



**NORTHERN
MIDLANDS
COUNCIL**

AGENDA

ORDINARY MEETING OF COUNCIL

MONDAY, 22 JULY 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 22 JULY 2019

NOTICE IS HEREBY GIVEN THAT THE NEXT MEETING OF THE NORTHERN MIDLANDS COUNCIL WILL BE HELD AT THE COUNCIL CHAMBERS, LONGFORD ON MONDAY, 22 JULY 2019 AT 5.00PM.


Des Jennings
GENERAL MANAGER

17 July 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 24 JUNE 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, 24 June 2019 be confirmed as a true record of proceedings.



NORTHERN MIDLANDS COUNCIL AGENDA – ORDINARY MEETING 22 JULY 2019

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)	14/05/2019	Cressy Hall Committee	AGM
ii)	14/05/2019	Cressy Hall Committee	Ordinary
iii)	11/06/2019	Liffey Hall Management Committee	Ordinary
iv)	02/07/2019	Campbell Town District Forum	Ordinary
v)	02/07/2019	Ross Local District Committee	Ordinary
vi)	02/07/2019	Evandale Advisory Committee	Ordinary
vii)	03/07/2019	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.*

Campbell Town District Forum

At the ordinary meeting of the Campbell Town District Forum held on 2 July 2019 the following motion/s were recorded for Council's consideration:

Campbell Town town hall

That Council provide the maintenance and running costs, and revenue figures for the last 3 years for the Campbell Town Hall to the Campbell Town District Forum.

Recommendation:

That the financial information be provided.

DECISION

Cr

Longford Local District Committee

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

6.4 Outstanding Motions – Levee Banks

The LLDC expresses their disappointment that no investigation has taken place and we request Council to give this issue high priority.

Officers comment:

Noted.

Recommendation:

That the LLDC be advised that no funds were allocated in the 2019/2020 budget, but the matter be given priority consideration if Council is successful in receiving the grant funds for the Longford Urban Design Strategy.

DECISION

Cr



NORTHERN MIDLANDS COUNCIL AGENDA – ORDINARY MEETING 22 JULY 2019

6.4 Outstanding Motions – Longford Racetrack

The LLDC requests that the motion from 6 February 2019 is submitted to Council.

The motion from 6 February 2019 is as follows:

That Council seek Federal funding for a feasibility study surrounding the Longford Equestrian Centre.

Officers comment:

The LLDC has previously requested a feasibility study is done on the future of the Longford Race Track.

Recommendation:

That the LLDC be advised that the matter will be considered once Council has met with the Chief Executive Officer of TasRacing.

[DECISION](#)

Cr

7.4 JBS Alternate Entrance

That this committee ask the Council to ask State Growth that when they are designing the next part of the Illawarra Road using the \$86 million funds for the upgrade, that attention be given to providing an off Street truck park within the Swifts site and an entry road off Illawarra Road through the levy.

Officers comment:

The LLDC has requested input into the design of the roundabout and also consideration of an alternate entrance for trucks at the JBS Swift site.

Recommendation:

That Council direct the request to the State Government and seek to liaise with the Department through the design phase.

[DECISION](#)

Cr

7.7 Location of Parklets

This committee reiterates its original point that it does not support any parklets within Longford.

Officers comment:

The LLDC has previously expressed that they do not support parklets within Longford.

Recommendation:

That the matter be noted.

[DECISION](#)

Cr

GOV 6 DATE OF NEXT COUNCIL MEETING: 19 AUGUST 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, 19 August 2019.



NORTHERN MIDLANDS COUNCIL AGENDA – ORDINARY MEETING 22 JULY 2019

INFO INFORMATION ITEMS

1 COUNCIL WORKSHOPS/MEETINGS HELD SINCE THE LAST ORDINARY MEETING

Responsible Officer: Des Jennings, General Manager

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

Date Held	Purpose of Workshop
01/07/2019	<p>Council Workshop</p> <p>Discussion:</p> <ul style="list-style-type: none"> • Haywards: Site visit to Western Junction • JBS Australia presentation • Fred Davies Memorial Grandstand at Longford Recreation Ground • Overnight Camping • Review of Aboriginal Heritage Act • Community Developments Grants Programme • Perth Main Street Planter Boxes • Ben Lomond • Weeds Officer • Resource Sharing • Proposed Subdivision • Public Notification to Adjoining Property Owners • Policy: Headworks Charges - Stormwater • Land Use Development Strategy
08/07/2019	<p>Special Council Workshop</p> <p>Discussion:</p> <ul style="list-style-type: none"> • Draft Local Provisions Schedule and Land Use & Development Strategy
22/07/2019	<p>Council Workshop</p> <p>Discussion:</p> <ul style="list-style-type: none"> • Council Meeting Agenda items

2 MAYOR'S COMMUNICATIONS

Mayor's Communications for the period 25 June to 22 July 2019 are as follows:

Date	Activity
25 June 2019	Attended Campbell Town town hall meeting, Campbell Town
25 June 2019	Attended meeting with ratepayer, Conara
26 June 2019	Attended meeting with Sgt Mike Gillies (Tasmania Police), Longford
26 June 2019	Attended meeting with Northern Midlands Council Youth Officer, Longford
26 June 2019	Attended media event with Free2B girls group and Commonwealth Bank of Australia representative, Longford
27 June 2019	Attended radio interview with ABC Radio, Gipps Creek
1 July 2019	Attended meeting with Family Violence Consultative Group, Hobart
1 July 2019	Attended meeting and site tour with Haywards, Western Junction
1 July 2019	Attended Council Workshop, Longford
2 July 2019	Attended meeting with Avoca Museum and Information Centre and Volunteer Induction, Avoca
3-5 July 2019	Attended LGAT AGM and Annual Conference, Hobart
3 July 2019	Attended ALGWA Dinner, Hobart
8 July 2019	Attended meeting with CEO of Northern Ambulance Services, Longford
8 July 2019	Attended Council Workshop, Longford
10 July 2019	Attended Campbell Town Hospital Board meeting, Campbell Town
16 July 2019	Attended meeting with Rossarden and Friends Kids Christmas Group, Avoca
19 July 2019	Attended meeting with Rebecca White, Longford
22 July 2019	Attended meeting with Minister Jaensch, Longford
22 July 2019	Attended Council Workshop and Meeting, Longford
Attended to email, phone, media and mail inquiries.	



NORTHERN MIDLANDS COUNCIL AGENDA – ORDINARY MEETING 22 JULY 2019

3 PETITIONS

1 PURPOSE OF REPORT

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

2 OFFICER'S COMMENT

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

Section 57. Petitions

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

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

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

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

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

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

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

(e) at the end of the petition –

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

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

(3) In this section –

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

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

petition means a paper petition or electronic petition;

signatory means –

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

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

3 Petitions Received

Nil.

4 CONFERENCES & SEMINARS: REPORT ON ATTENDANCE BY COUNCIL DELEGATES

1 PURPOSE OF REPORT

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

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

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

2 CONFERENCES AND SEMINARS

Nil.



NORTHERN MIDLANDS COUNCIL AGENDA – ORDINARY MEETING 22 JULY 2019

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	84	87	28	934	884
337	58	53	31	42	58	24	19	31	38	45	31	32	462	429

6 ANIMAL CONTROL

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

Item	Income/Issues 2017/2018		Income/Issues for June		Income/Issues 2018/2019	
	No.	\$	No.	\$	No.	\$
Dogs Registered	4,250	106,006	62	927	4,224	101,911
Dogs Impounded	84	5,556	7	432	77	4,771
Euthanized	-	-	-	-	7	-
Re-claimed	71	-	6	-	56	-
Re-homed/To RSPCA	10	-	1	-	14	-
New Kennel Licences	12	840	-	-	8	576
Renewed Kennel Licences	64	2,752	-	-	70	3,080
Infringement Notices (paid in full)	76	12,458	4	1,278	54	10,773
Legal Action	-	-	-	-	-	-
Livestock Impounded	3	159	-	-	-	-
TOTAL		127,771		2,636		121,112

Registration Audit of the Municipality:

Audit will be on-going

Kennel Licences

Kennel licence renewals have been sent.

Microchips:

Un- microchipped dogs to be followed up over the next 2 months

Infringements:

4 infringements issued for June

Attacks:

1 attack on sheep – no witnesses to attack, Notice sent to property owners in the area.
Ross Dog – declared dangerous

Impounded Dogs:

7 dogs were impounded.

7 HEALTH ISSUES

Immunisations

The *Public Health Act 1997* requires that Councils 'A council must develop and implement an approved program for immunisation in its municipal area'. The following table will provide Council with details of the rate of immunisations provided through Schools. Monthly clinics are not offered by Council; however, parents are directed to their local General Practitioner who provides the service.



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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	62	45

Northern Midlands Medical Services provide the school immunisation program for the Northern Midlands Council.

Other Environmental Health Services

Determine acceptable and achievable levels of environmental and public health by ongoing monitoring, inspection, education and, where necessary, by applying corrective measures by mutual consent or application of legislation.

Ensure safe standards of food offered for sale are maintained.

Investigations/Inspections	2015/2016	2016/17	2017/18	2018/19
Notifiable Diseases	5	4	4	0
Inspection of Food Premises	154	75	77	9

Notifiable Disease investigations are carried out by Council's Environmental Health Officer at the request of the Department of Health. Investigations typically relate to cases of food borne illness. While some investigations are inconclusive others can be linked to other cases and outbreaks within Tasmania and across Australia. Under the Public Health Act 1997, investigations are confidential.

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 in each financial year.

Inspections are conducted according to a risk based assessment and cover all aspects of food storage, handling and preparation. A total of 35 criteria are assessed for either compliance, non-compliance or serious non-compliance. Actions, including follow-up inspections, are taken according to the outcome of inspections.

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	1	1	2
Community Services	-	-	-	-	-	-	-	1	-	-	-	-
Corporate Services	-	1	-	-	1	-	-	-	1	1	-	-
Governance	-	-	-	-	-	2	2	-	-	1	-	-
Waste	-	-	1	-	-	-	-	-	-	-	-	-
Works (North)	10	26	30	2	14	21	25	28	29	9	11	12
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
24-Oct-18	Perth Fire Brigade	Donation	100
24-Oct-18	Longford Fire Brigade	Donation	100



**NORTHERN MIDLANDS COUNCIL
AGENDA – ORDINARY MEETING
22 JULY 2019**

Date	Recipient	Purpose	Amount \$
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
23-May-19	Evandale Tourism Centre Committee	Glass Roof Replacement	380
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
21-May-19	James Grey	Bursary Program 2019 - instalment 1	1,000
19-Jun-19	Darian Richardson	Bursary Program 2019 - instalment 1	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
30-Apr-19	Mr Joel Strickland	Royal Perth Show 2019 Young Poultry Judges Championships	66
TOTAL DONATIONS			\$ 36,902

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	Community & Development Manager	Implementation strategy drafted. Presented to PLDC on 2/4 for comment. Perth Local District Committee do not support the immediate implementation of the mural	



NORTHERN MIDLANDS COUNCIL AGENDA – ORDINARY MEETING 22 JULY 2019

Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
			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 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.		project. Community feedback to be sought.	
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	Booking Officer commenced. Booking system purchased. Draft agreements with groups.	
18/03/2019	075/19	Public Notification to Adjoining Property Owners	That the matter be deferred to a future workshop	Community & Development Manager	Considered 1 July. Further presentation to Council workshop.	
24/06/2019	162/19	Cressy Local District Committee - Community Defibrillator	That Council support the application for a community defibrillator.	Community & Development Manager	Application to be lodged.	
24/06/2019	173/19	Recreational Vehicle Dump Point: Cressy	That Council endorse the location of the corner of William and Archer Streets, Cressy for a Recreational Vehicle Dump Point and officers progress the application with TasWater.	Community & Development Manager	Development Application being prepared.	
24/06/2019	174/19	Draft By-Law: Placement Of Shipping Containers By-Law	That Council proceed with the development of a Placement of Shipping Containers By-law; seek a solution to the issues, identify what measures are taken by other councils and that the matter be further workshopped.	Community & Development Manager	Report to be prepared for future Council meeting.	
24/06/2019	175/19	Fee Schedule Amendment	That Council adopt the amended Fee Schedule to be implemented on 1 July 2019.	Community & Development Manager	Complete.	
24/06/2019	176/19	Policy Review: Public Open Space Contribution	That Council defer the matter and further information be sought.	Community & Development Manager	Report to July Council meeting.	
18/09/2017	278/17	Local Government Reform: Northern Region Shared Services	That Council: A) i) Receive the Northern Tasmanian Councils – Shared Services Study Report prepared by KPMG. ii) Support the establishment of governance arrangements to progress the outcomes of the Report. iii) Participate in activities to identify, plan and implement opportunities to undertake shared initiatives at a whole-of-region or sub-regional level. B) at this time, take no further action regarding minute no. 125/15. C) set up a committee of Council (councillors) to progress shared services options for the Northern Midlands.	General Manager	Minister Gutwein advised that Council has received the study. GM to report to Council on progress. Expressions of Interest sought for the role of Project Manager, Shared Services Implementation Project. NOA Group engaged. Workshops arranged with Senior Managers of participating councils. NOA Group report finalised, GM's meeting to be arranged to finalise. Legal Services tender submissions being considered. NOA workshops on 5 priority	



NORTHERN MIDLANDS COUNCIL AGENDA – ORDINARY MEETING 22 JULY 2019

Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
					Council functions. Completed, report being reviewed by GMs. Legal Services project being considered by GMs, awaiting endorsement. 12-month trial supported. Six councils agreed to participate in 12 month trial for a share legal service. Contract prepared and being finalised.	
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 future Council workshop discussion. Concept to be costed with a report to Council.	
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. Matter discussed at July Council workshop. No further action.	
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.	
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	Met with Bendigo Bank early June, awaiting info to progress arrangements for community meeting.	
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	Both federal political parties have provided a \$2.6M financial commitment to the project. Meeting with Jeremy rockliff, Minister for education and Training to be pursued.	
24/06/2019	170/19	Parklet: Wellington Street, Longford	That proceedings on the placement of the parklet be halted	General Manager	Bollards to be removed.	
24/06/2019	171/19	Future Of Bishopsbourne Church And Cemetery	That Council advises the Bishopsbourne Progress Association Sub-Committee that it provides in-principle support to accept the ownership of the Bishopsbourne Church and Cemetery with the condition that it is at no cost to Council along with no associated recurrent expenses; and that an Agreement/Memorandum of Understanding to this effect be included in the lease.	General Manager	Advice provided to the Committee.	
24/06/2019	165/19	Local Government Association of Tasmania (LGAT) agenda for the Annual General Meeting and General Meeting on 3 July 2019 - Motions	That Council, vote as per the decision.	Mayor	Mayor, Councillors and Council officers attended AGM and Conference.	
24/06/2019	162/19	Perth Local District Committee - South Esk River Parklands/ William Street Reserve	South Esk River Parklands/William St Reserve - That the matter be deferred to the July meeting with full information and costings.	Works Manager	Costings sought.	



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Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
24/06/2019	162/19	Perth Local District Committee - Perth Bicentenary 2021	That the Perth Local District Committee be advised that Council does not have the resources of an events coordinator, but would provide secretarial support only.	Exec Assistant	Committee to be advised.	
24/06/2019	162/19	Perth Local District Committee - Train Park	That Council officers assess the appropriateness of the relocation of the shelter to the Train Park and report back to Council.	Exec Assistant	To be considered in mid-year budget review.	
24/06/2019	162/19	Perth Local District Committee - Concerns Relating to Upgrade Works on State Roads: Evandale Main Road & Woolmers Lane /Midland Highway Intersection	That the request be directed to the Department of State Growth: That Council request the Department of State Growth to review the safety of the location of the 80km (60km) speed sign placed on the Midland Highway at the northern entrance to Perth.	Exec Assistant	60km signage installed. No further action.	
24/06/2019	162/19	Evandale Advisory Committee - Installation of Colonial Light – High Street	That the request be investigated.	Exec Assistant	DA advertised and forwarded to Committee, no comments received from public during advertising period. Infrastructure already installed, works progressed.	
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	Launceston City Council have advised that they no longer wish to participate in a combined tender process with the northern councils. Tenders for kerbside waste currently being sought, matter to be discussed with contractors.	
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	Funding allocated, MAST to manage project.	
18/09/2017	291/17	State Roads Maintenance	That Council meet with StateRoads i) to initiate discussion on the possibility of Council taking-up emergency maintenance works on State road infrastructure. And ii) to ascertain the possibility of Council providing road and other maintenance services on a contract basis in the future.	Works Manager	Council pursuing with State Growth. Meeting being sought.	
20/05/2019	148/19	Concerns Relating To Upgrade Works On State Roads: Evandale Main Road & Woolmers Lane/Midland Highway Intersection	That Council request the State Government to review: i) road reconstruction works on Evandale Main Road; ii) the safety of the Woolmers Lane intersection; iii) the safety of Leighlands Road intersection; iv) the appropriateness of the give way sign on the underpass at Breadalbane (needs to be Stop sign); v) the guard rails on Brumby's Creek bridge; and vi) the Bridge at Bowthorpe on Pateena Road.	Works Manager	Letter sent, response awaited.	
24/06/2019	183/19	Application To Purchase Road Reserve: Trafalgar Street, Ross	That the matter be deferred so that the Local District Committee can further discuss.	Works Manager	To be considered by LDC.	
24/06/2019	184/19	Give-Way Signage At Intersections – Ross	That Council install give-way signage and mark holding lines at intersections in Ross in accordance with the advice provided by Mr Howell.	Works Manager	In progress.	
24/06/2019	185/19	Street Tree Bonds	That i) in relation to bonds paid by developers for the planting of street trees, - Council officers continue to work with developers to identify areas where trees are able to be planted and/or return the tree	Works Manager	Investigations underway.	



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Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
			bonds; and - Look to address the planting of trees where bonds have been taken; and			
24/06/2019	185/19	Street Tree Bonds	That ... ii) a Council Policy be developed in relation to the responsibility of developers/designers to plan and plant trees in new subdivisions.	Works Manager	Investigations underway.	
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.	
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.	
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	Pending.	
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	Budget allocated.	
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	Project not to be progressed. Grant offer declined.	
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	That the LLDC be advised that no funds were allocated in the 2019/2020 budget, but the matter be given priority consideration if Council is successful in receiving the grant funds for the Longford Urban Design Strategy. .	
24/06/2019	162/19	Campbell Town District Forum - 2021 Bicentenary Celebrations	Draft Shipping Container By-Law - That the council by-law regarding shipping containers be revised to include provision to prevent shipping containers being left on council property - That Council note the request.	Executive & Comms Officer	Noted.	
24/06/2019	162/19	Ross Local District Committee	Town Hall Key - RLDC requests NMC to permanently issue a key to the Secretary of the Midlands Film Society to enable access to the Town Hall when required. - That Council consider the request.	Executive & Comms Officer	Complete.	
24/06/2019	162/19	Ross Local District Committee	The Ross Local District Committee request that Council formally write to the State Government and adjoining Councils to seek support and collaboration on the upcoming 2021 bicentenary celebrations. - That Council consider this request.	Executive & Comms Officer	Progressing.	
24/06/2019	162/19	Longford Local District Committee - Memorandum of Understanding amendment	That the Longford Local District Committee be advised that officers are conducting a review of the Memorandum of Understanding with a report to be presented to the July Council meeting.	Executive & Comms Officer	MOU to be discussed at August Council workshop.	
24/06/2019	177/19	Policy Review: Oversize Outbuildings	That Council rescind the Oversize Outbuildings Policy.	Executive & Comms Officer	Policy manual review in progress.	
24/06/2019	178/19	Policy: On Site Stormwater Detention	That Council adopt the On-Site Stormwater Detention Policy as drafted.	Executive & Comms Officer	Policy manual review in progress.	



NORTHERN MIDLANDS COUNCIL AGENDA – ORDINARY MEETING 22 JULY 2019

Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
24/06/2019	181/19	Policy Review: Donations Policy	That Council endorse the amendments to the Donations Policy.	Executive & Comms Officer	Policy manual review in progress.	
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

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	Community sessions held in June 2019 in Longford and Campbell Town. Report to August Council meeting.	
15/04/2019	101/19	Recommendations Of Sub Committees - Longford Local District Committee - 6.11 Cycling in Longford	That Council consider the request of the Committee.	General Manager	Master Plan to be developed when funding available.	
18/02/2019	048/19	Northern Midlands Volunteer and Business Community Expo	Council officers commence organisation of the Expo.	Tourism Officer	Organisation in progress. Planned for March 2020.	31/12/2020
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.	Exec Assistant	To be undertaken following completion of Council office extension.	31/12/2020
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.	31/12/2021
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.	
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 electoral poll.	
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	JMG preparing scale version of draft structure plan. Quote to be sought re amendment.	

