, or from within, the land as determined by the council so that all lots may have connecting drains and the concentrated natural water may be lawfully disposed of and for the laying of storm water connections from a place on the boundary of each lot to the public storm water system in accordance with the by-laws of the council and to the satisfaction of its engineer;		✓



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86(2)(d)	the works required for the discharge of the owner's obligations under <u>section 10 of the Local Government (Highways) Act 1982</u> in respect of the highways opened or to be opened on the subdivision;		✓
86(2)(e)	the making and draining of footways that are not part of a road and of private roads and similar footways serving 3 lots or more;		✓
86(2)(f)	the filling in of ponds and gullies;		✓
86(2)(g)	the piping of watercourses.		✓
	If 'yes':		
	council may refuse to approve the application until such security is given.		
	See section 86 (3) for the form of the security.		
	See section 86 (4) for when the works are to be executed.		

Section 107	Access orders	Yes	No
107 (2)	Is work of a substantial nature needed to provide access for vehicles from a highway onto the block?		✓
	If 'yes', council may refuse to seal the final plan under which the block is created until the owner has carried out the work specified in the order within the specified period or given the council security for carrying out that work if called upon by it to do so.		

Section 108	Road widening	Yes	No
108 (1) (a)	Does council, in respect of an existing highway, require to obtain a dedication of land for widening or diverting? (compensation is not payable for the dedication of land which lies within 9 metres of the middle line of the highway of a parcel into which the land is subdivided and on which no building stands)		✓
108 (1) (b)	Does council, in respect of an existing highway, require to obtain a licence to embank?		✓

7 FINANCIAL IMPLICATIONS TO COUNCIL

Not applicable to this application.

8 OPTIONS

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

9 DISCUSSION

Discretion to refuse the application is limited to reliance on the performance criteria of the General Residential Zone, as follows:

- Vary setback of existing dwelling to proposed subdivision boundary; and
- Access via Right of Way to proposed lot 1 over proposed lot 2.

Four representations were received in objection to the application – mainly relating to the proposed units. The variations proposed relate to the subdivision.

The application was referred to relevant parties, including Council's Works and Infrastructure Department and TasWater.

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.

10 ATTACHMENTS

A. Application & plans



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- B. Responses from referral agencies
- C. Representations

RECOMMENDATION 1

That land at 3 Tabernacle Place, Perth be approved to be developed and used for a 2-lot subdivision (vary setback of existing building & access (right of way)) in accordance with application PLN-19-0049-01, and subject to the following conditions:

1 Layout not altered

The use and development shall be in accordance with the endorsed plans numbered **P1 – P2** (*Project No: 18001, Sheet No's: A01 & A02, Dated: 11.10.2017*).

2 Council's Works Department conditions

2.1 Stormwater

Each lot 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.

2.2 As constructed information

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

2.3 Municipal standards & certification of works

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

2.4 Separation of hydraulic services

- a) All existing hydraulic services and connections, including stormwater must be located.
- b) Where required, pipes are to be rerouted to provide an independent system for each lot.
- c) Certification must be provided that hydraulic services have been separated between the lots.

2.5 Easements to be created

Easements must be created over all Council owned services in favour of the Northern Midlands Council. Such easements must be created on the final plan to the satisfaction of the General Manager.

2.6 Pollutants

- a) The developer/property owner must ensure that pollutants such as mud, silt or chemicals are not released from the site.
- b) Prior to the commencement of the development 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 infrastructure as a result of pollutants being released from the site the cost of these works may be charged to the developer/property owner.

3 Taswater Conditions

Sewer and water services shall be provided in accordance with TasWater's Planning Authority Notice (reference number TWDA 2019/00354-NMC, dated: 29.03.2019).

4 Public Open Space Contributions

A contribution must be paid towards the cost of providing public open space infrastructure in accordance with Council policy (currently \$1200 per new lot).



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5 Sealing of Plans

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

RECOMMENDATION 2

That land at 3 Tabernacle Place, Perth be approved to be developed and used for 2 x multiple dwellings on lot 2 & vacant strata lot in accordance with application PLN-19-0049-02, and subject to the following conditions:

1 Layout not altered

The use and development shall be in accordance with the endorsed plans numbered **P1 – P18** (*Project No: 18001, Sheet No's: A00-A17, Dated: 11.10.2017*).

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) Onsite stormwater detention shall be provided for the peak storage 100-year ARI event. The discharge from the site must be limited to the 5-year event equivalent to a site impervious coverage of 50%. Plans and calculations detailing the detention must be provided for approval by Council prior to the commencement of any works on site.

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

2.4 Works damage bond

- a) Prior to the issue of a building permit, or the commencement of development authorised by this permit, a \$500



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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.

3 TasWater conditions

Sewer and water services shall be provided in accordance with TasWater's Planning Authority Notice (reference number TWDA 2019/00354-NMC, dated 29.03.2019).

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) 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.
- d) Any sections of fencing damaged/removed as a result of providing service connections shall be repaired to match the existing fence at the developers cost.

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.
- c) The visitor parking space must be provided with an entry and exit taper to allow ease of ingress and egress from the space.

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) Pay a \$500 works bond (as per condition 2.4);
- b) Pay a \$500 per unit landscape bond (as per condition 4).

7 Prior to commencement of use

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

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

8 Prior to the Completion of the Development

Prior to the issue of a Certificate of Completion for either unit, a title for lot 2 must have been issued in accordance with the endorsed plans.

DECISION

Cr

Cr



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COUNCIL ACTING AS A PLANNING AUTHORITY: CESSATION

RECOMMENDATION

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

DECISION

Cr

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



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CON – ITEMS FOR THE CLOSED MEETING

DECISION

Cr

That Council move into the “Closed Meeting” with the General Manager, Corporate Services Manager, Community & Development Manager, 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 CONFIRMATION OF CLOSED COUNCIL MINUTES: ORDINARY COUNCIL MEETING

Confirmation of the Closed Council Minutes of the Ordinary Council Meeting, 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

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



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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*.
Campbell Town

DECISION

Cr

That Council move out of the closed meeting.

Mayor Knowles closed the meeting at