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



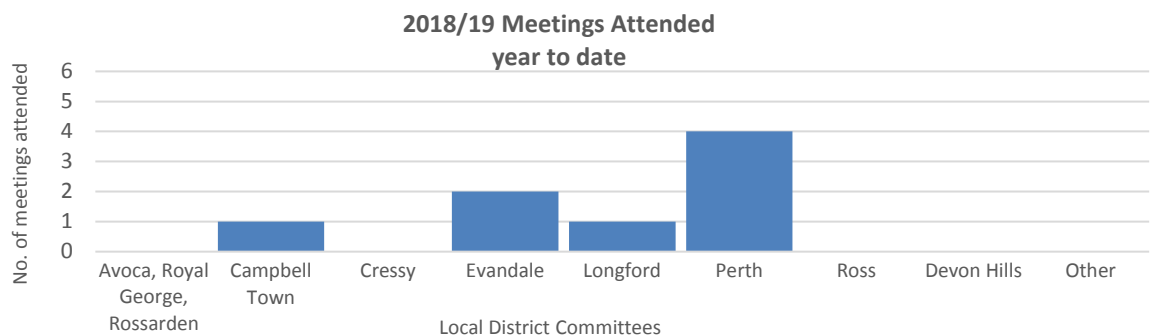
NORTHERN MIDLANDS COUNCIL AGENDA – ORDINARY MEETING 22 JULY 2019

11 KEY ISSUES BEING CONSIDERED: MANAGERS' REPORTS

1. GOVERNANCE

a. Meetings/Conferences

- Council meetings:
 - Ordinary Meeting 24 June
- Council Workshops:
 - 3 June
 - 24 June
- Executive Management Team:
 - 4 June
- Staff Meeting
 - 11 June
 - 25 June
- Community meetings:



- Attended fortnightly site meetings with contractors – Campbell Town Recreation Ground Redevelopment
- Attended weekly Longford Recreation Ground – Contractor meetings
- Met with proponents re proposed sub-division
- Met with TasWater re proposed upgrades to Longford Sewerage Treatment Plant
- Met with TNT and Parks & Wildlife Service re Ben Lomond Facility Project
- Met with Denman Architects re Longford Recreation Ground entrance
- Attended Northern Midlands Economic Development Framework workshop
- Attended presentation by proponents on proposed subdivision, Evandale
- Attended meeting together with Mayor Knowles with the Treasurer, Minister Gutwein
- Met with ratepayer re Rates dispute
- Met with the Editor, Northern Midlands Courier
- Attended Valuer General's presentation
- Attended ALGA NGA 2019 in Canberra
- Attended breakfast with Staff and Contractors at Longford Recreation Ground
- Met with stakeholders re future of Campbell Town town hall
- Met with Longford Football Club re Longford Recreation Ground
- Met with Little Athletics and Cricket Club re Longford Recreation Ground
- Attended 2019 Employer of Choice Awards Presentation in Hobart
- Meeting with Cressy Cricket Club representatives re Recreation Ground facilities
- Met with Councillors:
 - Richard Goss
 - Janet Lambert

b. General Business:

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



NORTHERN MIDLANDS COUNCIL

AGENDA – ORDINARY MEETING

22 JULY 2019

- Engineering Services
- Drainage issues & TRANSLink stormwater
- Road and Traffic matters
- Resource Sharing
- Animal Control matters
- Buildings
- Tourism
- Management Agreements and Committee Administration
- Office improvements
- Media releases and news items
- Grant application administration and support letters
- Local District Committee project support
- Event management
- Emergency Management
- Strategic Plan
- Local Government Reform
- Citizenship ceremonies
- Newsletters
- General correspondence.

c. Human Resources

- Recruitment
 - Casual Animal Control Officers – appointed, both commence early July 2019
 - Facilities Officer (Campbell Town) – appointed, commences 18/7/19
 - Building & Compliance Officer – re-advertised. Applications close on 21/7/19
- Employer of Choice – NMC successful in being inducted into the Employer of Choice honour roll on 27/6/19
- Corporate Services Department review – now with the Corporate Services Manager
- EBA negotiations – 5 negotiations meetings in total held. Review period from 28/6/19 to 4/7/19 – employees provided with proposed Enterprise Agreement, key summary changes document and letter detailing voting process and timeframes. Employees voting on 9 and 10 July and votes to be counted on 10/7/19
- 2019 Performance Appraisals are now all completed
- Uniform Provider – alternate provider sought, aim to have this completed and ready for staff to order from by end of July 2019
- HR Workplace Behaviour Policy Suite – in progress
- Developing Family and Domestic Violence Policy – to be put forward at July Council meeting. This will be a new policy to be incorporated into the HR Policy Suite
- Developing branding templates to ensure professionalism and consistency across the organisation
- 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 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



NORTHERN MIDLANDS COUNCIL

AGENDA – ORDINARY MEETING

22 JULY 2019

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
- Respond and investigate 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
- Appointment of new casual Animal Control Officers

b. Building/Plumbing

- Plumbing and building inspections and assessments, as required
- Permit authority assessments
- Meeting with developers to discuss requirements, as required
- Attendance at Consumer, Building & Occupation Services Permit authority forums
- Participation in Planning & Building Portal
- Ongoing review of Building for Bushfire Bulletins
- Advertising new Permit Authority/Compliance Officer role

c. Planning

- Preparation of Local Provisions Schedules for incorporation into statewide Planning Scheme
- Participation in the Launceston Gateway Precinct Master Plan project working group
- Participation in Regional Planning Scheme issues
- Attendance at State Planning Provisions hearings
- Attendance at forums regarding State Planning Portal development
- Consideration of Planning Directives
- Consideration of proposed planning legislative amendments
- Ongoing review of procedures
- Management of Perth Structure Plan project
- Preparation of Perth Recreation Strategy brief
- Northern Midlands Land Use Strategy
- Response to enquiries and development opportunities
- Amendments to interim scheme
- Assessment of development proposals
- Liaison with appellants and RMPAT regarding Planning Appeals
- Review of policies, by-laws and procedures
- Advertising part time planner role

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
- Audit of On Street Dining within the municipality, issuing reminders and notices where licences have not been applied



NORTHERN MIDLANDS COUNCIL AGENDA – ORDINARY MEETING 22 JULY 2019

for

- Reviewing Council's Display of Goods on Highway By-Law, On Street Dining By-Law, Freestanding Sign By-Law which expire in 2020 and working to consolidate into one by-law
- Inspection and issue of Fire Abatement notices (seasonal)

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
- Commence planning for Northern Midlands Business and Volunteer Expo

h. Health & wellbeing

- Participating in the quarterly Northern Midlands Health Service Providers Forums
- Member of the Northern Region Sport and Recreation Committee
- Progressing Council's End Men's Violence Against Women Campaign

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

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.



NORTHERN MIDLANDS COUNCIL

AGENDA – ORDINARY MEETING

22 JULY 2019

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.

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.



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- 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 incl One-Touch Payroll.
- GIS maintenance and training.
- Disaster Recovery & IT backup maintenance.
- Council Website, and Town / Local District Committee website maintenance and upgrades.
- Livepro System setup and development
- Support Open Office Town Planning & Development system
- 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.

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

- 3 Lot Dixon Subdivision, Anstey Street, Longford has reached practical completion.

d. Waste Management

- Input into Regional Waste Management discussions – ongoing.
- Input into discussions on the format of a statewide waste authority – ongoing.
- Regular safety audits of all sites – ongoing.

e. Tenders and Contracts

- Tender for Campbell Town Main Street Urban Design and Traffic Management in progress.
- Tender for Sportsground Lighting – at practical completion.



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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

- Smith Street tree planting – practically complete.

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

Resource Sharing Summary 1/7/18 to 30/6/19 As at 30/6/19	Units Billed	Amount Billed GST Exclusive \$
Meander Valley Council		
Service Provided by NMC to MVC		
Street Sweeping Plant Operator Wages and Oncosts	280.50	15,217.28
Street Sweeper - Plant Hire Hours	245.50	20,546.70
Total Services Provided by NMC to Meander Valley Council		35,763.98
Service Provided by Meander Valley Council to NMC		
Wages and Oncosts		
Plumbing Inspector Services	781.60	53,558.46
Total Service Provided by MVC to NMC		53,558.46
Net Income Flow		- 17,794.48
Total Net		- 17,794.48
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 from Council Budget A/c 519035
- Tourism Officer	84.00	
Works Department Private Works Carried Out	125.50	
	209.50	

13 VANDALISM

Prepared by: *Jonathan Galbraith; Engineering Officer*

Incident	Location	Estimated Cost of Damages		
		June 2019	Total 2018/19	June 2018
Graffiti in toilets, Boucher Park	Avoca	\$ 200		
Damage in toilets, Village Green	Longford	\$ 200		
TOTAL COST VANDALISM		\$ 400	\$ 20,250	\$ 300

14 YOUTH PROGRAM UPDATE

Prepared by: *Billie-Jo Lowe, Youth Officer*

Council contracts Launceston PCYC to provide youth programs in Evandale and Perth.



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PCYC sessions were held in Evandale and Perth during June with the following attendance:

Session Venue	Date of Session	Attendees	Total Sessions	Total Attendance
Perth	6/6	6	4	30
	13/6	11		
	20/7	7		
	27/7	6		
Evandale	7/6	11	3	28
	14/6	15		
	21/6	2		

Free2B girls program

The Free2B girls program being facilitated on Wednesdays 3-4.30 during school term at the Longford Town Hall. Attendance for the month of June as follows:

- 5/6 – 14
- 12/6 – 8
- 19/6 – 10
- 26/6 – 13

On 26th June, the girls program officially received a \$500 cheque from Longford Commonwealth bank.

Billie-Jo is currently seeking funding sources to support the longevity of the Longford group and extension of the program to Campbell Town.

Cressy District High School

Funding of \$800 has been forwarded to the school for the set-up of a Drop in Zone. The Zone (now named “The Laid Back Shack”) commenced on 14th June and is held every Friday during lunchtime. Students who attend the Drop-In Zone will have access to the school Social Worker, Health Nurse and Chaplain. There will also be service providers who will attend the Zone to provide information, activities and support to students.

Billie-Jo is liaising with Beacon Foundation who are facilitating a mentoring program with Cressy District High School students towards improving job readiness and successful transition from school to employment/ training.

Avoca Primary School

Billie-Jo is working with the Avoca Primary School to support in the school closure and the transition of students to Campbell Town. Planning has commenced for an end of year event to be held on 30 November. The Fingal Valley Neighbourhood House has also offered to support the event. Billie-Jo is liaising with YMCA, Bravehearts and University of Tasmania who have committed to delivering activities for students to be involved in during terms 3 and 4 which will be attended by peer students from Campbell Town.

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.

Northern Midlands Youth Camp

Billie-Jo has submitted an application for a Heywire Youth Innovation Grant for a Northern Midlands Youth Camp. The camp will target young people who are at risk of mental health issues across the municipality. The schools have identified a number of young people who will benefit from attendance to the camp.

Youth Mental Health Project

Billie-Jo is continuing to liaise with mental health service providers to advocate for improved service to youth in the Northern Midlands. Billie-Jo is meeting with a key group of service providers in Campbell Town to determine the youth mental health needs and improve service delivery. The Campbell Town Health Service have reported an increase in the number of hospitalisations of youth experiencing mental health crises and a severe lack of response and support available for them. There are continuing discussions with Headspace, Youth Health North and other youth agencies to address these service gaps.

Discussions are also being held regarding preventative and early intervention initiatives for youth mental health across the municipality.



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Mental Health Expo – Longford

Billie-Jo is part of the planning committee for this event proposed for Thursday 26th September 2019.

Evandale Primary School – Junior Action Group

Billie-Jo is providing support to the Junior Action Group who have been successful in raising over \$3000 for the installation of a water fountain at Morven Park in Evandale. The water fountain was officially opened on 1st July by Cr Janet Lambert.

Meetings

Billie-Jo represents Council on the Northern Youth Coordinating Committee and the Northern Midlands Interagency Group.

15 STRATEGIC PLANS UPDATE

Prepared by: Lorraine Green, Project Officer

CURRENT AS OF 8 JULY 2019

Strategic Plans By Location & Consultant	Start Date	Completion Date	Current Status
	(contract signed)	(report accepted by Council)	
Avoca			
Children’s Playground redevelopment			<ul style="list-style-type: none"> March 2019: Nationals in Govt commit \$50,000 to the project. Documentation to secure funds required by 4 Oct 2019 June 2019: Tas. Community Fund grant \$36,680 secured: grant deed awaited.
Blessington			
Feasibility Study: Investment in Ben Lomond Skifield Northern Tasmania (TRC Tourism)	Jun-15	Nov-15	<ul style="list-style-type: none"> 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. Outcome awaited.
Campbell Town			
War Memorial Oval Precinct			
a) Development Plan (Jeff McClintock)	Apr-14	Dec-14	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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 Multi-function Centre and Oval Redevelopment (Philp Lighton Architects)			<ul style="list-style-type: none"> Oct 16: Council engaged Philip Lighton Architects to undertake the detailed design work for the precinct: draft concepts received Dec 2016. Reviewed by Stakeholder Group and presented at February Council workshop. Oct 2016: request to Guy Barnett MP for advice re opportunities to access state govt funding for the redevelopment. Oct 2016: application lodged with Sport and Recreation Tas for \$80,000 towards oval improvements: outcome unsuccessful. Nov 2016: Council contracted JMG to design and document the new oval lighting. 17 Jan 2017: Northern Economic Stimulus package funding secured to upgrade oval lighting. Work commenced May 2018. Feb 2017 Council resolved to proceed with the regional size facility. Draft plans received March 2017 -signed off by GM



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Strategic Plans By Location & Consultant	Start Date	Completion Date	Current Status
d) Cenotaph redevelopment	Feb-18		<ul style="list-style-type: none"> • 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 date extended to 31 Dec 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. Final report due 31 Dec 2019. • Expression of interest submitted to Levelling the Playing Field Grant Program – not successful. • First and second progress reports to Australian Govt Community Development program submitted. • Feb 2019: Ground lighting complete, tennis court development underway. • May 2019: detailed project plans for cenotaph project received. • 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. Completed. • Centre handover July 2019 • 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 2018: State liberal election commitment of \$70,000 towards the redevelopment of the cenotaph precinct. Grant deed signed. First progress report submitted Dec 2018: second submitted June 2019. Final report due 31 Dec 2019
CBD Urban Design and Traffic Management Strategy (GHD) (Lange Design and Rare Innovations)	May-16	Nov-17	<ul style="list-style-type: none"> • 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 2018 election commitment of \$1.5million 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	<ul style="list-style-type: none"> • 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. Agree completion date 30.11.19 • Funding applications to Tasmanian Community Fund and Stronger Communities Program for the children’s playground submitted. Funding secured from both sources. Playground installation completed May 2019. Final reports submitted to funding bodies July 2019.



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Strategic Plans By Location & Consultant	Start Date	Completion Date	Current Status
			<ul style="list-style-type: none"> Nationals in Government funding commitment of \$400,000 made March 2019. Documentation to secure funds required by 4 Oct 2019.
Recreational Ground Master Plan (Lange Design)	Feb-17	April 18	<ul style="list-style-type: none"> Quotes for development of the Master Plan received from Lange Design and JMG. On Council Feb 2017 Meeting agenda - closed council. 17 Jan 2017: confirmation that the state govt has approved \$220,000 for the ground upgrade through the Northern Economic Stimulus Package. Feb 2017: Lange Design and Loop Architecture contracted to develop the master plan. Draft Master Plan accepted at October 2017 Council Meeting – released for public comment. Council accepted the 2030 Master Plan at April 2018 Council Meeting. April 2018: option study for changerooms and club facilities being undertaken by D Denman & Associates. May 2019: Expression of Interest to Levelling the Playing Field grant program for inclusive changerooms submitted. Changeroom cost \$708,153 – total project cost \$1.2m. Advised July 2019 that EOI was to be progressed to Stage 2 application. Due 29 July 2019.
Evandale			
Honeysuckle Banks			
a) Master Plan (Jeff McClintock)	Oct-15	-	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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 <ol style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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; and \$30,000 for new electronic scoreboard. Paperwork submitted on behalf of the Football Club 23 April to activate the \$30,000 payment. State Liberal election commitment of \$158,000 towards facilities' upgrades. Progress reports submitted Dec 2018 and March 2019. Next report due Sept 2019. 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 to the Community Sport Infrastructure Programme for the upgrade of the oval drainage submitted. Outcome unsuccessful. 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. June 2019: acquittal report submitted for the electronic scoreboard project.
Longford			
Community Sports Centre Master Plan (RT & NJ Construction Services)	Feb-15	Jun-15	<ul style="list-style-type: none"> 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



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Strategic Plans By Location & Consultant	Start Date	Completion Date	Current Status
			<ul style="list-style-type: none"> upgrade through the Northern Economic Stimulus Package • Planning permit issued 22 December 2017. • March 2018: Tender for new gym and amenities shed awarded to RT & NJ Construction Services. Work underway. • Funding application to TCF for funds towards the fitness room, meeting rooms, entrance, amenities and external services upgrade submitted August 2018. Outcome unsuccessful. • July 2019: work progressing.
Visitor Appeal Study (Bill Fox and Associates)	Jan-15	Jun-15	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 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. Documentation to secure funds required by 4 October 2019.
Recreation Ground Master Plan (Lange Design)	Dec-15	Nov-16	<ul style="list-style-type: none"> • 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. • 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. Grant Application successful (\$233,409). Grant deed signed and tax invoice submitted. Final reports to Sport and Recreation and Levelling the Playing Field due July 2019.
Village Green			<ul style="list-style-type: none"> • Jan 2017: costings & plans developed for Village Green Upgrade including new BBQ shelter, picnic furniture & stage 2 of play space. • March 2017: application submitted to the state gov't 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: <ol style="list-style-type: none"> i) Approves the replacement of the liberty swing with one of the alternative



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Strategic Plans By Location & Consultant	Start Date	Completion Date	Current Status
			<ul style="list-style-type: none"> swing sets (with Model B being the preferred option if Australian Standards can be met); and ii) Approves an application being made to the Tasmanian Community Fund for cash assistance with the implementation of Stage Three of the playground development. iii) Assist Mrs Bell to seek additional funding, possibly through the disability sector, toward the cost of the disability swing. • Report to October 2017 Council Meeting advising the Liberty Swing is the only model that meets Australian Standards for use in a public playground. • Stage 2 new play units installation completed and launched 8 December 2017. • Stage 3: Funding application submitted to Tasmanian Community Fund; advised application successful June 2018. Final report submitted 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 submitted 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)			<ul style="list-style-type: none"> • 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. Works completed.
Facilities Assessment Study (Philp Lighton Architects)	Sept-17		<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 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/Perth Early Learning Centre Redevelopment (Loop Architecture) addressing collective & shared functions with adjacent Primary School & Recreation Ground	Oct-15		<ul style="list-style-type: none"> • Briefing notes from key stakeholder sessions received 25 Feb 2016 • Draft concept plans submitted to Council and draft concepts 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. Documentation to secure funds due 4 Oct 2019.
Town Structure Plan			<ul style="list-style-type: none"> • Community feedback on draft plan closed 18 November 2016. Two design strategy



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Strategic Plans By Location & Consultant	Start Date	Completion Date	Current Status
(GHD)			<ul style="list-style-type: none"> options submitted. • Perth Structure Plan adopted by Council on 10 April 2017. • Session for Perth business owners/managers held 15 August 2017. • Council endorsed the Plan at the 10 April 2017 Council Meeting. • Final report to November 2017 Council meeting. • Perth Prospectus prepared January 2018. • April 2018: Awaiting finalisation of the Perth Bypass prior to progressing the structure plan.
Sheepwash Creek Open Space Plan (Lange Design, GHD)			<ul style="list-style-type: none"> • 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 to Drummond Street – received.
Ross			
Swimming Pool Master Plan (Loop Architecture)	Dec-15		<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 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. • July 2019: Work underway on provision of electrical services, front fence and footpath complete.
Western Junction			
Launceston Gateway Precinct Master Plan Freight Demand Analysis Report (SGS) Master Plan	Oct-15	May-16	<ul style="list-style-type: none"> • 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.



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Strategic Plans By Location & Consultant	Start Date	Completion Date	Current Status
Translink Stormwater Upgrade Project			<ul style="list-style-type: none"> • Applications lodged with National Stronger Regions Fund 2015 & 2016: unsuccessful. • Application submitted Feb 2017 to the Building Better Regions Fund for \$2,741,402 (total project cost is \$5,482,805: council's contribution is \$1,525,623 and the Woolstons \$1,215,780). Application unsuccessful. • Application submitted December 2017 for Round Two Building Better Regions Fund: notified July 2018 unsuccessful. • Continuing with purchase of parcel for stormwater detention purpose.

16 STATE GOVERNMENT ELECTION COMMITMENTS 2018

Prepared by: *Lorraine Green, Project Officer*

CURRENT AS OF 8 JULY 2019

Election Commitment	Estimated Completion Date	Current Status
Avoca		
Museum and Information Centre solar panels (\$15,000) and heat pump (\$8,000)	31/12/2019	18 May 2018: signed grant deed returned with tax invoice for the funds. Contractor selected- work to progress. Final report due Jan 2020.
Ben Lomond		
Assisting to improve water supply to Ben Lomond Village and ski fields (\$60,000 commitment to Ben Lomond Committee)		Informal report May 2019 that the stakeholders are working to reach agreement with the way forward for this project.
Campbell Town		
Redevelopment of Cenotaph (\$70,000)	31/12/2019	13 June 2018: signed grant deed returned with tax invoice for the funds. Progress reports submitted Dec 2018 and June 2019. Final report due Dec 2019. Work commenced mid-2019
Midlands Highway pedestrian underpass (\$1.5million)		Project not listed in the State Government First Year Agenda document.
Cressy		
Infrastructure upgrade at Cressy Swimming Pool (\$100,000)	30/11/2019	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. Sept 2018: \$5,000 of funds committed to the playground project Dec 2018: progress report submitted. June 2019: completion extended to 30 Nov 2019 – acquittal report due 31 Dec 2019. March 2019: Nationals in Government funding commitment of \$400,000 towards the facility upgrade. Documentation to secure funds required by 4 Oct 2019. .
Evandale		
Morven Park Electronic Scoreboard (\$30,000)	30/06/2019 Project completed	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. Acquittal report submitted.
Morven Park Cricket Pitch Upgrade (\$33,000)	Project completed 02/2019	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)	30/6/2020	Recipient information form submitted 16 July 2018. Grant deed signed Sept 2018. Election commitment progress report submitted March 2019: expenditure to date \$33,662 towards slab and construction materials for new maintenance/storage facility April 2019: Labor Party election commitment of \$2m to the project. May 2019: commitment of \$13,573 towards the electronic scoreboard Progress report submitted June 2019: next report due 30 Sept 2019.



NORTHERN MIDLANDS COUNCIL AGENDA – ORDINARY MEETING 22 JULY 2019

Election Commitment	Estimated Completion Date	Current Status
Longford		
Recreation Ground cricket club storage shed (\$10,000) and cricket nets (\$30,000)	Project completed 02/2019	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 03/2019	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)	Project completed	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		Work underway

17 STRATEGIC PROJECTS OUTCOMES AND DELIVERY 2017-2027

Prepared by: Departmental Managers

Progress Report:

Not Started (obstacles)
On Hold
On Track
Completed

	Under way	2017 - 2020	2020 - 2027	Ongoing	Status	Comments
GOVERNANCE						
Local Government Reform	✓	Review	Review	✓		Minister Gutwein advised that Council has received the study. GM to report to Council on progress. Expressions of Interest sought for the role of Project Manager, Shared Services Implementation Project. NOA Group engaged. Workshops arranged with Senior Managers of participating councils. NOA Group report finalised, GM's meeting to be arranged to finalise. Legal Services tender submissions being considered. NOA workshops on 5 priority Council functions: IT, Regulatory Services (Planning/Building Compliance), Payroll/Rates, Risk Management/WH&S. Completed, report being reviewed by GMs. Legal Services project considered by GMs, contract being finalised. Joint IT platform to be investigated.
Elected Members Development and Annual Plans		✓	Review	✓		Policy and Annual Plan to be prepared.
People and Culture Plan	✓	✓	Update	✓		Framework utilised for recruitment is best practice <ul style="list-style-type: none"> ▪ Casual Animal Control Officers – appointed, both commence early July 2019 ▪ Facilities Officer (Campbell Town) – appointed, commences 18/7/19 ▪ Building & Compliance Officer – re-advertised. Applications close on 21/7/19 Employer of Choice – NMC successful in being inducted into the Employer of Choice honour roll on 27/6/19 Corporate Services Department review – now with the Corporate Services Manager EBA negotiations – 5 negotiations meetings in total held. Review period from 28/6/19 to 4/7/19 – employees provided with proposed Enterprise Agreement, key summary changes document and letter detailing voting process and timeframes. Employees voting on 9 and 10 July and votes to be counted on 10/7/19 2019 Performance Appraisals are now all completed Uniform Provider –alternate provider sought, aim to have this completed and ready for staff to order from by end of July 2019 HR Workplace Behaviour Policy Suite – in progress Developing Family and Domestic Violence Policy – to be put forward at July Council meeting. This will be a new policy to be incorporated into the HR Policy Suite



NORTHERN MIDLANDS COUNCIL AGENDA – ORDINARY MEETING 22 JULY 2019

	Under way	2017 - 2020	2020 - 2027	Ongoing	Status	Comments
						Developing branding templates to ensure professionalism and consistency across the organisation 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.
Best Business Practice, Governance and Compliance	✓	Update	Update	✓		Legislative Audit, Delegations Review and Policy Manual update ongoing.
Media and Marketing		Update	Update	✓		Communications Strategy and Framework to be developed. Expanding Council's communications through social media and other publications. Marketing Plan to be prepared.
CORPORATE SERVICES						
Asset Management Plan Annual Review	✓	✓	Review	2017 - 2027		Building Asset Management Plan updated for building componentisation, adopted by Council at May 2017 meeting. Road and Building revaluation currently being undertaken, review of Asset Plans to be completed upon receipt of review.
Annual Budget and Quarterly Review	✓	✓	Review	2017 - 2027		Long Term Financial Plan updated, and annual budget adopted by Council at 24 June 2019 meeting.
Information Technology Upgrade Program	✓	✓	Review	2017 - 2027		Planning/Building software upgrade implemented July 2018. Security review Sept 2018. Livepro implemented December 2018. Security penetration testing report Feb 2019 and recommendations implemented by end of May 2019. One-Touch Payroll implemented from June 2019.
Emergency Management	✓	✓	Review	2017 - 2027		Next municipal emergency meeting scheduled in Oct 2019, updated Emergency Recovery Plan adopted May 2017 by Council, revision of Emergency Management Plan approved by State Govt April 2018.
Workplace Health and Safety Action Plan Annual Review	✓	✓	Review	2017 - 2027		Risk Register reviewed. WHS audit assessment complete Nov 2018. Asbestos – individual registers for all properties completed. 1 WorkSafe Tasmania notifiable incident Feb 2019.
Customer Service Standards	✓	Review	Review	Review		LGAT state-wide community satisfaction annual survey was complete early 2019. Attending the National Local Government Customer Service Network state meetings on regular basis. Implemented Live-Pro customer service system early 2019.
COMMUNITY & DEVELOPMENT						
Land Use and Development Strategy		✓	Review	2017 - 2019		Draft workshopped with Council on 8 July 2019. Further workshop to be held.
Tasmanian Planning Scheme Integration	✓	✓	Review	2017 - 2020		Draft Local Provisions Schedule workshopped with Council on 8 July 2019. Further workshop to be held.
Strategic Projects Team						
Economic Development Master Plan - Prepare, Prioritise, Implement	✓	✓	Review	✓		1) Council and NMBA are collaborating on a small-scale project to identify opportunities to grow the number of businesses in the TRANSLink precinct. Council accepted in principle the TRANSLink Pilot Project: Consultation, Analysis and Recommendations for Growing and Enhancing the TRANSLink Business Precinct in Northern Tasmania Report, August 2018. NMBA contracted April 2019 to implement the TRANSLink Engagement Project. Project underway. 2) Community and business consultation sessions on the draft Economic Development Framework held June 2019. Preliminary report received July 2019.
Strategic Infrastructure Projects						
Launceston Gateway Precinct Master Planning	✓			2017 - 2020		Listed as a component of the Municipal Land Use & Development Strategy. Options for southern expansion prepared.
Northern Midlands Rural Processing Centre	✓	✓	✓	2017 - 2020		Combined with Launceston Gateway Precinct component of the Municipal Land Use & Development Strategy.
Perth Town Structure Plan	✓			2017 - 2018		Council has endorsed the plan and draft amendments to planning scheme to be prepared.
Perth Community & Recreation Centre &	✓			2017 - 2018		Funding committed from Federal Government toward expansion of Perth Childcare Centre. Pursuing funding commitment.



NORTHERN MIDLANDS COUNCIL AGENDA – ORDINARY MEETING 22 JULY 2019

	Under way	2017 - 2020	2020 - 2027	Ongoing	Status	Comments
Primary School Integrated Master Plan						
Sense of Place Planning - all villages and towns	✓	✓	✓	✓		Master planning for townships underway.
Longford CBD Urban Design Strategy	✓	✓				Commitment of \$4million from National Party prior to federal election being called. Documentation to secure funds due 4 October 2019.
Longford Place Activation Plan	✓	✓				Complete.
Campbell Town CBD Urban Design and Traffic Management Strategy	✓	✓	✓	✓		Awaiting detailed design. Allocation in 2018/2019 budget to commence works. State Liberal election commitment of \$1.9 million for underpass between War Memorial Oval and School/Multipurpose Centre
Ross Town Centre Park Development Master Plan	✓			2017 - 2020		Planning approval received. Stormwater and footpath works commenced.
Ross Swimming Pool Master Plan	✓			2017 - 2020		Plan complete. No funding committed for implementation.
Cressy Recreation Ground Master Plan		✓		2017 - 2020		Council accepted Cressy Recreation Ground 2030 Master Plan at April 2018 Council meeting. Levelling the Playing Field expression of interest for \$354,076 invited to progress to Stage 2 application – due 26 July 2019. Final plans being prepared.
Cressy Swimming Pool Master Plan		✓		2017 - 2020		State election funding grant of \$100,000 received. \$400,000 commitment from National Party prior to federal election being called. Documentation to secure funds due 4 October 2019.
Evandale Morven Park Master Plan		✓		2017 - 2020		Council accepted Morven Recreation Ground 2030 Master Plan at April 2018 Council meeting. State Government levelling the Playing Field grant: \$430,300 secured towards development of inclusive changerooms. Outdoor gym expansion completed July 2019.
Feasibility Study: Investment in Ben Lomond Ski Field Northern Tasmania	✓	✓		✓		Study being driven by external stakeholders, Council support provided when requested. Included in NMC Priority Projects 2019 document.
Sheepwash Creek WSUD Open Space Corridor						July 2018: WSUD space corridor concept plan and concepts – Phillip to Drummond streets – received from consultants. Land acquisition has commenced.
Economic Development						
Economic Development Master Plan Strategy Delivery		✓	✓	✓		NMBA contracted to undertake community consultations. - See <i>Strategic Projects Team</i> above.
Economic Development (incl. Tourism) Strategy Delivery		✓	✓	✓		
Tourism Strategy Implementation		✓	✓	✓		Augmented Reality Project - For the northern part of the Heritage Highway, Ross is the first town to come on board. Work commenced June 2019. Northern Midlands Business and Volunteer Expo – planning underway for March 2020 expo.
Community Development						
Youth and Ageing Strategy		✓	Review	✓		Youth officer appointed, commenced February 2019. New youth programs and services being pursued.
Discrimination Strategy		✓	Review	✓		Officers investigating development of strategy
Family Violence Strategy		✓	Review	✓		Council continues to support <i>End Men's Violence Against Women</i> campaign. Officers investigating development of strategy
Supporting Health and Education Programs	✓	✓	Review	✓		Participating in the Northern Health Providers Networks meetings. Further Education Bursary Program.
Supporting Employment Programs	✓	✓	Review	✓		Participate in LGAT special interest groups on a quarterly basis. Support Work for the Dole program. Participate in work experience and University placements.
Supporting Sport and Recreation Programs	✓	✓	Review	✓		Participation in quarterly northern Sport & Recreation meetings. Planning and implementation of upgrade to Council owned sporting facilities underway. Support provided to participants in sporting activities on a state and national level.
Social Recovery Plan	✓			✓		Review complete



NORTHERN MIDLANDS COUNCIL AGENDA – ORDINARY MEETING 22 JULY 2019

	Under way	2017 - 2020	2020 - 2027	Ongoing	Status	Comments
Disability Action Plan	✓			✓		Review complete
Cohesive Communities and Communities at Risk		✓	Review	✓		Not yet commenced.
Regulatory						
Legislative Audit	✓			✓		Review of legislation ongoing.
Delegations Reviews	✓			✓		Review as new staff commence and legislation changes. Regulatory software purchased to assist.
Council Policy Manual Review	✓			✓		Policies due for review, relevant managers and officers notified, schedule for review in place. Ongoing.
WORKS & INFRASTRUCTURE						
TRANSlink Precinct Renewal - Stormwater	✓	✓		2017 - 2020		Process of land acquisition underway. Seeking grant assistance to fund planned works. Included in NMC Priority Projects 2019 document.
Campbell Town War Memorial Oval	✓			2017 - 2020		Oval lighting upgrade works complete. Multi-function centre and ancillary works being finalised.
Longford NM Sport and Fitness Centre		✓	✓	2017 - 2020		Approaching lock-up stage.
Evandale Honeysuckle Banks				2017 - 2020		Masterplan complete. Only minor works being undertaken. Included in NMC Priority Projects 2019 document. Table and bench seating replaced.
Nile Road Upgrade		✓	✓			Included in Roads 5-year Capital Works program. Included in NMC Priority Projects 2019 document.
Stormwater Management Plans	✓	✓	Review	2017 - 2027		Initial data collection survey complete. Model build for all Towns in progress. Funding application to be made to fund modelling work for Campbell Town.
Waste Management 2017 - 2020		✓	Review	2017 - 2027		Member of the Northern Waste Management Committee. WTS disposal and supervision contracts tendered for long term provision of services. Concrete material being collected, to be crushed at a later date.
NRM Program Collaboration	✓	✓	Review	✓		Collaborating with NRM North on the WSUD Master Plan for Sheepwash Creek.
Longford Recreation Ground Master Plan	✓	✓				Building and ancillary works being finalised.
Sheepwash Creek	✓	✓				Stage 1 complete. Stage 2 planning commenced.

18 NTDC LTD QUARTERLY ORGANISATION PROGRESS REPORT TO COUNCIL MEMBERS: APRIL TO JUNE 2019

Attachments: Section 1 – Page 25

Provided by: Maree Tetlow, CEO, NTDC

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

NTDC has requested that the update for the quarter be tabled.

Attachment:

NTDC Quarterly Report

DECISION

Cr

That the Information items be received.



NORTHERN MIDLANDS COUNCIL AGENDA – ORDINARY MEETING 22 JULY 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.

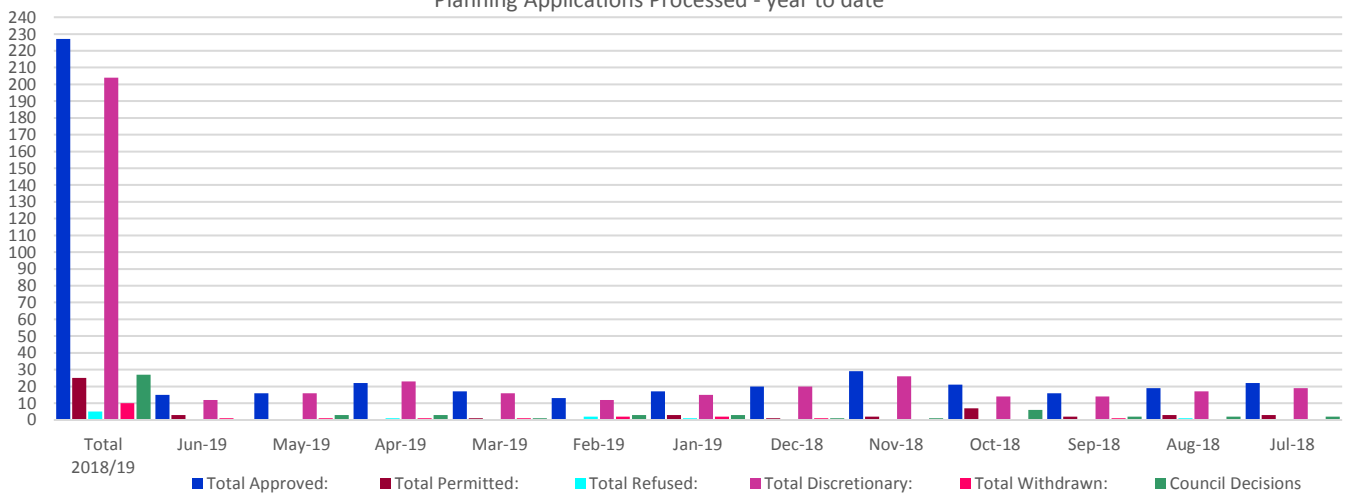
2 DEVELOPMENT SERVICES REPORTING

2.1 Planning Decisions

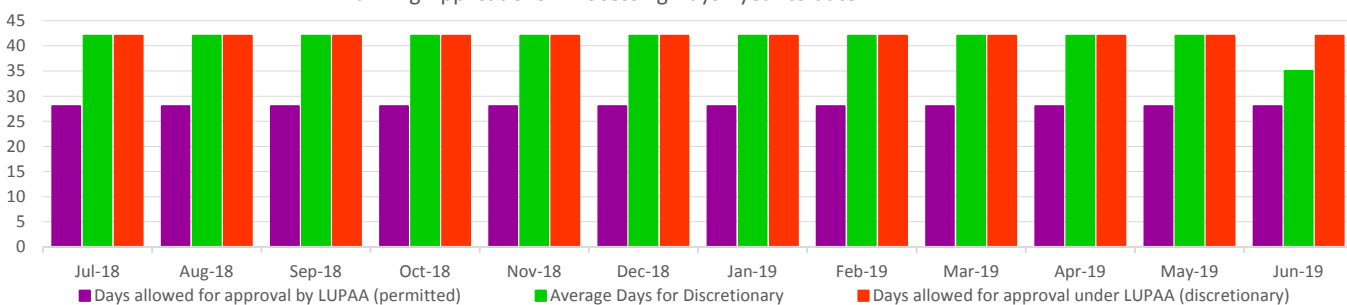
	Total YTD	Jun-19	May-19	Apr-19	Mar-19	Feb-19	Jan-19	Dec-18	Nov-18	Oct-18	Sep-18	Aug-18	Jul-18
Total Approved	227	15	16	22	17	13	17	20	29	21	16	19	22
Total Permitted	25	3	0	0	1	0	3	1	2	7	2	3	3
Average Days for Permitted		15	0	0	28	0	28	28	28	28	28	28	28
Days allowed for approval by LUPAA		28	28	28	28	28	28	28	28	28	28	28	28
Total Exempt under IPS	28	8	3	0	3	4	3	2	5	0	0	0	0
Total Refused	5	0	0	1	0	2	1	0	0	0	0	1	0
Total Discretionary	204	12	16	23	16	12	15	20	26	14	14	17	19
Average Days for Discretionary		35	42	42	42	42	42	42	42	42	42	42	42
Days allowed for approval under LUPAA		42	42	42	42	42	42	42	42	42	42	42	42
Total Withdrawn	10	1	1	1	1	2	2	1	0	0	1	0	0
Council Decisions	27	0	3	3	1	3	3	1	1	6	2	2	2

Please note that the statutory days are not counting correctly in the Open Office software the default has therefore been set to those allowed under LUPAA. Officers manually review each application to ensure statutory timeframes are met.

Planning Applications Processed - year to date



Planning Applications - Processing Days - year to date





**NORTHERN MIDLANDS COUNCIL
AGENDA – ORDINARY MEETING
22 JULY 2019**

June 2019					
Project	Details	Address	Applicant	No of LUPAA days	Perm / Disc / Exempt
DELEGATED DECISIONS					
PLN-19-0002	Re-subdivision between 2 lots	460 Nile Road, Evandale TAS 7212	Mr AJ Phillips	42	D
PLN-19-0027	Re-subdivision of 2 Lots (Rural Resource)	766 Logan Road, Evandale TAS 7212	Leary & Cox	42	D
PLN-19-0042	Re-subdivision of 2 lots (irrigation district)	785&-797 Nile Road, Nile TAS 7212	Cohen & Associates	42	D
PLN-19-0051	2 Lot Subdivision	46 Barclay Street, Evandale TAS 7212	Mr Dallas McCulloch	28	P
PLN-19-0060	Dwelling (vary front setback & north facing windows)	Lot 1/4-6 Drummond Crescent, Perth TAS 7300	MV Consulting	25	D
PLN-19-0066	Change of use to Visitor Accommodation (non-impervious parking space)	1A Leopold Street, Evandale TAS 7212	Ms Jennifer Ingham	43	D
PLN-19-0083	Visitor Accommodation (heritage listed within heritage precinct)	35 Collins Street, Evandale TAS 7212	Mr Peter & Mrs Susan Waddle	16	P
PLN-19-0088	porch on rear of dwelling (heritage precinct)	25 Talisker Street, Perth TAS 7300	Mr Caven Boyle	29	D
PLN-19-0112	Extension to Dwelling	31 Norwich Drive, Longford TAS 7301	Ms Narelle Lobdale	1	P
PLN-19-0082	Partially enclosed porch (heritage-listed place, irrigation district)	1813 Bishopsbourne Road, Longford TAS 7301	Optimo Awnings	41	D
PLN-19-0078	Roof upgrade to Evandale Community Centre	Community Centre, 18 High Street, Evandale TAS 7212	Rebecca Green (Obo NMC)	32	D
PLN-19-0029	Multiple Dwellings x 5	40 Malcombe Street, Longford TAS 7301	MV Consulting	42	D
PLN-19-0084	Dwelling & shed (vary rear [N] setback)	24 Muirton Way, Perth TAS 7300	Lawson Homes Tasmania Pty Ltd	16	D
PLN-19-0095	Shed - 12m x 7m (vary rear setback)	38A Cromwell Street, Perth TAS 7300	Peter & Helen Storay	33	D
PLN-19-0097	Dwelling (vary north facing window provision & native vegetation removal)	886 White Hills Road, Evandale TAS 7212	Lawson Homes Tasmania Pty Ltd	27	D
COUNCIL DECISIONS					
PLN-19-0070	Support the amendment to the Northern Midlands Interim Planning Scheme to re-zone from Rural Resource to General Residential	86 Burghley St Longford	6ty° obo Pitt	42	C
COUNCIL DECISIONS - REFUSAL					
RMPAT DECISIONS					
TPC DECISIONS					

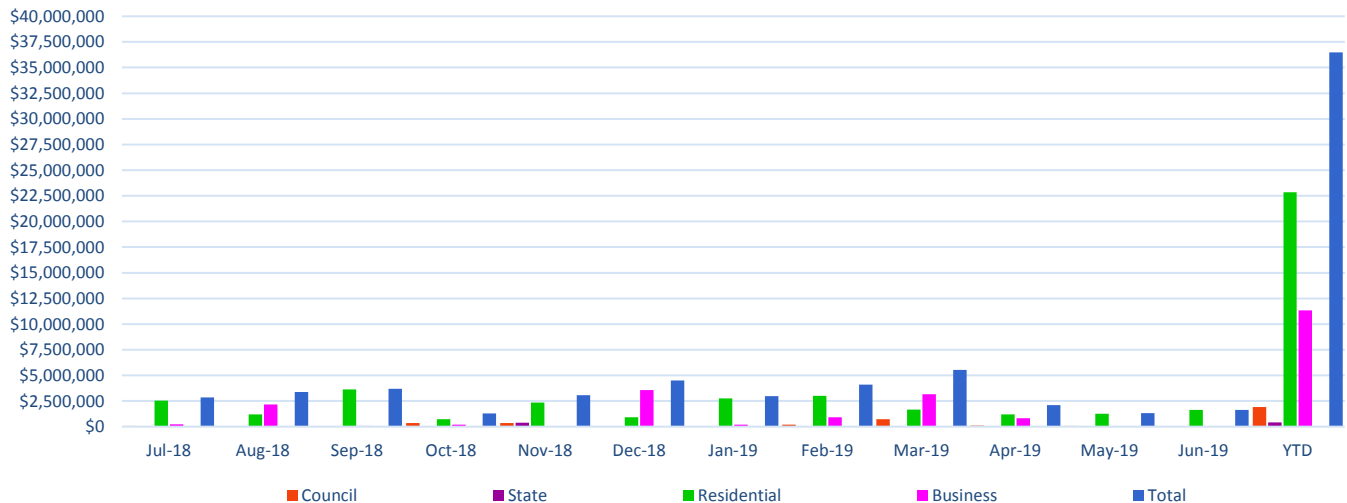


NORTHERN MIDLANDS COUNCIL AGENDA – ORDINARY MEETING 22 JULY 2019

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
Apr-19	90,000	0	1,196,350	824,000	2,110,350
May-19	85,000	0	1,250,500	0	1,335,500
Jun-19-00	20,000	0	1,626,000	0	1,646,000
YTD	1,922,800	404,000	22,833,150	11,323,000	36,482,950

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.
RMPAT	RESOURCE MANAGEMENT AND PLANNING APPEAL TRIBUNAL
PLN18-0319	Appeal 19/19P 105 Green Rises Rd Cressy – Metasite - Communications facility. Hearing set for 2 August 2019.
PLN19-0010	Appeal 29/19P 165 Wellington St Longford – 2 Lot subdivision, additional lot for visitor accommodation – 6ty ⁹ Hearing set for 6 August 2019.
PLN19-0049	Appeal 27/19P 3 Tabernacle Place – Egan – 2 Lot subdivision & multiple dwellings (2) & vacant strata lot on lot 2 – Hearing set for 30 July 2019. Parties agreed to a consent memorandum setting aside Council’s decision and replacing it with a permit. Awaiting decision from Tribunal.
Decisions received	
TPC	
RMPAT	
P18-037	Appeal 60/18P 10 Russell St Evandale. RMPAT decision received 5 June 2019 – permit to be granted – conditions are being finalised.



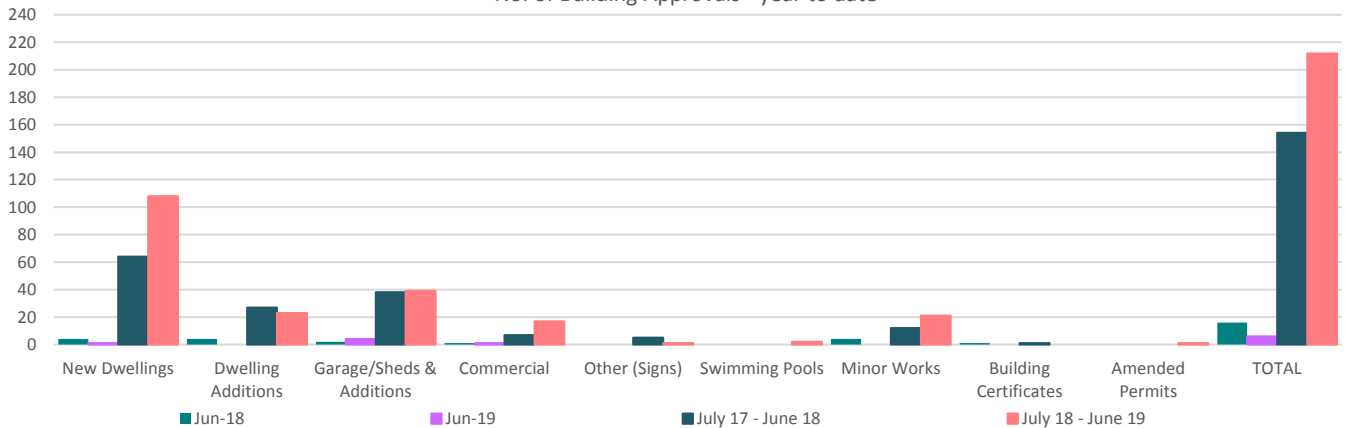
NORTHERN MIDLANDS COUNCIL AGENDA – ORDINARY MEETING 22 JULY 2019

2.4 Building Approvals

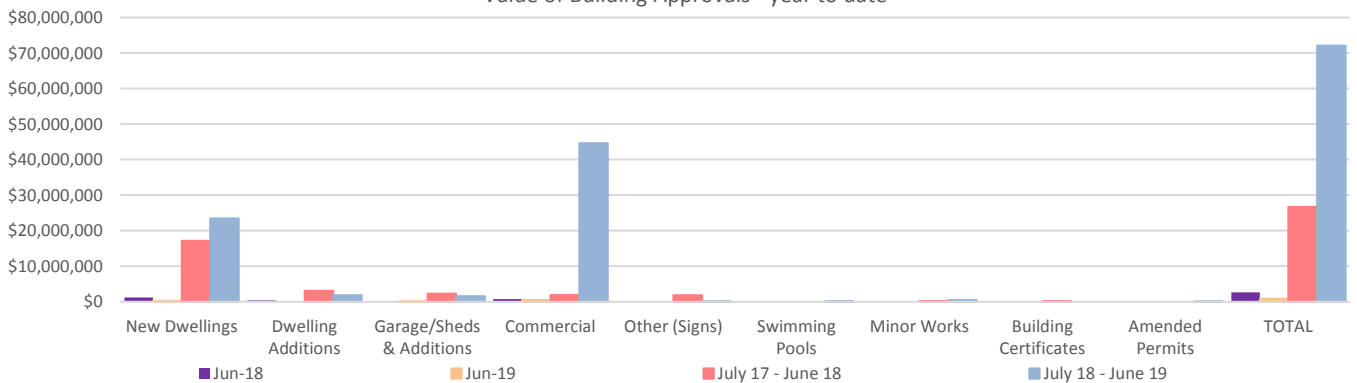
The following table provides a comparison of the number and total value of building works for 2017/2018 - 2018/2019:

	YEAR - 2017 - 2018				YEAR - 2018 - 2019			
	Jun-18		July 17 - June 18		Jun-19		July 18 - June 19	
	No.	Total Value \$	No.	Total Value \$	No.	Total Value \$	No.	Total Value \$
New Dwellings	4	1,233,857	64	17,175,404	1	260,500	108	23,419,306
Dwelling Additions	4	389,697	27	3,128,015	0	0	23	1,846,538
Garage/Sheds & Additions	2	36,100	38	2,279,350	4	95,000	39	1,536,420
Commercial	1	725,000	7	1,947,500	1	500,000	17	44,672,414
Other (Signs)	0	0	5	1,803,890	0	0	1	10,000
Swimming Pools	0	0	0	0	0	0	2	98,000
Minor Works	4	46,700	12	180,815	0	0	21	479,264
Building Certificates	1	185,000	1	185,000	0	0	0	0
Amended Permits	0	0	0	0	0	0	1	35,000
TOTAL	16	2,616,354	154	26,699,974	6	855,500	212	72,096,942
Inspections								
Building	1		27		2		9	
Plumbing	14		226		21		317	

No. of Building Approvals - year to date



Value of Building Approvals - year to date





**NORTHERN MIDLANDS COUNCIL
AGENDA – ORDINARY MEETING
22 JULY 2019**

Councillors have requested a comparison of Northern Midlands Council approval with State approvals. Review of the Australian Bureau of Statistics website shows the following data, to 30 June 2016.

Description	2011	2012	2013	2014	2015	2016
Private sector houses (no.)	2 183	1 699	1 485	1 800	2 403	1 966
Private sector dwellings excluding houses (no.)	701	394	367	336	456	441
Total private sector dwelling units (no.)	2 884	2 093	1 852	2 136	2 859	2 407
Total dwelling units (no.)	3 124	2 126	1 897	2 184	2 872	2 416
Value of private sector houses (\$m)	635	546	438	514	660	613
Value of private sector dwellings excluding houses (\$m)	117	62	63	52	80	75
Total value of private sector dwelling units (\$m)	752	608	500	565	739	688
Value of residential building (\$m)	810	614	536	596	770	719
Value of non-residential building (\$m)	461	539	458	690	479	557
Value of total building (\$m)	1 271	1 153	994	1 286	1 248	1 276

2.5 Planning and Building Compliance – Permit Review

Officers are continually monitoring works throughout the municipality and works are generally in accordance with permits in place.

Officers are pleased with the amount of enquires seeking council advice and direction into the process of performing works to their property.

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	1	47	41
Property owner not home or only recently started			
Complying with all conditions / signed off		28	5
Not complying with all conditions		1	1
Re-inspection required		6	16
Enforcement Notices issued			
Enforcement Orders issued			
Infringement Notice		1	1
No Further Action Required	1	16	19

Building Permit Reviews	This Month	2018/2019	Total 2017/2018
Number of Inspections	5	42	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	5	34	27

Illegal Works - Building	This Month	2018/2019	Total 2017/2018
Number of Inspections		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		2	16



NORTHERN MIDLANDS COUNCIL AGENDA – ORDINARY MEETING 22 JULY 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	1	3	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, to avoid the risk of development without approval.

From time to time historic issues arise where a developer or previous property owner may not have completed works in accordance with plans or approvals. In these circumstances, Council is usually the first contact point for current



NORTHERN MIDLANDS COUNCIL AGENDA – ORDINARY MEETING 22 JULY 2019

property owners who have encountered an issue. To ensure protection it is important Council maintain accurate and up to date records on all planning and building files.

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

There were 17 commercial building approvals valued at \$44,672,414 (year to date) for 2018/2019, compared to 7 commercial building approvals valued at \$1,947,500 (year to date) for 2017/2018.

In total, there were 212 building approvals valued at \$72,096,942 (year to date) for 2018/2019, compared to 154 building approvals valued at \$26,699,974 (year to date) for 2017/2018.

RECOMMENDATION

That the report be noted.

DECISION

Cr



NORTHERN MIDLANDS COUNCIL AGENDA – ORDINARY MEETING 22 JULY 2019

C&D 2 POLICY – BOND PAYMENT AND RETURN

Attachments: Section 1 – Page 28

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

1 PURPOSE OF REPORT

The purpose of this report is to present to Council a Bond Payment and Return Policy for adoption.

2 INTRODUCTION/BACKGROUND

The Northern Midlands Council accepts a range of bonds through the development process.

The purpose of this policy is to identify at what point developers are required to pay a bond to Council for infrastructure works, such as driveway, kerb, channel, landscaping and footpaths resulting from a development. The policy also identifies the requirements to be met by the developer to trigger return of the bond.

3 STRATEGIC PLAN 2017-2027

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

- Lead –
 - Money Matters
Core Strategies:
 - ♦ Improve community assets responsibly and sustainably
- People –
 - Sense of Place – Sustain, Protect, Progress
Core Strategies:
 - ♦ Planning benchmarks achieve desirable development
 - ♦ Developments enhance existing cultural amenity
 - ♦ Public assets meet future lifestyle challenges
- Place –
 - Environment – Cherish & Sustain our Landscapes
Core Strategies:
 - ♦ Cherish & sustain our landscapes

4 POLICY IMPLICATIONS

This policy details the process by which Council should request, use and return bonds relating to development.

5 STATUTORY REQUIREMENTS

- *Land Use Planning and Approvals Act 1993*
- *Local Government (Building & Miscellaneous Provisions Act) 1993*
- *Local Government (Highways) Act 1982*
- *Urban Drainage Act 2013*
- *Building Act 2016*



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6 FINANCIAL IMPLICATIONS

There is no direct financial impact to Council to adopt this policy. Council has been accepting bonds for a number of years. The purpose of this policy is to set some clear parameters around the request, use and return of bonds.

Council incurs an administrative cost to process bonds.

7 RISK ISSUES

There is a risk that Council may be challenged about requesting, holding, using or returning a bond. Having a policy in place sets clear guidelines for Council to adhere to, and provides clarity to developers around Council's requirements.

8 CONSULTATION WITH STATE GOVERNMENT

Not applicable.

9 COMMUNITY CONSULTATION

Not applicable.

10 OPTIONS FOR COUNCIL TO CONSIDER

To adopt the policy, or not.

11 OFFICER'S COMMENTS/CONCLUSION

Council officers have reviewed the existing bonds and developed this policy to reflect existing practices.

12 ATTACHMENTS

12.1 Bond Payment and Return Policy

RECOMMENDATION

That Council adopt the Bond Payment and Return Policy as drafted.

DECISION

Cr



NORTHERN MIDLANDS COUNCIL AGENDA – ORDINARY MEETING 22 JULY 2019

C&D 3 POLICY REVIEW: PUBLIC OPEN SPACE CONTRIBUTION

Attachments: Section 1 – Page 32

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

1 PURPOSE OF REPORT

The purpose of this report is to present to Council its Public Open Space Contribution Policy for review and update.

2 INTRODUCTION/BACKGROUND

Council adopted the Public Open Space Contribution Policy on 13 December 2004 (Minute Reference 406/06). The Policy has been reviewed from time to time since its adoption. In 2009 the policy was amended to include the option of using a standard cash contribution in lieu of land of \$1,200, rather than the developer obtaining a land valuation. This was based on an average contribution at the time of \$1,500 minus the valuation fee of \$300.

In May 2019, officers presented the policy to Council for review (Minute Reference: 137/19), proposing three significant amendments:

1. An increase in the amount of cash taken in lieu of land for Public Open Space;
2. Inclusion for provision of subdivisions where no additional lots are created; and
3. Removal of clause 4 under the title Application of Policy.

The reasoning behind the proposed amendments was:

The amount of cash Council accepts in lieu of land for Public Open Space (\$1,200) has not been increased since its introduction in 2009. Council officers have reviewed the Consumer Price Index (Tasmania) (CPI) percentage increases since 2009, which was when the Policy was last reviewed by Council. Officers suggest an increase in the contribution from \$1,200 to \$1,400 in line with the CPI increase over this time.

From time to time, Council receives an application for re-subdivision, where new lots are created by movement of title boundaries, however, additional lots are not created. The policy as it is presently drafted does not allow for Council to seek a contribution in these circumstances. This has been addressed in the amended policy presented for Council approval with the inclusion of the paragraphs titled **No Additional Lots Created**.

Clause 4 is not considered necessary as ultimately the developer proposes the area and Council needs to agree to it, provision of which is provided for in the *Local Government (Building & Miscellaneous Provisions) Act 1993*. Clause 4 says:

The location of the land contribution, within the subject land, shall be as determined by Council at a General Council meeting or otherwise agreed between Council and the developer.

At the May 2019 meeting Council resolved:

Cr Goss/Cr Polley

That the policy be amended to provide for the developer to pay 5% of the value of the land in accordance with the provisions of the Local Government (Building & Miscellaneous Provisions) Act 1993 with no reference to a cash



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amount.

Carried

Voting for the motion:

Cr Calvert, Cr Davis, Cr Goss, Cr Lambert, Cr Polley

Voting against the motion:

Mayor Knowles, Cr Adams, Cr Brooks

A report was brought back to Council at its 24 June 2019 meeting (Minute Reference 176/19), presenting the revised policy in accordance with Council decision Minute Reference 137/19.

Concern was raised at the meeting regarding the significant increase in cash contribution which would be expected by developers, if the policy as drafted was accepted.

An example is provided:

- 4,000m² vacant block valued at \$200,000
- Application to subdivide into 4 x 1000m² lots
- Under current policy – public open space contribution is \$1,200 per each additional lot = \$3,600
- Under amended policy – public open space contribute is 5% of \$200,000 = \$10,000, plus cost of obtaining valuation

Specific information was sought at the 24 June meeting:

1. Does the policy apply to strata developments?
2. What do surrounding Council's do?

The following decision was made on 24 June 2019:

Cr Davis/Cr Calvert

That Council defer the matter and further information be sought.

Carried unanimously

The Policy does not apply to strata developments, only subdivisions.

Part 7 of this report addresses the position of surrounding Councils.

3 STRATEGIC PLAN 2017-2027

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

- Lead –
 - Money Matters
Core Strategies:
 - ♦ Improve community assets responsibly and sustainably
- People –
 - Sense of Place – Sustain, Protect, Progress
Core Strategies:
 - ♦ Planning benchmarks achieve desirable development
 - ♦ Developments enhance existing cultural amenity
 - ♦ Public assets meet future lifestyle challenges
- Place –
 - Environment – Cherish & Sustain our Landscapes
Core Strategies:
 - ♦ Cherish & sustain our landscapes



NORTHERN MIDLANDS COUNCIL AGENDA – ORDINARY MEETING 22 JULY 2019

4 POLICY IMPLICATIONS

The purpose of the policy is to set clear guidelines as to how much cash Council can be accepted in lieu of Public Open Space and the circumstances in which the cash contributions will be accepted.

5 STATUTORY REQUIREMENTS

5.1 *Local Government (Building & Miscellaneous Provisions) Act 1993* – section 117

5.2 *Local Government Act 1993* – section 205

6 FINANCIAL IMPLICATIONS

Developers are required pursuant to the *Local Government (Building & Miscellaneous Provisions) Act 1993* to make a public open space contribution when subdividing land. Council, at its discretion may accept cash in lieu of a Public Open Space contribution (section 117 *Local Government (Building & Miscellaneous Provisions) Act 1993*). Council's policy currently sets the cash payment at \$1,200 per additional lot created. This figure has not been increased since amendment of the policy in 2009.

If Council takes the following position:

That the policy be amended to provide for the developer to pay 5% of the value of the land in accordance with the provisions of the Local Government (Building & Miscellaneous Provisions) Act 1993 with no reference to a cash amount

this may result in a significant increase to cash payments required to be paid by developers (refer example in Background of this report):

If Council wishes to maintain the acceptance of cash payments, it is recommended Council increase the cash payment it will accept to \$1,400 in reflection of the CPI increases since 2009 (when the current amount of \$1,200 was adopted).

7 RISK ISSUES

The following Council's all rely on the provisions of section 117 of the *Local Government (Building & Miscellaneous Provisions) Act 1993* and accept 5% of the value of the land:

- Meander Valley Council
- West Tamar Council
- Southern Midlands Council
- Kentish Council
- City of Launceston

Break O'Day Council will accept a cash payment of \$1,200 per new lot or 5% of the value of the land.

8 CONSULTATION WITH STATE GOVERNMENT

Not applicable.

9 COMMUNITY CONSULTATION

Community consultation has not occurred regarding this policy amendment.



NORTHERN MIDLANDS COUNCIL AGENDA – ORDINARY MEETING 22 JULY 2019

10 OPTIONS FOR COUNCIL TO CONSIDER

To adopt the amended policy, or not.

11 OFFICER'S COMMENTS/CONCLUSION

It has been fifteen years since the policy was first adopted by Council, the cash contribution has not been increased since its introduction 2009. It is timely to increase the contribution. Officers have been careful to ensure the increase is not unreasonable and have suggested the increase reflect the CPI increase over the 10 year period.

Council officers have identified situations where subdivisions occur however do not trigger the requirement to make the cash contribution in accordance with the policy as presently drafted. On this basis, the new section of the policy **No Additional Lots Created** has been drafted to address these developments not being required to make a contribution.

Clarification was sought regarding the amended Public Open Space Policy to ensure it won't be triggered with a boundary adjustment. The policy relates to subdivisions only, therefore a boundary adjustment will not trigger the policy. An additional paragraph clarifying this has been inserted into the Policy.

A strata development is not a subdivision, and therefore, will not trigger this policy.

12 ATTACHMENTS

- 12.1 Public Open Space Contribution Policy (current)
- 12.2 Public Open Space Contribution Policy (amended)

RECOMMENDATION

That Council adopt the Public Open Space Contribution Policy as amended.

DECISION

Cr



NORTHERN MIDLANDS COUNCIL AGENDA – ORDINARY MEETING 22 JULY 2019

C&D 4 ABORIGINAL HERITAGE ACT 1975 – REVIEW: REQUEST FOR SUBMISSIONS

Attachments: Section 1 – Page 36

Responsible Officer: Des Jennings, General Manager
Report prepared by: Amanda Bond, Community & Development Manager

1 PURPOSE OF REPORT

The purpose of this report is for Council to make comment toward the review of the *Aboriginal Heritage Act 1975*.

2 INTRODUCTION/BACKGROUND

The *Aboriginal Heritage Act 1975* was reviewed in 2017. At that time, it was committed that the Act would be further reviewed in three years.

Attached to this report is a letter from the Minister for Aboriginal Affairs, the Honourable Jacque Petrusma MP inviting comment from Council regarding the review. Also **attached** is a discussion paper titled Statutory Review of the *Aboriginal Heritage Act 1975*.

The discussion paper refers to topics where issues with the Act have been identified. It also asks a series of questions to prompt discussion about the requirement for amendment to the Act.

The area of relevance to the Northern Midlands Council is the link between the *Aboriginal Heritage Act 1975* and planning legislation.

It has been identified that there are no triggers in, nor alignment with the *Land Use Planning & Approvals Act 1993*. It is recommended Council make a submission suggested a referral system be incorporated into the *Aboriginal Heritage Act 1975* so that relevant development applications can be referred to the Aboriginal Heritage Council (or other appropriate authority).

3 STRATEGIC PLAN 2017-2027

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

- People –
 - Sense of Place – Sustain, Protect, Progress
Core Strategies:
 - ♦ Council nurtures and respects historical culture
- Place –
 - Environment – Cherish & Sustain our Landscapes
Core Strategies:
 - ♦ Cherish & sustain our landscapes
 - History – Preserve & Protect our Built Heritage for Tomorrow
Core Strategies:
 - ♦ Our heritage villages and towns are high value assets

4 POLICY IMPLICATIONS

No policy implications have been identified with the preparation of this report.



NORTHERN MIDLANDS COUNCIL AGENDA – ORDINARY MEETING 22 JULY 2019

5 STATUTORY REQUIREMENTS

There are currently no legislative requirements for Council to consider Aboriginal heritage in the assessment of development applications.

6 FINANCIAL IMPLICATIONS

No financial implications have been identified with the preparation of this report.

7 RISK ISSUES

There is a risk that Aboriginal heritage will be damaged or lost without proper channels in place to protect it. This risk could be reduced by linking the *Aboriginal Heritage Act 1975* with current planning legislation.

8 CONSULTATION WITH STATE GOVERNMENT

The state government have initiated this consultation process.

9 COMMUNITY CONSULTATION

The community are invited to comment through this consultation process.

10 OPTIONS FOR COUNCIL TO CONSIDER

To make a submission toward the review of the *Aboriginal Heritage Act 1975*, or not.

11 OFFICER'S COMMENTS/CONCLUSION

It has been identified there is no link between the *Aboriginal Heritage Act 1975* and current planning legislation. It is considered important to create this link. It is suggested that the implementation of a referral process from planning authorities to the Tasmanian Heritage Council about development applications be considered.

12 ATTACHMENTS

- 12.1 Letter from Minister of Aboriginal Affairs, the Hon Jacquie Petrusma MP
- 12.2 Discussion Paper: Statutory Review of the *Aboriginal Heritage Act 1975*.

RECOMMENDATION

That Council recommends consideration be given to linking the *Aboriginal Heritage Act 1975* with current planning legislation to enable Aboriginal heritage to be considered through the development application process.

DECISION

Cr



NORTHERN MIDLANDS COUNCIL AGENDA – ORDINARY MEETING 22 JULY 2019

CORP 1 MONTHLY FINANCIAL STATEMENT

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

1 PURPOSE OF REPORT

The purpose of this report is to present the monthly financial reports as at 30 June 2019.

2 INTRODUCTION/BACKGROUND

A copy of the Monthly Financial Summary for the period ended 30 June 2019 is circulated, however it should be noted a full report will be provided in the Annual Financial Statements to be prepared by 15 August 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: 31/06/2019 12

A. Operating Income and Expenditure

End of Financial Year Report to be completed by 15th August 2019

Budget Alteration Requests

- For Council authorisation by absolute majority

	Budget Operating	Budget Capital	Actuals
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2019/20 Budget Alterations

Items adjusted for 3.1% Rate Increase

- Councillor Training	102400	-\$5,000	
- Youth Activity Program	502961	-\$5,000	
- Strategic Consultancy	101010	-\$15,000	
- Insurance market savings	101000	-\$20,000	
- Financial Assistance Grants indexed 1.3%	100250	-\$15,000	
- Planning Consultancy	323250	-\$5,000	
- Tourism Signage projects	507135	-\$5,000	
- Road Emergency Maintenance	404260	-\$50,000	
- Weed spraying program	404160	-\$5,000	
Reduction in General Rate Revenue	100200	\$125,000	

2018/19 Budget Alterations

June

Cressy Dump Point - c/fwd to 2019/20	707913	\$30,000	
Footpath - Old Punt Road - c/fwd to 2019/20	750971.5	\$87,000	
Sports Centre - extension - c/fwd to 2019/20	707990	\$320,000	
Velodrome Storage Shed Grant - defer until further notice	720127	-\$20,000	
Pth Childcare Entrance - defer until further investigation	720128	-\$20,000	
Pth Community Centre - Foyer - defer until further investigation	707975	-\$15,000	
Lfd Roundabout Grant - defer grant not received	701440	-\$187,000	
Ctown - Rec Complex Grant - c/fwd not yet received	515774	-\$300,000	
Augmented Reality Ross Grant - project abandoned	506051	-\$32,000	

May

- Longford Rec Ground Redevelopment - additional budget \$650,000

Apr

Fleet 6 - Fleet Sedan Replacement	700006	\$15,000	Defer to 2019/20
Fleet 7 - Fleet Sedan Replacement	700007	\$15,000	Defer to 2019/20
Fleet 183 - Fleet Sedan Replacement	700183	\$20,000	Defer to 2019/20
Fleet F12 - Light Truck Litter Collection North	700012	\$15,000	Defer to 2019/20
Fleet F15 - Light Truck Replacement	700015	\$35,000	Defer to 2019/20
Fleet F188 - Ride On Mower Replacement	700188	\$19,000	Defer to 2019/20
Cressy Rec Ground Building Redevelopment	707923	\$180,000	Defer to 2019/20
Council Offices Building Improvements	720117	\$309,000	Defer to 2019/20
Evandale Rec Ground Amenities Improvements	720119	\$860,600	Defer to 2019/20

Mar



NORTHERN MIDLANDS COUNCIL AGENDA – ORDINARY MEETING 22 JULY 2019

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
Ev Rec Ground Amenities	720119	\$430,300			Grant Levelling the Playing Field - Defer project to 2019/20
Mary Street Perth - Kerb & road reconstruction	750850	\$36,511			Reallocate budget from Hotmix Footpath 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 deferred to fund tender prices of other bridge replacements during 2018-19	741469	-\$100,000			Defer replacement until 2019/20
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	\$0	New Capital Project
July					
Council Chamber Carpark	720114	\$130,000	\$211,107		Works substantially complete
Council Chamber Access	759352	\$70,000	\$200,000	\$167,437	Works substantially complete
July					
Less Council labour and plant hire				-\$131,981	# Council labour & plant hire
Hobhouse St - Recon Catherine to Burghley	750579	-\$50,000			
Council Chamber Access	759352	\$35,000			
Council Chamber Carpark	720114	\$15,000	\$50,000		Additional Budget allocation
July			\$250,000	\$246,562	Net cost of project expected
Visitor Accommodation Permit Fee		\$250			Adjust Fees & Charges Schedule from \$251

B. Balance Sheet Items					
	Year to Date Actual	Monthly Change		Same time last year	Comments
Cash & Cash Equivalents Balance					
- Opening Cash balance	\$20,475,543	\$16,415,204			
- Cash Inflow	\$21,922,629	\$2,449,101			
- Cash Payments	-\$25,860,104	-\$2,326,238			
- Closing Cash balance	\$16,538,067	\$16,538,067			
Account Breakdown					
- Trading Accounts	\$1,434,049				
- Investments	\$15,104,019				
	\$16,538,067				
	-				

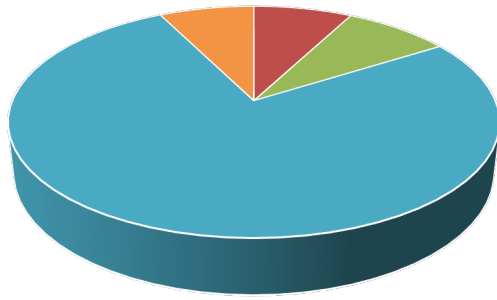


NORTHERN MIDLANDS COUNCIL AGENDA – ORDINARY MEETING 22 JULY 2019

Summary of Investments

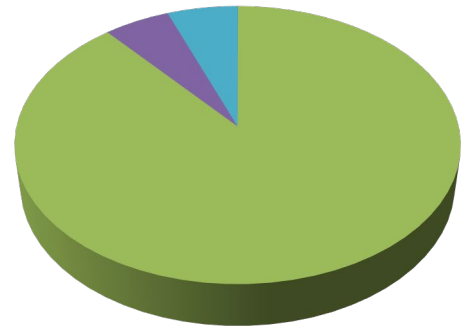
	Investment Date	Maturity Date	Interest Rate%	Purchase Price	Maturity Value
Tasmanian Public Finance Corporation Call Account	4/06/2019	30/06/2019	1.25	\$5,346	\$5,351
CBA Call Account	5/06/2019	30/06/2019	1.15	\$1,125,016	\$1,125,902
Bank of Us (B&E)	30/01/2019	30/07/2019	2.80	\$509,229	\$516,300
Westpac	7/05/2019	7/11/2019	2.75	\$2,500,000	\$2,534,658
My State Financial	25/12/2018	25/12/2019	2.90	\$1,256,237	\$1,292,668
Westpac	15/04/2019	15/01/2020	2.44	\$2,500,000	\$2,546,049
Bank of Us (B&E)	24/01/2019	24/01/2020	2.85	\$658,197	\$676,956
Westpac	4/04/2019	4/07/2022	3.37	\$5,500,000	\$6,102,768
Westpac	28/06/2019	28/06/2023	3.30	\$1,050,000	\$1,188,695
Total Investments	0/01/1900	0/01/1900	0.00	\$15,104,025	\$15,989,347

Investments by Institution



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

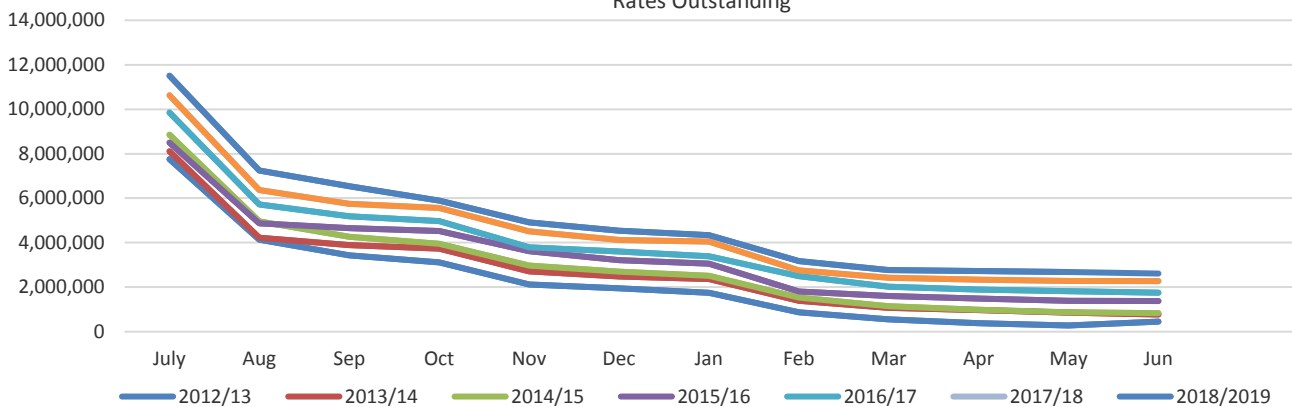
Total Investments by Rating (Standard & Poor's)



■ AA+ ■ AA- ■ Unrated ■ BBB

Rate Debtors	2018/19	% to Raised	Same Time Last Year	% to Raised
Balance b/fwd	\$2,245,313		\$1,742,445	
Rates Raised	\$10,819,140		\$10,325,299	
	\$13,064,454		\$12,067,745	
Rates collected	\$10,257,640	94.8%	\$9,614,974	93.1%
Pension Rebates	\$450,078	4.2%	\$446,893	4.3%
Discount & Remissions	\$81,420	1.0%	\$27,078	0.4%
	\$10,789,138		\$10,088,944	
Rates Outstanding	\$2,612,926	24.2%	\$2,272,615	23.8%
Advance Payments received	-\$337,611	3.1%	-\$293,814	2.1%

Rates Outstanding



Trade Debtors	
Current balance	\$321,069
- 30 Days	\$34,040
- 60 Days	\$68,248
- 90 Days	\$4,462
- More than 90 days	\$214,319
Summary of Accounts more than 90 days:	-



NORTHERN MIDLANDS COUNCIL AGENDA – ORDINARY MEETING 22 JULY 2019

- Norfolk Plains Book sales	639		Paid by outlet as sold
- Hire/lease of facilities	2,884		
- Removal of fire hazards	9,528		
- Dog Registrations & Fines	35,227		Send to Fines Enforcement
- Private Works	2,044		
- Regulatory Fees	1,716		
- Govt Reimbursements	162,281		

C. Capital Program

Full Report of Financial Indicators with End of Financial Year Report

D. Financial Health Indicators

Full Report of Financial Indicators with End of Financial Year Report

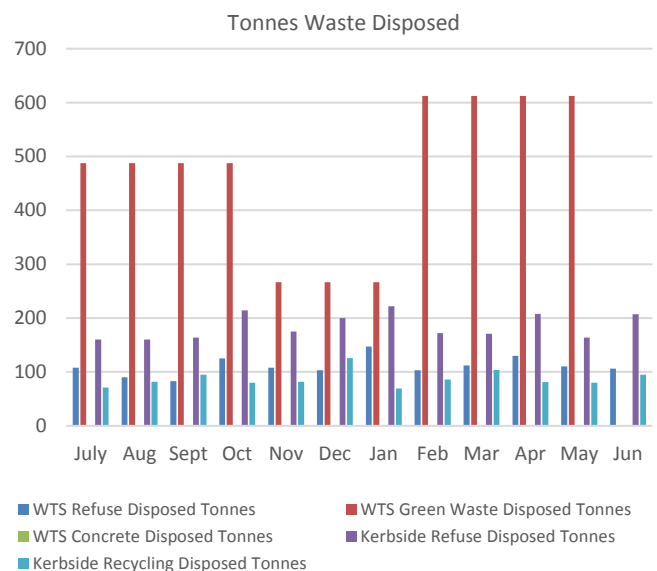
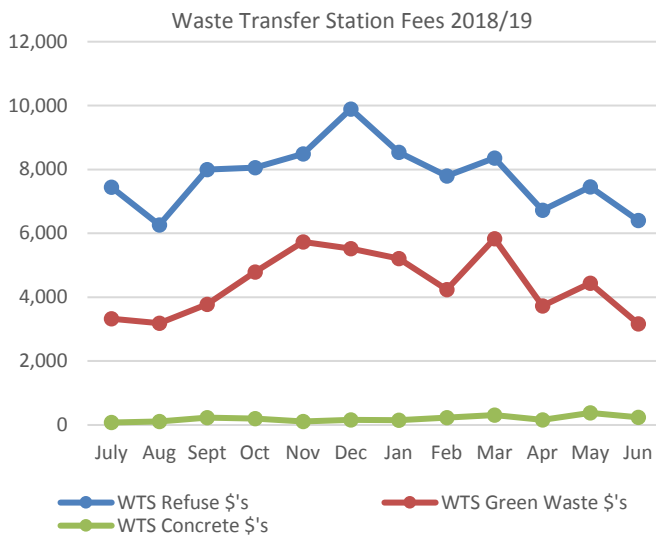
E. Employee & WHS scorecard

	YTD	This Month	
Number of Employees	86	86	
New Employees	22	3	
Resignations	12	5	
Total hours worked	129070	10365	
Lost Time Injuries	1	0	
Lost Time Days	0	0	
Safety Incidents Reported	39	2	re Dangerous dog & minor property damage
Hazards Reported	38	6	
Risk Incidents Reported	2	1	re Street parklet at Longford
Insurance claims - Public Liability	0	0	
Insurance claims - Industrial	2	0	
Insurance claims - Motor Vehicle	4	0	
IT - Unplanned lost time	2	0	
Open W/Comp claims	12	1	

F. Waste Management

Waste Transfer Station Takings	2016/17	2017/18	2018/19 Budget	2018/19 Year to Date
- Refuse		\$96,262	\$91,682	\$93,411
- Green Waste		\$55,282	\$49,600	\$52,960
- Concrete		\$1,333	\$1,500	\$2,376
Total Takings	\$143,942	\$152,877	\$142,782	\$148,747

Tonnes Disposed	2016/17	2017/18	2018/19 Budget	2018/19 Year to Date
WTS Refuse Disposed Tonnes	1787	1510	1717	1325
WTS Green Waste Disposed Tonnes	2500	4123	3631	5200
WTS Concrete Disposed Tonnes	0	0	0	0
Kerbside Refuse Disposed Tonnes	2340	2201	2299	2217
Kerbside Recycling Disposed Tonnes	1101	1037	1164	1051
Total Waste Tonnes Disposed	7728	8871	8811	9793





NORTHERN MIDLANDS COUNCIL AGENDA – ORDINARY MEETING 22 JULY 2019

4 OFFICERS COMMENTS

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

5 ATTACHMENTS

5.1 No attachments awaiting final Financial Statement preparation.

RECOMMENDATION

That Council

- i) receive and note the brief Monthly Financial Report for the period ending 30 June 2019.
- ii) authorise budget alterations as detailed in section 3A above.

DECISION

Cr



NORTHERN MIDLANDS COUNCIL AGENDA – ORDINARY MEETING 22 JULY 2019

PUBLIC QUESTIONS & STATEMENTS

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

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

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

1 PUBLIC QUESTIONS



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COUNCIL ACTING AS A PLANNING AUTHORITY

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

DECISION

Cr

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

2 STATEMENTS

PLAN 1 DRAFT PLANNING SCHEME AMENDMENT 02/2019: 86 BURGHELY STREET, LONGFORD

PLAN 2 PLANNING APPLICATION PLN-19-0070: 86 BURGHELY STREET, LONGFORD



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**PLAN 1 DRAFT PLANNING SCHEME AMENDMENT 02/2019:
 86 BURGHLEY STREET, LONGFORD**

Attachments: Section 1 – Page 54

*File: 101800.28 CT 115134/3
 Responsible Officer: Amanda Bond, Community & Development Manager
 Report prepared by: Dianne Cowen, Senior Consultant, Gray Planning*

1 INTRODUCTION

At its meeting of 24 June 2019, Council initiated a draft amendment to rezone part of 86 Burghley Street, Longford from Rural Resource to General Residential.

This report recommends that Council:

- Certify a draft amendment to rezone 86 Burghley Street, Longford from Rural Resource to General Residential.

2 BACKGROUND

Applicant: Woolcott Surveys
Owner: Bruce and John Pitt, the Executors for the Estate of L.D. Pitt
Zone: Rural Resource
Proposal: Rezone to General Residential
Existing Use: Vacant grazing land
Critical Date: Decision on Certification to be made by 23 July 2019
Recommendation: That Council resolve to certify the amendment

Planning Instrument: *Northern Midlands Interim Planning Scheme 2013*

3 STATUTORY REQUIREMENTS

The *Land Use Planning & Approvals Act 1993* contains the following provisions:

35. Certification of draft amendments by planning authorities

- (1) After preparing a draft amendment of a planning scheme, the planning authority must determine whether the draft amendment meets the requirements specified in [section 32](#) and –*
- (a) if satisfied that it does, certify the draft amendment as so meeting those requirements; or*
- (b) if not so satisfied, proceed to modify the draft amendment until it does meet those requirements and then certify the modified draft amendment as so meeting those requirements.*
- (2) For the purposes of [subsection \(1\)](#), the planning authority must certify the draft amendment by instrument in writing affixed with the common seal of the planning authority.*
- (3)*
- (4) Within 7 days after certifying under [subsection \(1\)](#) that the draft amendment of a planning scheme meets the requirements specified in [section 32](#), the planning authority must give a copy of the draft amendment and the instrument containing that certification to the Commission.*

4 PROPOSAL

The land is zoned Rural Resource. Council has initiated an amendment to rezone the land to General Residential.

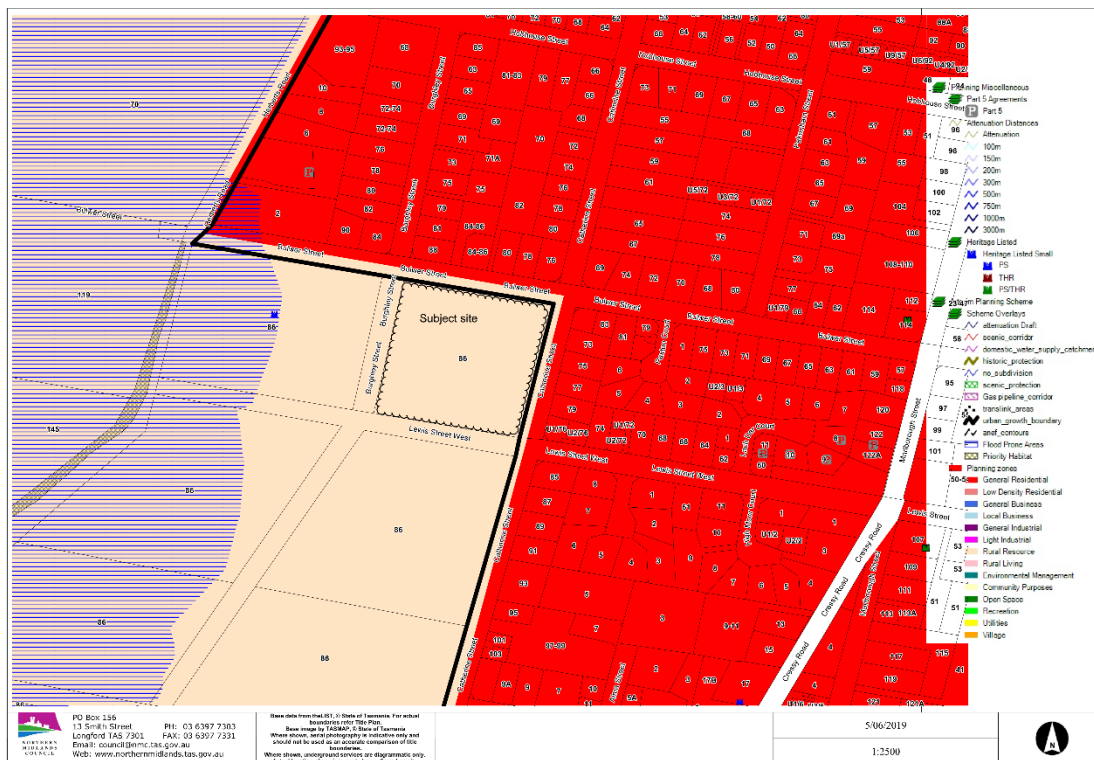


Figure 1 - Current zone – Rural Resource

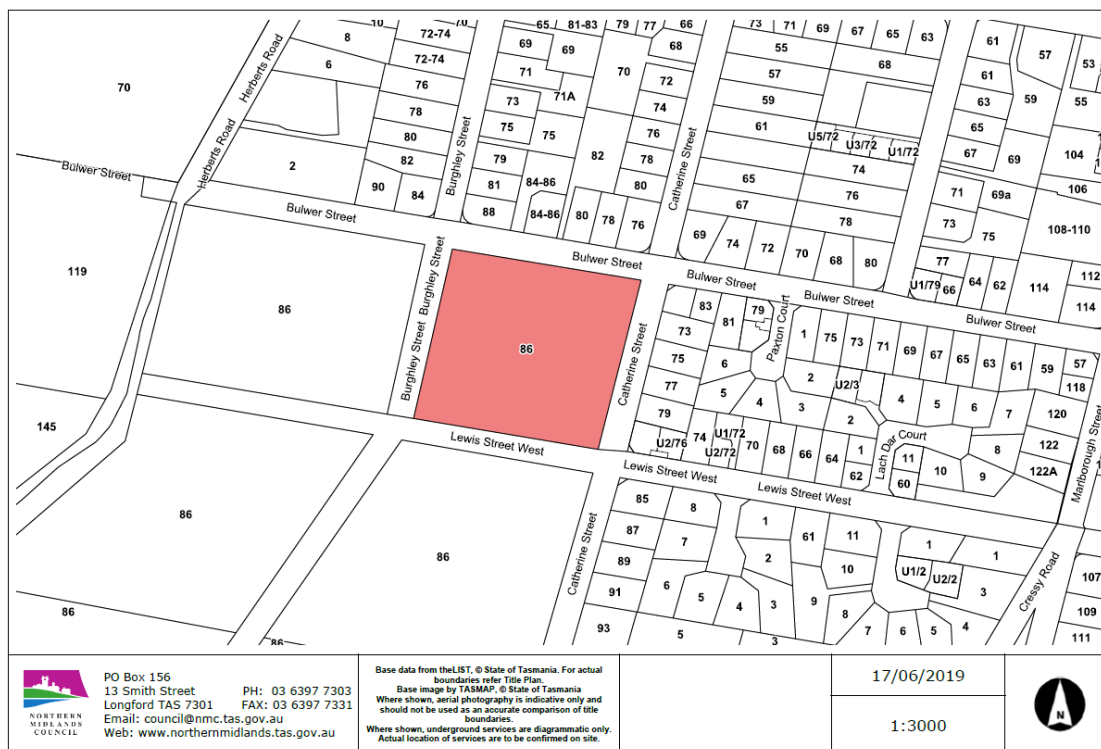


Figure 2 - Proposed zone – General Residential

5 PUBLIC EXHIBITION

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



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

6 FINANCIAL IMPLICATIONS TO COUNCIL

Assessment of the application is within budget allocations.

7 OPTIONS

- Certify the draft amendment as meeting the requirements specified in section 32 of the Land Use Planning & Approvals Act 1993; or
- Modify the draft amendment until it meets those requirements and then certify the modified draft amendment as meeting those requirements.

8 DISCUSSION

ASSESSMENT FOR CONSISTENCY WITH SECTION 32 OF THE LAND USE PLANNING & APPROVALS ACT 1993

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

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

Comment:

The draft amendment results in the same zoning of General Residential that currently exists directly to the north, east and south-east. Future development of the land for residential purposes will be consistent with the existing land uses and better utilise the road frontage which is constructed to a residential standard.

Land to the west and south is zoned Rural Resource. The proposed zoning of General Residential is not unlike the existing zoning pattern where the General Residential Zone is adjacent to the Rural Resource Zone. The proposed amendment affects a small portion of the Rural Resource zoned land in the north-east corner.

A Statewide Agricultural Land Mapping Project was undertaken in 2017 which identified land suitable for agriculture throughout Tasmania. An additional step was carried out, however, to clarify areas where constraints existed. In the case of the subject land, the land suitability was classified as Potentially Constrained (Criteria 3). The constraints related to the high capital value of the land, adjoining residential development and adjoining constrained land (criteria 3) directly to the west and south.

Whilst the study has identified the land as having some potential for agriculture, suitability of the site for agricultural use should also take into consideration existing and surrounding land uses and any local or regional land use strategies that provide guidance on future development of land with these attributes.

At the local level, a Longford Development Plan was prepared in May 2012 to guide future development within the Longford area. The purpose of the Development Plan was to provide broader guidance on the areas suited for future development. The subject site has been identified within the projected urban growth area as shown in figure 3 below. The site is located in the northern corner, close to existing residential development and is

envisaged to be one of the first properties to be appropriately zoned General Residential, which is supported by the NTRLUS.



Figure 3 – Excerpt from the Longford Development Plan depicting the subject land identified for projected urban growth

The Development Plan specifically identifies this site on page 32 of the plan. Three sites have been specifically referenced within the plan as suitable for development of which the subject site is one (see figure 4 below).

SITE 3 – Catherine Street and Cressy Road

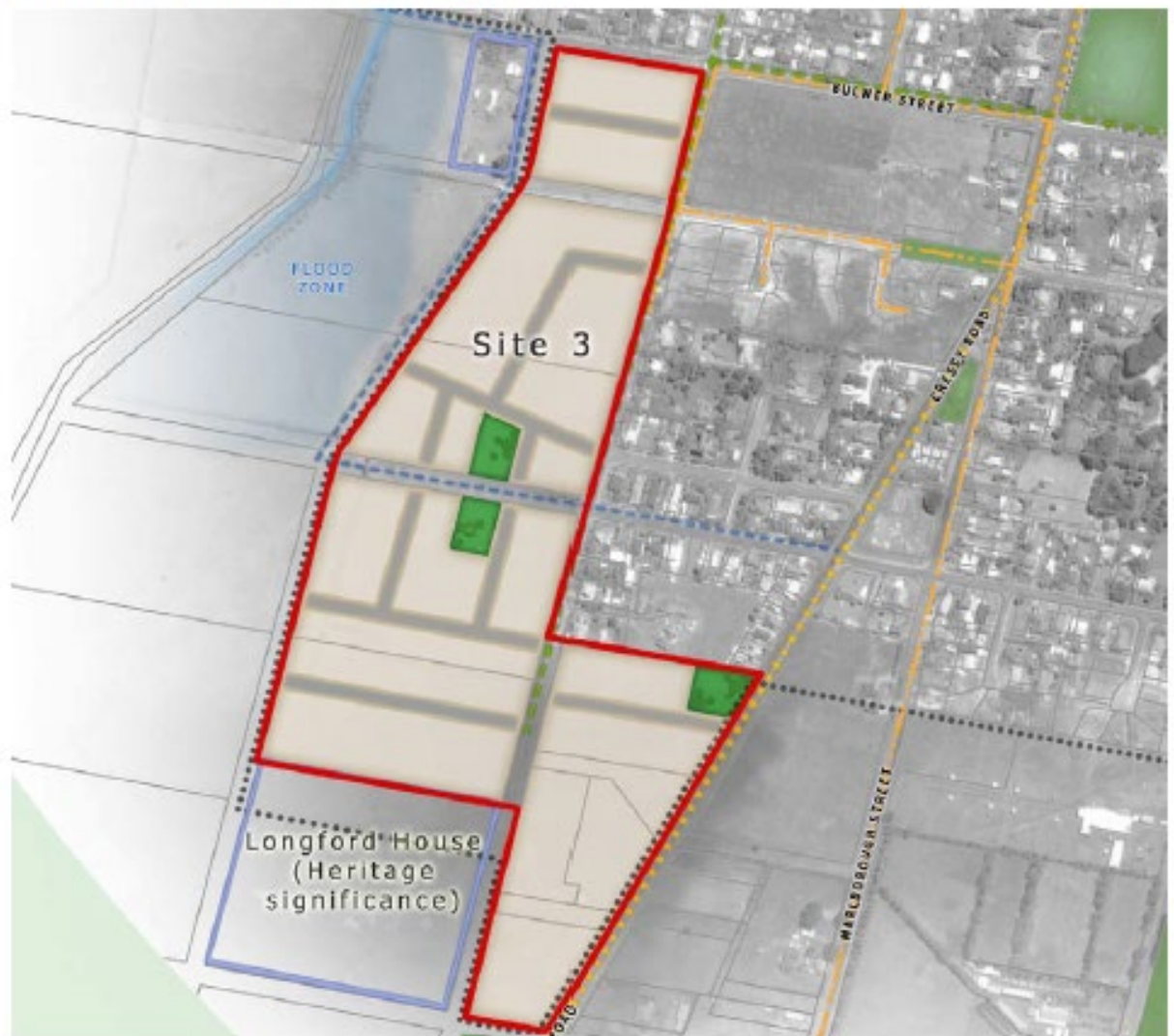


Figure 4 – Excerpt from the Longford Development Plan depicting the subject land identified as site 3 within the Plan, referenced suitable for development

In summary, the recommendation is to the effect:

“The natural way to develop this site, without flooding the market with lots, is to commence development from the north – around Bulwer St and move progressively south. This will give time to consider the impact of development on Longford House and to plan accordingly – maybe with landscaping”.

Given the existing road and servicing infrastructure to the subject site and the location of the land in relation to the land zoned Rural Resource and General Residential, it is considered reasonable that the potential for land use conflicts as a result of the draft amendment results in no change from the existing situation. Rezoning of the land to General Residential is consistent with the zoning of land on the opposite side of the road and results in better utilisation of the road and servicing infrastructure for residential purposes. Accordingly, the potential for land use conflicts is not considered to change as a result of the draft amendment being approved.

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

Comment:

Section 300 of the former provisions of the *Land Use Planning and Approvals Act 1993*, requires that an amendment to an interim planning scheme is as far as practicable, consistent with the NTRLUS. Section 300 also sets out a number of requirements relating to the insertion of a local provision and its relationship to a common provision.

The proposed amendment is in relation to a local provision of the *Northern Midlands Interim Planning Scheme 2013*. No conflict with common provisions or other local provisions of the Scheme occurs as a result of the draft amendment being approved.

Northern Tasmania Regional Land Use Strategy

Section D - Land Use Categories

The NTRLUS sets out land use categories to assist with the consolidation of existing urban settlements. The defined urban growth areas are intended to support a sustainable development pattern and provide strategic direction for the expansion of settlements.

The subject land is identified within the *Northern Tasmania Regional Land Use Strategy* (NTRLUS) as land identified for future urban growth (see figure 5). The land is shown as a Supporting Consolidation Area in the Regional Framework Plan Map D.3 and the draft amendment will consolidate the existing land use pattern and make better use of the existing road and service infrastructure. Through inclusion in the NTRLUS within an urban growth area, the subject site has already been earmarked as suitable for urban development.

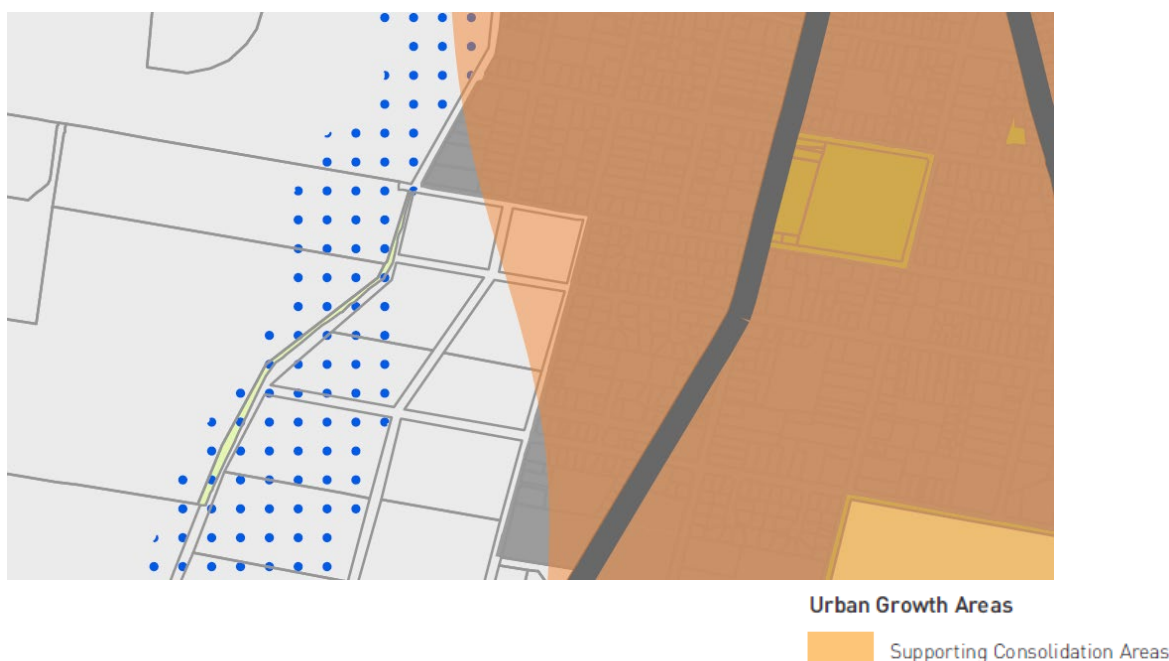


Figure 5 – Subject land shown within the Supporting Consolidation Areas shown in Map D.3
(source: Northern Tasmania Regional Land Use Strategy)

Section E – Regional Planning Policies

E2 – Regional Settlement Network Policy

Longford is identified within the NTRLUS as a “District Service Centre”. The NTRLUS describes District Service Centres as “significant regional settlement areas with an important sub-regional role in terms of access to a wide range of services, education and employment opportunities. Employment within District Centres is strongly



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related to surrounding productive resources". The strategy also identifies such an area as requiring reticulated water, sewerage and electricity.

The proposal for minor residential expansion by way of the draft amendment contributes to supporting the objectives of a District Service Centre.

A number of specific policies are set out in the NTRLUS which support the proposal for additional land to be zoned General Residential. In particular Policy **RSN-P1** is relevant in that it supports all urban settlements to be contained within an identified Urban Growth Area. The proposal is therefore consistent with Policy Action **RSN-A2** where the land is within an identified "Supporting Consolidation Area".

Policy **RSN-P2** is also particularly applicable to the proposal. The Policy seeks to "*provide for existing settlements to support local and regional economies, concentrate investment in the improvement of services and infrastructure, and enhance quality of life*". With reference to Policy Actions **RSN-A4** and **RSN-A5**, the proposal provides opportunity for the orderly expansion of the General Residential zone to maximise the use of existing roads and reticulated infrastructure services. Opportunity is also provided for diversity in housing choice through future subdivision and development of the site.

This strategic justification is also applicable to Policy Action **RSN-A10** of the NTRLUS that seeks to apply zoning provisions that allow for the maximisation of development opportunity in suitably zoned and serviced areas. The NTRLUS is supportive of meeting the demand for additional housing to service the existing and projected needs of the community. The proposal allows for subdivision of lots of varying sizes to accommodate these needs.

E.7 - Regional Environment Policy

A number of policies are contained within the NTRLUS to address regional environmental issues of which one is of particular relevance, i.e. natural hazards. Policy **NH-P02** states that "*future land use and development is to minimise risk to people and property resulting from flooding*". The associated policy actions relevant to this proposal are **NH-A02** – "*permit appropriate land uses and urban development in areas of susceptibility only where risk is very low or where it can be managed by prescriptive controls to avoid undue risk to persons including loss of life and damage to property*" and **NH-A04** – "*include controls in planning schemes based on current best practice to manage risk to persons and property resulting from inundation*".

As demonstrated in figure 6 below, there is an existing flood prone area mapped along the creek to the west of the subject site, however the subject site is clear of the overlay. The flood prone area overlay clearly delineates where Council is required to apply the provisions of the Flood Prone Areas Code contained in the NMIPS 2013. Where Council considers there to be a risk of flooding at a 1% annual exceedance probability outside of the overlay, the Flood Prone Areas Code can also be applied to land outside of the overlay. This is not the case for the subject land and therefore the Flood Prone Areas Code will not apply to future development of the subject site.



*Figure 6 – Subject site shown outside of the flood prone areas overlay of the NMIPS2013
(Source: the List)*

Council has undertaken an independent flood study which resulted in the Longford and Hadspen 2D Flood Study Report that identified the potential for flooding to occur in Longford. Following submission of the proposal, Council also requested advice from Hydrodynamica specifically for the subject site in relation to the potential level of flooding as a result of a possible climate change event. The predicted levels were forecast for a 1 in 100 climate change flood event occurring in the conditions predicted for 2070 to 2099. For cost effective reasons, the subsequent report was based upon the original flood study report.

The Hydrodynamica memo dated 20 December 2018, concluded that in order to avoid inundation of the subject land during a possible climate change flood event, the land should be “filled” to elevate ground level of the site. The report does not go further to assess the impact on other properties as a result of the fill. It is important to note however, that a potential climate change event is a prediction for 50 years from now and is an unknown factor with no certainty.

As noted, the memo provides an “estimate” of any increase in flood levels associated with the development of a subdivision around Burghley Street. It is also important to note that other residential land adjacent to the site has the same ground level as the subject site. This identifies the issue of potential climate change flooding as being a broader problem than solely in relation to the proposal and requires management at a larger scale.

The memo provided identifies that there are mitigation works proposed by Council to automate flood gates and potentially raise the levee in the longer term. Such actions would manage flooding impact to not only the site, but the larger residential area. With this in mind, the level of risk is considered as “low” and given that the subject site is located within a “supporting consolidation area” shown in the NTRLUS, it has been identified with



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the potential to accommodate residential development. Accordingly, rezoning of the site should not be discounted on information that is yet to be verified.

Future development of the site would require assessment against the provisions of the Flood Prone Areas Code as is the case with the associated subdivision proposal. In this instance, the subdivision is considered to meet the requirements of the Flood Prone Areas Code and therefore supports the case for approval of the draft amendment.

Taking into account the discussions above, it is considered that the draft amendment is consistent with the *Northern Tasmania Regional Land Use Strategy*.

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

Comment:

The *Northern Tasmania Regional Land Use Strategy* identifies appropriate areas for future residential expansion and consolidation of which the subject site is identified as a “supporting consolidation area”. This strategy works at the higher regional level and as such the draft amendment is consistent with the projections for future residential development as a regional issue. The draft amendment results in economic and social benefits to the township itself through the provision of additional housing and support for retail and recreational services.

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

- (2) A planning scheme may–***
 - (aa) make any provision which relates to the use, development, protection or conservation of any land in the area; and***
 - (a) set out policies and specific objectives; and***
 - (b) regulate or prohibit the use or development of any land; and***
 - (c) designate land as being reserved for public purposes; and***
 - (d)***
 - (e) set out requirements for the provision of public utility services to land; and***
 - (f) require specified things to be done to the satisfaction of the Commission, relevant agency or planning authority; and***
 - (g) apply, adopt or incorporate any document which relates to the use, development or protection of land; and***
 - (h) provide that any use or development of land is conditional on an agreement being entered into under Part 5; and***
 - (ha) set out provisions relating to the implementation in stages of uses or developments; and***
 - (i) provide for any other matter which this Act refers to as being included in a planning scheme; and***
 - (j) provide for an application to be made to a planning authority to bring an existing use of land that does not conform to the scheme into conformity, or greater conformity, with the scheme.***

Comment:

The draft amendment does not conflict with any of the overarching requirements for planning schemes as listed in section (2)(aa-j) above.

- (3) Subject to subsections (4), (5) and (6), nothing in any planning scheme is to be taken (including by virtue of requiring a permit to be obtained) to–***
 - (a) prevent the continuance of the use of any land, upon which buildings or works are not erected, for the purposes for which it was being lawfully used before the coming into operation of the scheme; or***



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

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

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

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

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

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

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

Comment:

The draft amendment does not conflict with these requirements.

(4) Subsections (3) and (3A) do not apply to a use of land–

(a) which has stopped for a continuous period of 2 years; or

(b) which has stopped for 2 or more periods which together total 2 years in any period of 3 years; or

(c) in the case of a use which is seasonal in nature, if the use does not take place for 2 years in succession.

Comment:

The draft amendment does not conflict with these requirements.

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

Comment:

The draft amendment does not conflict with this requirements.

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

Comment:

The draft amendment does not conflict with these requirements.

(7) Nothing in any planning scheme or special planning order affects –

(a) forestry operations conducted on land declared as a private timber reserve under the Forest Practices Act 1985; or

(b) the undertaking of mineral exploration in accordance with a mining lease, an exploration licence, or retention licence, issued under the Mineral Resources Development Act 1995, provided that any mineral exploration carried out is consistent with the standards specified in the Mineral Exploration Code of Practice; or

(c) fishing; or

(d) marine farming in State waters.

Comment:

The draft amendment is consistent with these requirements.

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



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Comment:

The draft amendment does not conflict with this requirement.

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

Comment:

The draft amendment does not conflict with this requirement.

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

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

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

Comment:

The draft amendment results in the efficient use of land for residential purposes in a location identified and supported in the NTRLUS.

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

Comment:

The site is within an area identified within the NTRLUS that is a “supporting consolidation area”. Future subdivision as a result of the draft amendment will result in the more efficient utilisation of existing services for residential development.

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

Comment:

Public consultation opportunities were provided in the compilation of the NTRLUS and the Longford Development Plan. Public involvement will also occur following certification of the amendment through the process of public notification and the opportunity to make submissions in relation to the proposal. The advertising period for an amendment can be extended up to a period of 2 months with an opportunity for hearings as a result of submissions made. Accordingly, the public is provided with a forum for involvement in the amendment process.

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

Comment:

The proposal results in consolidation of urban development in an appropriate location that takes advantage of existing services, contributes to demand for increased services and provides for economic development opportunity.

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

Comment:

The proposal has been prepared in consultation with TasWater and Council and is considered consistent with this objective.

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



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

Comment:

As identified earlier in this document, the proposal is consistent with the NTRLUS and the Longford Development Plan at the local level. As such the proposal represents sound strategic planning. TasWater also support the proposal through the ability to provide the level of servicing required. The proposal is therefore consistent with this objective.

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

Comment:

The proposal is consistent with the NTRLUS and Longford Development Plan. Approval of the draft amendment provides opportunity for future subdivision and development of the land that will appropriately require assessment against the relevant Planning Scheme.

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

Comment:

Consideration has been given to the flood potential as a result of climate change flood levels into the longer term future. As identified earlier in this report, the topography of the site is consistent with the surrounding lands containing extensive residential development. Any future mitigation works will be required to manage the greater residential area. The social and economic effect of additional residential development will have limited, if any, impact on any mitigation works required for the township beyond the existing demand. The proposal is therefore considered to meet this objective.

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

Comment:

The proposal does not affect the attainment of this objective.

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

Comment:

Under the S43A process of the former provisions of LUPAA, opportunity is provided to ensure a consolidated approval process.

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

Comment:

The draft amendment is consistent with this objective.

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

Comment:

The proposed amendment will have no impact on a place listed or identified as having the listed values.



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

Comment:

Approval of the draft amendment results in no additional impact on the protection of existing public infrastructure above that of existing residential development. No adverse impact on the coordination of public utilities and other facilities is evident. The proposal is therefore considered consistent with this objective.

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

Comment:

The proposed amendment does not affect the attainment of this objective. Capability of the land for future development is discussed throughout this report.

Must be in accordance with State Policies.

State Policy on the Protection of Agricultural Land 2009 –

The purpose of the *State Policy on the Protection of Agricultural Land 2009* (PAL) is to conserve and protect agricultural land so that it remains available for the sustainable development of agriculture, recognising the particular importance of prime agricultural land. A key objective of the PAL is to enable the sustainable development of agriculture by minimising non-agricultural use or development on agricultural land that precludes the return of that land to agriculture use.

Under the Land Capability Classification System (LCCS), the subject site is identified as class 4. As such, the land is deemed “*as land well suited to grazing but which is limited to occasional cropping or a very restricted range of crops*”. The Prime agricultural land under this classification system is deemed to be class 1, 2 or 3.

As discussed earlier in this report, the land has also been identified within the Statewide Agricultural Land Mapping Project as “constrained” agricultural land given its size and location to adjacent residential development. Accordingly, the draft amendment is not outweighed by the land capability classification or the content of the Agricultural Land Mapping Project as having significant agricultural ability.

The draft amendment is therefore considered to be consistent with the *State Policy on the Protection of Agricultural Land 2009*.

State Policy on Water Quality Management 1997 –

The *State Policy on Water Quality Management 1997* must be considered under the draft amendment process which has a purpose to “*achieve the sustainable management of Tasmania’s surface water and groundwater resources by protecting or enhancing their qualities while allowing for sustainable development in accordance with the objectives of Tasmania’s Resource Management and Planning System*”.

The proposed zoning of General Residential requires reticulated sewerage, water and stormwater to be provided. In this case, the site is serviced by reticulated infrastructure and any future subdivision and development will require that these services be provided to future developments.

Accordingly, the draft amendment is consistent with the *State Policy on Water Quality Management 1997*.

State Coastal Policy 1996 –

The *State Coastal Policy 1996* is in place to ensure that use and development within 1km of the Coast is capable of having acceptable impacts on the management of the coastal area. In this case, the site is not located within 1km of the Coast and accordingly the Policy does not apply.



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National Environmental Protection Measures (NEPMs)

There are no National Environmental Protection Measures relevant to the assessment of the draft amendment.

9 ATTACHMENTS

- Section 43A Planning Application
- Referral responses
 - Hydrodynamica Memo
 - Council's Works & Infrastructure Department
 - TasWater

RECOMMENDATION

That Council, acting as Planning Authority, under section 35 (1) of the former provisions of the *Land Use Planning Act 1993*, resolve to certify that draft amendment 02/2019 to the Northern Midlands Interim Planning Scheme 2013 meets the requirements specified in Section 32 of the Act.

DECISION

Cr



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**PLAN 2 PLANNING APPLICATION PLN-19-0070:
86 BURGHLEY STREET, LONGFORD**

Attachments: Section 1 – Page 151

File: 101800.28 CT 115134/3
Responsible Officer: Amanda Bond, Community & Development Manager
Report prepared by: Paul Godier, Senior Planner

1 INTRODUCTION

At its June 2019 meeting, Council initiated an amendment to the planning scheme to rezone 86 Burghley Street from Rural Resource to General Residential.

Planning Item PLAN 1 to the July 2019 meeting recommends that Council certify the draft amendment as meeting the requirements of section 32 of the *Land Use Planning & Approvals Act 1993* (former provisions).

This report assesses an application for 86 Burghley Street for a 7 Lot Subdivision, as if the land had been rezoned to General Residential, in accordance with section 43C (3) of the *Land Use Planning & Approvals Act 1993* (former provisions).

2 BACKGROUND

Applicant:

Woolcott Surveys

Zone:

Rural Resource

Proposal:

Develop and use a 7 lot subdivision

Critical Date:

Decision whether to approve the subdivision to be made by 23 July 2019

Owner:

Bruce and John Pitt, the Executors for the Estate of L.D. Pitt

Codes:

Bushfire-Prone Areas Code; Road and Railway Assets Code; Carparking and Sustainable Transport Code; Recreation and Open Space Code

Existing Use:

Vacant grazing land

Recommendation:

Approve

Discretionary Aspects of the Application

- Creation of new footpath

Planning Instrument: *Northern Midlands Interim Planning Scheme 2013, Version 29, Effective from 3 June 2019.*

3 STATUTORY REQUIREMENTS

43A. Application for a permit when amendment requested

- (1) A person who requests a planning authority to amend a planning scheme may also request the planning authority to consider, in accordance with this Division, an application for a permit which would not be allowed if the planning scheme were not amended as requested.
- (2) Where a planning authority has decided to initiate an amendment under [section 33\(3\)](#), it may consider the application for a permit under [section 43A\(1\)](#) concurrently with the preparation of the requested amendment to the planning scheme.



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- (3) *An application may be made for a permit under this section even if it could not be granted under the existing planning scheme.*

43C. Applications referred to in [section 43A](#)

- (1) *In determining an application referred to in [section 43A](#), a planning authority –*
- (a) *must seek to further the objectives set out in [Schedule 1](#); and*
 - (b) *must take into consideration such of the prescribed matters as are relevant to the use or development the subject of the application.*
- (2) ...
- (2A) *[Section 57\(3\), \(4\), \(5\), \(5A\) and \(5B\)](#) does not apply in respect of an application for a permit referred to in [subsection \(2\)](#).*
- (3) *The decision of a planning authority on an application referred to in [section 43A](#) or [subsection \(2\)](#) is to be made by reference to the provisions of the planning scheme or special planning order as in force at the date of its decision, as if the planning scheme or special planning order had been amended in accordance with the draft amendment which has been initiated by the planning authority in response to a request under [section 43A](#).*
- (4) *A permit to which this section applies may be subject to such conditions or restrictions as the planning authority may impose.*

4 ASSESSMENT

4.1 Proposal

It is proposed to develop and use a 7-lot subdivision (6 lots and a balance lot). The full application is included in the attachments to Planning Item PLAN 1 to the July 2019 meeting.



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Proposed Plan of Subdivision



Notes:
 1. CONTOUR INTERVAL IS 0.7m
 2. CONTOUR INDEX IS 1.0m

PROPOSED SECTION 43A APPLICATION
 FOR REZONE AND 6 LOT SUBDIVISION
 OWNERS: BRUCE RONALD PITT
 JOHN LEONARD PITT
 ADDRESS: 86 BURGHLEY STREET, LONGFORD



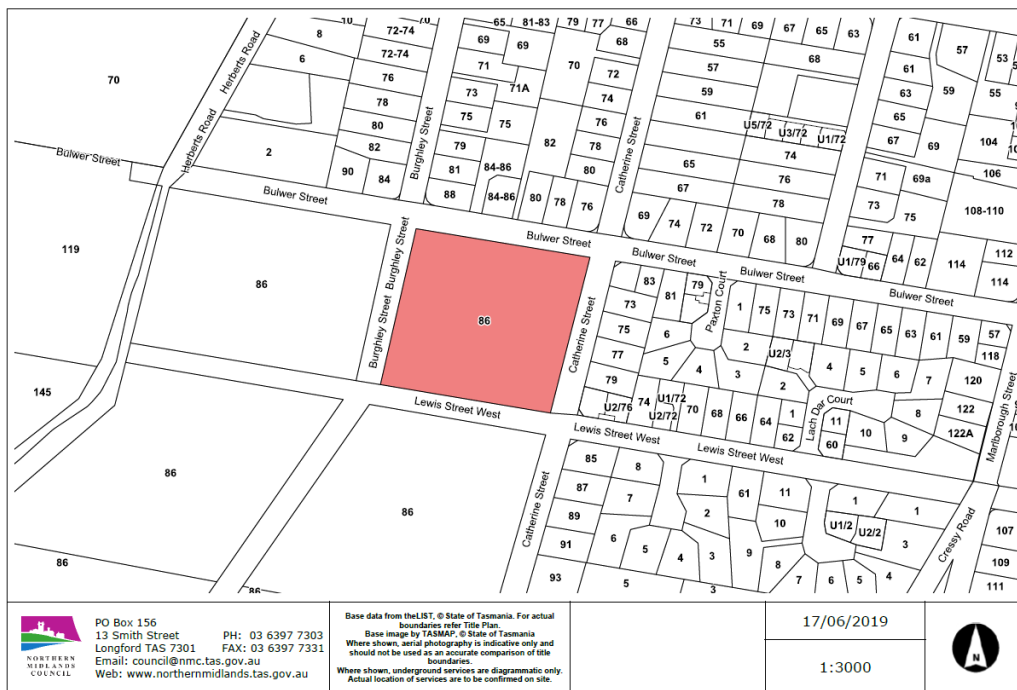
WOOLCOTT SURVEYS
 Drawn: CSS
 File name: L180418_PROP_PLAN_140219

10 Goodman Court Invermay TAS 7248
 PO Box 593 Nowbury Heights TAS 7248
 Phone (03) 6332 3760
 Fax (03) 6332 3766
 Email admin@woolcottsurveys.com.au

Job Number
 L180418
 Date: 14/02/19
 Scale: 1:1700@A3
 Edition: V2
 Sheet: 1 OF 1

4.2 Zone and land use

Zone Map – General Residential



4.3 Subject site and locality

The author of this report carried out a site visit on the 17th June 2019. The site is vacant grazing land. The land to the west and south, over the reserved roads, is in the same ownership and also grazed, with a dwelling and outbuildings on the land to the west. The land to the north, over Bulwer St, and east, over Catherine St contain single dwellings.

Aerial photograph of area

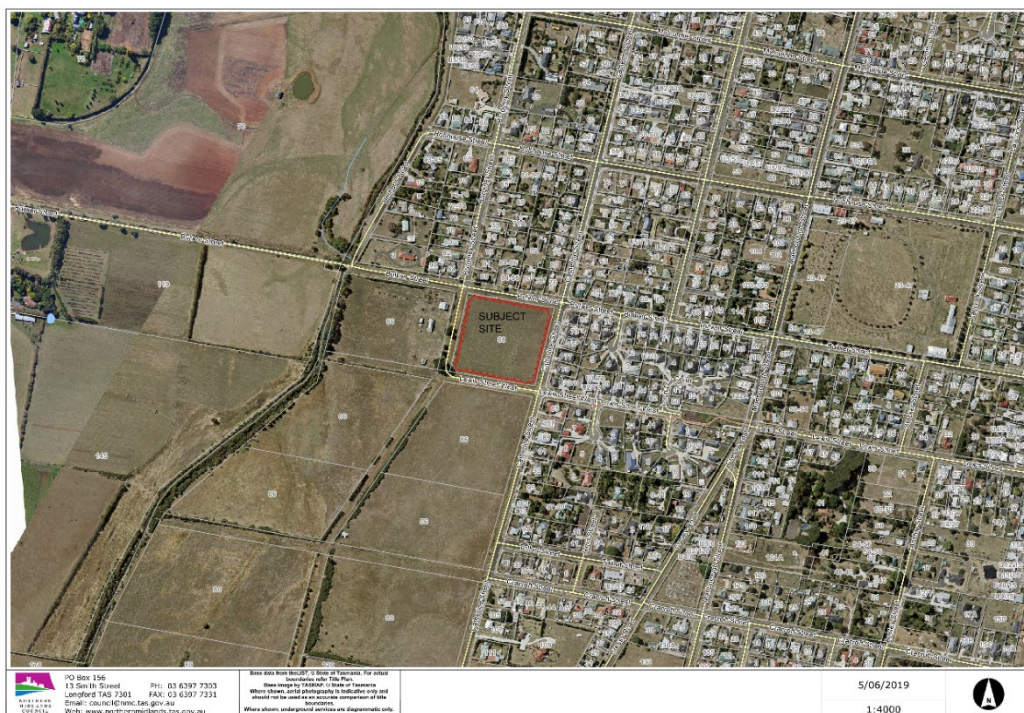


Figure 3 - Subject site from corner of Bulwer and Burghley Street



Figure 4 - Subject site from corner of Bulwer and Catherine Street





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4 Permit/site history

101800.28 - 86 BURGHLEY ST - LONGFORD - PITT BRUCE RONALD

... 102/83 - LD Pitt - Dwelling Addition
101800.28 - 86 BURGHLEY ST - LONGFORD - PITT BRUCE RONALD

... P02-216 - S Richmond - Garage
101800.28 - 86 BURGHLEY ST - LONGFORD - PITT BRUCE RONALD

... P02-227 - -
101800.28 - 86 BURGHLEY ST - LONGFORD - PITT BRUCE RONALD

... PLN19-0070 - Lot 3 - Woolcott Surveys - PSA Rezone To GenRes& 7 Lot Subdivision
101800.28 - 86 BURGHLEY ST - LONGFORD - PITT BRUCE RONALD

4.5 Representations

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

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

4.6 Referrals

Council's Works Department

Precis: Council's Engineering Officer, Jonathan Galbraith, provided the attached advice and the recommended conditions are included in the conditions of approval, except for the following:

Filling of land

All land shall be appropriately filled to a level of AHD 140.6

A part V agreement shall be applied to each lot requiring that the minimum floor level of all dwellings is to be AHD 140.9.

Fill levels shall be shown on design plan for approval by Council.

The land subject to filling must be filled in accordance with Australian Standard AS3798 - Guidelines on earthworks for commercial and residential development.

Before the final plan is sealed, certification of the fill quality of the site, including certified test results by a NATA accredited facility, must be provided to Council.

This is not considered enforceable as the land is not subject to the Flood Prone Areas Code. However, the owner has indicated agreement to having floor levels at least 300mm above existing ground level which is desirable given how flat the land is.

TasWater

Precis: A Taswater Submission to Planning Authority Notice was issued on 13 May 2019 (Taswater Ref: TWDA 2019/00521-NMC).

4.7 Planning Scheme Assessment

10 **General Residential Zone**

10.1 **Zone Purpose**

10.1.1 **Zone Purpose Statements**

10.1.1.1 *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.*

10.1.1.2 *To provide for compatible non-residential uses that primarily serve the local community.*

10.1.1.3 *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.*



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

Comment: The proposal is consistent with the zone purpose.

10.1.2 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.

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

10.1.3 Desired Future Character Statements

There are no desired future character statements

10.2 Use Table (extract)

No Permit Required	
Use Class	Qualification
Residential	If a single dwelling
Permitted	
Use Class	Qualification
Residential	If a caretakers dwelling or home-based business If for multiple dwellings, except on CT 152543/1

10.3 Use Standards

10.3.1 Amenity

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

10.3.2 Residential Character – Discretionary Uses

N/a – Not a Discretionary use

10.4 Development Standards

Applies to dwellings. N/a to the application for subdivision.

10.4.13 Clauses 10.4.13.1 – 10.4.13.9 only apply to development within the Residential Use Class which is not a dwelling.

Applies to Residential use which is not a dwelling. N/a to the application for subdivision.

10.4.15 Subdivision

10.4.15.1 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



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<p>A1 <i>Lots must:</i></p> <ul style="list-style-type: none"> a) <i>have a minimum area of at least 450m² which:</i> <ul style="list-style-type: none"> i) <i>is capable of containing a rectangle measuring 10m by 15m; and</i> ii) <i>has new boundaries aligned from buildings that satisfy the relevant acceptable solutions for setbacks; or</i> b) <i>be 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</i> c) <i>be for the provision of utilities; or</i> d) <i>be for the consolidation of a lot with another lot with no additional titles created; or</i> e) <i>be to align existing titles with zone boundaries and no additional lots are created.</i> 	<p>P1 <i>Each lot for residential use must provide sufficient useable area and dimensions to allow for:</i></p> <ul style="list-style-type: none"> a) <i>a dwelling to be erected in a convenient and hazard-free location; and</i> b) <i>on-site parking and manoeuvrability; and</i> c) <i>adequate private open space.</i>
Complies with A1 a) – lots are at least 570m ² .	N/a
<p>A2 <i>Each lot must have a frontage of at least 3.6m.</i></p>	<p>P2 <i>Each lot must have appropriate, permanent access by a Right of Carriageway registered over all relevant titles.</i></p>
Complies – minimum frontage is 12m.	N/a

10.4.15.2 Provision of Services

<p><i>Objective</i> To provide lots with appropriate levels of utility services.</p>	
Acceptable Solutions	Performance Criteria
<p>A1 <i>Each lot must be connected to a reticulated:</i></p> <ul style="list-style-type: none"> a) <i>water supply; and</i> b) <i>sewerage system.</i> 	<p>P1 <i>Each lot created must be:</i></p> <ul style="list-style-type: none"> a) <i>in a locality for which reticulated services are not available or capable of being connected; and</i> b) <i>capable of accommodating an on-site wastewater management system.</i>
TasWater has provided a Submission to Planning Authority Notice regarding connection to water supply and the sewerage system.	N/a
<p>A2 <i>Each lot must be connected to a reticulated stormwater system.</i></p>	<p>P2 <i>Each lot created must be capable of disposal of stormwater to a legal discharge point.</i></p>
Complies. The lots will connect to the stormwater system in Bulwer Street.	N/a

10.4.15.3 Solar Orientation of Lots

<p><i>Objective</i> To provide for solar orientation of lots and solar access for future dwellings.</p>	
Acceptable Solutions	Performance Criteria
<p>A1 <i>At least 50% of lots must have a long axis within the range of:</i></p> <ul style="list-style-type: none"> a) <i>north 20 degrees west to north 30 degrees east; or</i> b) <i>east 20 degrees north to east 30 degrees south.</i> 	<p>P1 <i>Dimensions of lots must provide adequate solar access, having regard to the likely dwelling size and the relationship of each lot to the road.</i></p>
Complies. Lots 1 – 6 have a long axis within the range of north 20 degrees west to north 30 degrees east	N/a
<p>A2 <i>The long axis of residential lots less than 500m², must be within 30 degrees east and 20 degrees west of north.</i></p>	<p>P2 <i>Lots less than 500 m² must provide adequate solar access to future dwellings, having regard to the:</i></p> <ul style="list-style-type: none"> a) <i>size and shape of the development of the subject site; and</i> b) <i>topography; and</i> c) <i>location of access way(s) and roads.</i>
N/a – all lots are greater than 500m ² .	N/a



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10.4.15.4 Interaction, Safety and Security

This clause was not used in this planning scheme

10.4.15.5 Integrated Urban Landscape

<i>Objective</i>	
<i>To provide attractive and continuous landscaping in roads and public open spaces that contribute to the:</i>	
<ul style="list-style-type: none"> a) <i>character and identity of new neighbourhoods and urban places; or</i> b) <i>to existing or preferred neighbourhood character, if any.</i> 	
Acceptable Solutions	Performance Criteria
A1 <i>The subdivision must not create any new road, public open space or other reserves.</i>	P1 <i>For subdivision that creates roads, public open space or other reserves, the design must demonstrate that:</i> <ul style="list-style-type: none"> a) <i>it has regard to existing, significant features; and</i> b) <i>accessibility and mobility through public spaces and roads are protected or enhanced; and</i> c) <i>connectivity through the urban environment is protected or enhanced; and</i> d) <i>the visual amenity and attractiveness of the urban environment is enhanced; and</i> e) <i>it furthers the local area objectives, if any.</i>
Complies.	N/a

10.4.15.6 Walking and Cycling Network

<i>Objective</i>	
<ul style="list-style-type: none"> a) <i>To provide safe, convenient and efficient movement through and between neighbourhoods by pedestrians and cyclists; and</i> b) <i>To design footpaths, shared path and cycle path networks that are safe, comfortable, well constructed and accessible.</i> c) <i>To provide adequate provision to accommodate wheelchairs, prams, scooters and other footpath bound vehicles.</i> 	
Acceptable Solutions	Performance Criteria
A1 <i>The subdivision must not create any new road, footpath or public open space.</i>	P1 <i>Subdivision that creates new roads, footpaths, or public open spaces must demonstrate that the walking and cycling network is designed to:</i> <ul style="list-style-type: none"> a) <i>link to any existing pedestrian and cycling networks; and</i> b) <i>provide the most practicable direct access for cycling and walking to activity centres, community facilities, public transport stops and public open spaces; and</i> c) <i>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</i> d) <i>promote surveillance along roads and from abutting dwellings.</i>
Does not comply as the subdivision creates footpath.	The proposal complies with the Performance Criteria.

10.4.15.7 Neighbourhood Road Network

<i>Objective</i>	
<ul style="list-style-type: none"> a) <i>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</i> b) <i>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.</i> 	
Acceptable Solutions	Performance Criteria
A1 <i>The subdivision must not create any new road.</i>	P1 <i>The neighbourhood road network must:</i> <ul style="list-style-type: none"> a) <i>take account of the existing mobility network of arterial roads, neighbourhood roads, cycle paths, shared paths, footpaths and public transport routes; and</i> b) <i>provide clear hierarchy of roads and physical distinctions between arterial roads and neighbourhood road types; and</i> c) <i>provide an appropriate speed environment and movement priority for the safe and easy movement of pedestrians and cyclists and for accessing public transport; and</i>



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	<p>d) provide safe and efficient access to activity centres for commercial and freight vehicles; and</p> <p>e) ensure connector roads align between neighbourhoods for safe, direct and efficient movement of pedestrians, cyclists, public transport and other motor vehicles; and</p> <p>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</p> <p>g) provide for service and emergency vehicles to safely turn at the end of a dead-end road; and</p> <p>h) take into account of any identified significant features.</p>
Complies – does not create any new road	N/a

CODES	
E1.0 BUSHFIRE PRONE AREAS CODE	Complies. Bushfire Assessment Report provided. Hazard management area of 25m depth to be formed around the subdivision lots.
E2.0 POTENTIALLY CONTAMINATED LAND	N/a
E3.0 LANDSLIP CODE	N/a
E4.0 ROAD AND RAILWAY ASSETS CODE	A Traffic Impact Assessment was provided which demonstrates that the Code provisions are satisfied.
E.5.0 FLOOD PRONE AREAS CODE	N/a – not mapped as flood risk in the planning scheme or potentially subject to flooding at a 1% annual exceedance probability.
E6.0 CAR PARKING AND SUSTAINABLE TRANSPORT CODE	Complies – each lot has sufficient room for the number of spaces required for a single dwelling.
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	The applicant has requested the General Manager provide written consent that there is to be a cash payment in lieu of land for open space in accordance with this code. This matter is to be discussed at the July 2019 meeting.
E11.0 ENVIRONMENTAL IMPACTS & ATTENUATION CODE	N/a
E12.0 AIRPORTS IMPACT MANAGEMENT CODE	N/a
E13.0 LOCAL HISTORIC HERITAGE CODE	N/a
E14.0 COASTAL CODE	N/a
E15.0 SIGNS CODE	N/a

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

**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
<p>A1 The number of car parking spaces must not be less than the requirements of:</p> <p>a) Table E6.1; or</p>	<p>P1 The number of car parking spaces provided must have regard to:</p> <p>a) the provisions of any relevant location specific car parking plan; and</p> <p>b) the availability of public car parking spaces within reasonable walking distance; and</p>



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<p>b) a parking precinct plan contained in Table E6.6: Precinct Parking Plans (except for dwellings in the General Residential Zone).</p>	<p>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</p> <p>d) the availability and frequency of public transport within reasonable walking distance of the site; and</p> <p>e) site constraints such as existing buildings, slope, drainage, vegetation and landscaping; and</p> <p>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</p> <p>g) an empirical assessment of the car parking demand; and</p> <p>h) the effect on streetscape, amenity and vehicle, pedestrian and cycle safety and convenience; and</p> <p>i) the recommendations of a traffic impact assessment prepared for the proposal; and</p> <p>j) any heritage values of the site; and</p> <p>k) for residential buildings and multiple dwellings, whether parking is adequate to meet the needs of the residents having regard to:</p> <p>i) the size of the dwelling and the number of bedrooms; and</p> <p>ii) the pattern of parking in the locality; and</p> <p>iii) any existing structure on the land.</p>
<p>Comment: Each lot has sufficient room for the number of spaces required for a single dwelling.</p>	

Table E6.1: Parking Space Requirements

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

E6.6.2 Bicycle Parking Numbers

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

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

Comment: Each lot has sufficient room for the number of spaces required for a single dwelling.

E6.6.3 Taxi Drop-off and Pickup

Objective: To ensure that taxis can adequately access developments.

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

Comment: N/a

E6.6.4 Motorbike Parking Provisions

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

Acceptable Solutions	Performance Criteria
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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: Each lot has sufficient room for the number of spaces required for a single dwelling.	

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: <ul style="list-style-type: none"> 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: To be addressed when a development application for a dwelling is received.	

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: <ul style="list-style-type: none"> 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: To be addressed when a development application for a dwelling is received.	
A2.1 Car parking and manoeuvring space must: <ul style="list-style-type: none"> a) have a gradient of 10% or less; and b) where providing for more than 4 cars, provide for vehicles to enter and exit the site in a forward direction; and c) have a width of vehicular access no less than prescribed in Table E6.2 and Table E6.3, and A2.2 The layout of car spaces and access ways must be designed in accordance with <i>Australian Standards AS 2890.1 - 2004 Parking Facilities, Part 1: Off Road Car Parking</i> .	P2 Car parking and manoeuvring space must: <ul style="list-style-type: none"> a) be convenient, safe and efficient to use having regard to matters such as slope, dimensions, layout and the expected number and type of vehicles; and b) provide adequate space to turn within the site unless reversing from the site would not adversely affect the safety and convenience of users and passing traffic.
Comment: To be addressed when a development application for a dwelling is received.	

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: <ul style="list-style-type: none"> a) secured and lit so that unauthorised persons cannot enter or; 	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: <ul style="list-style-type: none"> a) levels of activity within the vicinity; and



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

E6.7.4 Parking for Persons with a Disability

Objective: To ensure adequate parking for persons with a disability.	
Acceptable Solutions	Performance Criteria
A1 All spaces designated for use by persons with a disability must be located closest to the main entry point to the building.	P1 The location and design of parking spaces considers the needs of disabled persons, having regard to: <ul style="list-style-type: none"> a) the topography of the site; b) the location and type of relevant facilities on the site or in the vicinity; c) the suitability of access pathways from parking spaces, and d) applicable Australian Standards.
A2 One of every 20 parking spaces or part thereof must be constructed and designated for use by persons with disabilities in accordance with <i>Australian Standards AS/NZ 2890.6 2009</i> .	P2 The number of parking spaces provided is appropriate for the needs of disabled persons, having regard to: <ul style="list-style-type: none"> a) characteristics of the populations to be served; b) their means of transport to and from the site; and c) applicable Australian Standards.
Comment: To be addressed when a development application for a dwelling is received.	

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: <ul style="list-style-type: none"> a) at least one loading bay must be provided in accordance with Table E6.4; and b) loading and bus bays and access strips must be designed in accordance with <i>Australian Standard AS/NZS 2890.3 2002</i> for the type of vehicles that will use the site. 	P1 For retail, commercial, industrial, service industry or warehouse or storage uses adequate space must be provided for loading and unloading the type of vehicles associated with delivering and collecting people and goods where these are expected on a regular basis.
Comment: N/a	

E6.8 Provisions for Sustainable Transport

E6.8.1 Bicycle End of Trip Facilities

Not used in this planning scheme

E6.8.2 Bicycle Parking Access, Safety and Security

Objective: To ensure that parking and storage facilities for bicycles are safe, secure and convenient.	
Acceptable Solutions	Performance Criteria
A1.1 Bicycle parking spaces for customers and visitors must: <ul style="list-style-type: none"> a) be accessible from a road, footpath or cycle track; and b) include a rail or hoop to lock a bicycle to that meets <i>Australian Standard AS 2890.3 1993</i>; and c) be located within 50m of and visible or signposted from the entrance to the activity they serve; and d) be available and adequately lit in accordance with <i>Australian Standard AS/NZS 1158 2005 Lighting Category C2</i> during the times they will be used; and 	P1 Bicycle parking spaces must be safe, secure, convenient and located where they will encourage use.
A1.2 Parking space for residents' and employees' bicycles must be under cover and capable of being secured by lock or bicycle lock.	
A2 Bicycle parking spaces must have: <ul style="list-style-type: none"> a) minimum dimensions of: <ul style="list-style-type: none"> i) 1.7m in length; and 	P2 Bicycle parking spaces and access must be of dimensions that provide



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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.	for their convenient, safe and efficient use.
Comment: To be addressed when a development application for a dwelling is received.	

E6.8.5 Pedestrian Walkways

Objective: To ensure pedestrian safety is considered in development	
Acceptable Solution	Performance Criteria
A1 Pedestrian access must be provided for in accordance with Table E6.5.	P1 Safe pedestrian access must be provided within car park and between the entrances to buildings and the road.
Comment: N/a	

Table E6.5: Pedestrian Access

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

Notes

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

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

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

STATE POLICIES		
The proposal is consistent with all State Policies.		

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

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

4.8 Objectives of Schedule 1 of the Land Use Planning & Approvals Act 1993

Section 43C (1) of the Land Use Planning & Approvals Act 1993 requires, in determining an application referred to in [section 43A](#), a planning authority must seek to further the objectives set out in [Schedule 1](#).

PART 1 - Objectives of the Resource Management and Planning System of Tasmania

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



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

Comment: The proposed development furthers this objective as the land is adjacent to the residentially developed area of Longford and is not identified as having particular natural values.

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

Comment: The proposed development furthers this objective as the land is adjacent to the residentially developed area of Longford.

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

Comment: The proposed development furthers this objective as the draft permit will be placed on public notification.

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

Comment: The proposed development furthers this objective through the work required for the subdivision and residential development of the land.

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

Comment: The proposed development furthers this objective as TasWater and the Tasmanian Planning Commission will be involved in the assessment of the proposal.

PART 2 - Objectives of the Planning Process Established by this Act

The objectives of the planning process established by this Act are, in support of the objectives set out in [Part 1](#) of this Schedule –

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

Comment: The proposed development furthers this objective as Council has initiated a draft amendment to rezone the land to General Residential.

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

Comment: The proposed development furthers this objective as it is assessed against the Northern Midlands Interim Planning Scheme 2013.

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

Comment: The proposed development furthers this objective as it involves the development of land that has not been identified as having particular environmental values.

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

Comment: The proposed development furthers this objective as it complies with the Northern Midlands Interim Planning Scheme 2013.

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

Comment: The proposed development furthers this objective as it complies with the Northern Midlands Interim Planning Scheme 2013.

(f) to promote the health and wellbeing of all Tasmanians and visitors to Tasmania by ensuring a pleasant, efficient and safe environment for working, living and recreation; and



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Comment: The proposed development furthers this objective with regard to a pleasant, efficient and safe living environment.

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

Comment: The proposed development furthers this objective the site has not been identified as having such values.

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

Comment: The proposed development furthers this objective as the land is adjacent to the residentially developed area of Longford.

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

Comment: The proposed development furthers this objective as the land is shown as Class 4 on the 1:100,000 Land Capability Mapping.

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

It is noted that the overhead powerlines adjacent to lots 1-6 in Bulwer Street prevent street trees being planted adjacent to those lots.

The proposal meets the requirements of the planning scheme and is recommended for approval.

8 ATTACHMENTS

- Section 43A Planning Application
- Referral responses
 - Hydrodynamica Memo
 - Council's Works & Infrastructure Department
 - TasWater

RECOMMENDATION

A That Council:

- Take a cash payment in lieu of public open space for the subdivision; **OR**
- Take 5% of the title area of 1.763 ha as Public Open Space (881.5m²) located in the north-western corner of the lot.

AND



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B That land at 86 Burghley Street, Longford be approved to be developed and used for a Rezone to General Residential & 7 Lot Subdivision in accordance with application PLN-19-0070, and subject to the following conditions:

1 LAYOUT NOT ALTERED

The use and development must be undertaken substantially in accordance with the endorsed plans numbered **P1** (File Name: L180418_PROP_PLAN_140219, dated 14/02/19, V2).

2 LANDSCAPE PLAN REQUIRED

Before the development starts, a landscape plan must be submitted to the approval of the General Manager. Once approved the plan will form part of this permit. The landscape plan must show street trees outside each of lots 1-6 and be coordinated with the construction plans of underground services and pavement works so as to provide sufficient clearances around each tree.

3 AGREEMENT UNDER PART 5 OF LAND USE PLANNING APPROVAL ACT 1993

The owner must enter into, and comply with all conditions of, an agreement under Part 5 of the Act with the Northern Midlands Council to provide for the following:

- *The owners of lots 1 – 6 agree to construct floor levels to habitable buildings at least 300mm above natural ground level.*

This agreement must be prepared by the applicant and forwarded to the Council with a cheque for the Recorder of Titles fee for the registration of the Agreement.

4 COUNCIL'S WORKS DEPARTMENT'S CONDITIONS

4.1 Detailed engineering plans required

Before the commencement of any works for the subdivision, detailed engineering plans by a certified engineer, to the approval of Council's General Manager, must be lodged with Council.

The plans must include:

- An engineering design of the road, footpath and drainage system including pavement long sections and cross sections.
- For the frontage of lots 1-6, widening of Bulwer Street with hotmix sealed pavement to match the existing kerb and channel in Bulwer Street to the east plus kerb and gutter and nature strip on the southern side of Bulwer Street, in accordance with Tasmanian Standard Drawing TSD-R06.
- For the frontage of lot 6, widening of Catherine Street with hotmix sealed pavement to match the existing kerb and channel in Catherine Street to the north plus kerb and gutter and nature strip on the western side of Catherine Street, in accordance with Tasmanian Standard Drawing TSD-R06.
- A 1.8m wide concrete footpath for the Bulwer Street frontage of Lots 1-6, adjacent to the property boundary where practicable, otherwise adjacent to the road.

Works on site must not commence until the plan is approved by Council.

4.2 Roadworks

Before the final plan is sealed, the works detailed in the plans required by condition 4.1 must be completed in accordance with those plans.

4.3 Access

A concrete driveway crossover and concrete apron must be constructed for lots 1-6 and 301 from the edge of the street to the property boundary in accordance with Council's standard drawing TSD R09.

Access works must not commence until an application for vehicular crossing has been approved by Council.

4.4 Works in road reserve

No works shall be undertaken within the public road reserve, including crossovers, driveways or kerb and guttering, without prior approval for the works by the Works & Infrastructure Manager. Twenty-four hours (24) notice shall to be



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given to the Works & Infrastructure Department to inspect works within road reserve and before placement of concrete or seal. Failure to do so may result in rejection of the vehicular access or other works and its reconstruction.

4.5 Nature strips

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

4.6 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.

4.7 As constructed information

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

4.8 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.

4.9 Works in Council road reserve

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

4.10 Separation of hydraulic services

- a) All existing pipes and connections 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 services have been separated between the lots.

4.11 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.

4.12 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.

4.13 Nature strips

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



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4.14 Bonds

The subdivision shall be subject to a maintenance period and a bond shall be held by Council until the completion of the maintenance period. The bond shall be calculated based on 5% of the total cost of works based on Council's standard road construction rates.

5 TASWATER CONDITIONS

Sewer and water services must be provided in accordance with TasWater's Submission to Planning Authority Notice (reference number TWDA 2019/00521-NMC).

6 STREET LIGHTING

Before the final plan is sealed, the developer must install street lighting in accordance with a design to the approval of TasNetworks and Council.

7 LANDSCAPING

The street trees as shown in the approved landscaping plan are to be installed prior to the sealing of the final plan of survey, unless the General manager approves a later installation date, which may or may not be subject to further conditions. Each tree is to be provided with a means of irrigation, a root guard to prevent damage to adjoining infrastructure and an anti-vandalism tie down to prevent removal and be coordinated with the construction plans of underground services and pavement works so as to provide sufficient clearances around each tree.

8 ELECTRICITY

- Electricity to the subdivision must be underground.
- Underground electricity services must be connected to each lot.
- Written advice from TasNetworks must be provided demonstrating that underground electricity services have been connected to each lot.

9 PUBLIC OPEN SPACE CONTRIBUTION

A cash contribution must be paid in lieu of land for public open space in accordance with Council's current policy of:

- \$1,200 per new lot; or
- The applicant may obtain a valuation not less than one month old by a registered land valuer, of the subject land, less one of the proposed lots. The Public Open Space Rate shall total 5% of that value; **OR**

The Final Plan must show 5% of the land as Public Open Space located in the north-western corner of the lot.

10 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.

NOTE: National Broadband Network

The developer is strongly encouraged to contact NBN Co about extending the National Broadband Network to the subdivision.

DECISION

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 Supervisor, Works Manager, Senior Planner 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 4(5) INFORMATION OF A PERSONAL AND CONFIDENTIAL NATURE OR
INFORMATION PROVIDED TO THE COUNCIL ON THE CONDITION
IT IS KEPT CONFIDENTIAL**

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

CON 4(6) PERSONNEL MATTERS

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

**CON 5 INFORMATION OF A PERSONAL AND CONFIDENTIAL NATURE OR
INFORMATION PROVIDED TO THE COUNCIL ON THE CONDITION
IT IS KEPT CONFIDENTIAL**

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

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

As per provisions of Section 15(2)(g) of the *Local Government (Meeting Procedures) Regulations 2015*.
Storage facility – Longford Recreation Ground

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

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

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

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

**CON 9 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*.
Lease proposal: Campbell Town

**CON 10 INFORMATION OF A PERSONAL AND CONFIDENTIAL NATURE OR
INFORMATION PROVIDED TO THE COUNCIL ON THE CONDITION
IT IS KEPT CONFIDENTIAL**

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



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DECISION

Cr

That Council move out of the closed meeting.

Mayor Knowles closed the meeting at