MINUTES

Ordinary Meeting of Council

Monday, 21 November 2016
MINUTES – ORDINARY MEETING
21 NOVEMBER 2016

MINUTES OF THE MEETING OF THE NORTHERN MIDLANDS COUNCIL HELD AT THE COUNCIL CHAMBERS, LONGFORD AT 5.03PM ON MONDAY, 21 NOVEMBER 2016

302/16 ATTENDANCE

1 PRESENT
Mayor Downie, Deputy Mayor Goss, Cr Adams, Cr Calvert, Cr Gordon, Cr Goninon, Cr Knowles, Cr Lambert, Cr Polley AM

In Attendance:
Mr Jennings – General Manager, Mr Boog – Works & Infrastructure Manager, Miss Bricknell – Corporate Services Manager, Mrs Bond – Regulatory and Community Services Manager, Mr Godier – Senior Planner (to 7.29pm), Ms Cunningham - Planner (from 6.45pm to 7.14pm), Ms Boer – Planner (from 6.45pm to 7.14pm), Mrs Eacher – Executive Assistant

2 APOLOGIES
Nil

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

Council RESOLVED to accept the following declarations of interest:
Cr Knowles PLAN 1
Miss Bricknell CON 6

305/16 CONFIRMATION OF MINUTES

1 ORDINARY COUNCIL MEETING – 17 OCTOBER 2016

DECISION
Cr Goninon/Cr Knowles
The Minutes of the Ordinary Meeting of the Northern Midlands Council held at the Council Chambers, Longford on Monday, 19 October 2016, be confirmed as a true record of proceedings. Carried unanimously
2 CONFIRMATION OF MINUTES OF COMMITTEES

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

<table>
<thead>
<tr>
<th>Date</th>
<th>Committee</th>
<th>Meeting</th>
</tr>
</thead>
<tbody>
<tr>
<td>i) 26/04/16</td>
<td>Avoca Museum and Information Centre</td>
<td>AGM</td>
</tr>
<tr>
<td>ii) 04/10/16</td>
<td>Evandale Community Centre &amp; Memorial Hall Management Committee</td>
<td>AGM</td>
</tr>
<tr>
<td>iii) 04/10/16</td>
<td>Evandale Community Centre &amp; Memorial Hall Management Committee</td>
<td>Ordinary</td>
</tr>
<tr>
<td>iv) 11/10/16</td>
<td>Cressy Hall Committee</td>
<td>Ordinary</td>
</tr>
<tr>
<td>v) 12/10/16</td>
<td>Ross Community Sports Club Inc</td>
<td>Ordinary</td>
</tr>
<tr>
<td>vi) 12/10/16</td>
<td>Morven Park Management &amp; Development Association Inc</td>
<td>Ordinary</td>
</tr>
<tr>
<td>vii) 01/11/16</td>
<td>Campbell Town District Forum</td>
<td>Ordinary</td>
</tr>
<tr>
<td>viii) 01/11/16</td>
<td>Evandale Advisory Committee</td>
<td>Ordinary</td>
</tr>
</tbody>
</table>

DECISION
Cr Lambert/Cr Gordon

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

3 RECOMMENDATIONS OF SUB COMMITTEES

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

NOTE: Matters already considered by Council at previous meetings have been incorporated into INFO 15: Officer’s Action Items.

306/16 DATE OF NEXT COUNCIL MEETING
12 DECEMBER 2016

Mayor Downie advised that the next Ordinary Council Meeting would be held immediately following the Annual General Meeting to be held at 5.00pm on Monday, 12 December 2016, at the Northern Midlands Council Chambers at Longford.

307/16 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.

<table>
<thead>
<tr>
<th>Date Held</th>
<th>Purpose of Workshop</th>
</tr>
</thead>
<tbody>
<tr>
<td>30/10/2016</td>
<td>Council Workshop</td>
</tr>
<tr>
<td></td>
<td>• Tamar Lake Project</td>
</tr>
<tr>
<td></td>
<td>• Education Bill 2016</td>
</tr>
<tr>
<td></td>
<td>• Ross Town Square Plan</td>
</tr>
<tr>
<td></td>
<td>• Joint Select Committee on Future Gaming Markets</td>
</tr>
<tr>
<td></td>
<td>• Northern Economic Stimulus</td>
</tr>
<tr>
<td></td>
<td>• Personnel matters</td>
</tr>
<tr>
<td>21/11/2016</td>
<td>Council Workshop</td>
</tr>
<tr>
<td></td>
<td>• prior to Council meeting</td>
</tr>
</tbody>
</table>
2 MAYOR’S COMMUNICATIONS

Mayor’s Communications for the period 18 October 2016 to 21 November 2016 are as follows:

<table>
<thead>
<tr>
<th>Date</th>
<th>Activity</th>
</tr>
</thead>
<tbody>
<tr>
<td>18 October</td>
<td>Attended Civic Welcome - Their Excellencies, General the Honourable Sir</td>
</tr>
<tr>
<td>2016</td>
<td>Peter Cosgrove AK MC (Retd) Governor-General of the Commonwealth of</td>
</tr>
<tr>
<td></td>
<td>Australia and Lady Cosgrove, Launceston</td>
</tr>
<tr>
<td>20 October</td>
<td>Attended meeting with Minister Guy Barnett, Longford</td>
</tr>
<tr>
<td>2016</td>
<td>attended Elizabeth Macquarie Irrigation Trust Meeting, Campbell Town</td>
</tr>
<tr>
<td>21 October</td>
<td>Attended celebration of the 180th Birthday of the Ross Bridge, Ross</td>
</tr>
<tr>
<td>22 October</td>
<td>attended meeting with representative from TasWater, Launceston</td>
</tr>
<tr>
<td>25 October</td>
<td>Attended Tyrecycle Trade Launch of Tyre Recycling Facility, Brighton</td>
</tr>
<tr>
<td>26 October</td>
<td>attended meeting with Federal Labor Member for Bass, Ross Hart, Longford</td>
</tr>
<tr>
<td>27 October</td>
<td>attended launch of TRANSLink &amp; Launceston Airport Precinct Prospectus,</td>
</tr>
<tr>
<td></td>
<td>TRANSLink</td>
</tr>
<tr>
<td>31 October</td>
<td>attended Council Workshop, Longford</td>
</tr>
<tr>
<td>2 November</td>
<td>attended meeting with Tasmania Police regarding issues at Rossarden,</td>
</tr>
<tr>
<td>2016</td>
<td>Longford</td>
</tr>
<tr>
<td>2 November</td>
<td>attended recognition of Northern Schools Top NAPLAN students, Rocherlea</td>
</tr>
<tr>
<td>3 November</td>
<td>attended Mayors Professional Development Day, Devonport</td>
</tr>
<tr>
<td>10 November</td>
<td>attended Owners Representatives Meeting for TasWater</td>
</tr>
<tr>
<td>11 November</td>
<td>attended NTD Meeting, Launceston</td>
</tr>
<tr>
<td>11 November</td>
<td>attended Remembrance Day Event, Longford Cenotaph</td>
</tr>
<tr>
<td>13 November</td>
<td>attended Woolmers Festival of Roses, Longford</td>
</tr>
<tr>
<td>13 November</td>
<td>attended opening of Adams Distillery, Perth</td>
</tr>
<tr>
<td>21 November</td>
<td>attended recognition of Northern Schools Top NAPLAN students, Longford</td>
</tr>
<tr>
<td></td>
<td>attended Council workshop and meeting, Longford</td>
</tr>
<tr>
<td></td>
<td>attended to numerous email, phone, media and mail inquiries.</td>
</tr>
</tbody>
</table>

3 PETITION

1 PURPOSE OF REPORT

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

2 OFFICER’S COMMENT

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

Section 57. Petitions

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

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

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

(b) a heading on each page indicating the subject matter; and

(c) a brief statement on each page of the subject matter and the action requested; and

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

(e) the full printed name, address and signature of the person lodging the petition at the end of the petition.

Section 58. Tabling petition

(1) A councillor who has been presented with a petition is to –

(a) table the petition at the next ordinary meeting of the council; or

(b) forward it to the general manager within 7 days after receiving it.

(2) A general manager who has been presented with a petition or receives a petition under subsection (1)(b) is to table the petition at the next ordinary meeting of the council.

(3) A petition is not to be tabled if –

(a) it does not comply with section 57; or

(b) it is defamatory; or

(c) any action it proposes is unlawful.

(4) The general manager is to advise the lodger of a petition that is not tabled the reason for not tabling it within 21 days after lodgement.

3 Petitions Received

Nil.
4 CONFERENCES & SEMINARS:
REPORT ON ATTENDANCE BY COUNCIL DELEGATES

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

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

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

2 CONFERENCES AND SEMINARS
Nil

5 WORKS & INFRASTRUCTURE REPORT
The Works & Infrastructure Report for the period to 10 October 2016 was circulated in the Attachments.

6 BUILDING APPROVALS
The following table provides a comparison of the number and total value of building works for 2015 and 2016.

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>No.</td>
<td>Total Value</td>
<td>No.</td>
<td>Total Value</td>
</tr>
<tr>
<td></td>
<td>$</td>
<td></td>
<td>$</td>
<td></td>
</tr>
<tr>
<td>New Dwellings</td>
<td>4</td>
<td>875,132</td>
<td>73</td>
<td>17,657,956</td>
</tr>
<tr>
<td>Dwelling Additions</td>
<td>2</td>
<td>35,000</td>
<td>27</td>
<td>1,758,043</td>
</tr>
<tr>
<td>Garage/Sheds &amp; Additions</td>
<td>4</td>
<td>49,488</td>
<td>59</td>
<td>2,040,412</td>
</tr>
<tr>
<td>Commercial</td>
<td>4</td>
<td>1,319,356</td>
<td>13</td>
<td>1,941,456</td>
</tr>
<tr>
<td>Other (Signs)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Swimming Pools</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Minor Works</td>
<td>21</td>
<td>58,190</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Building Certificates</td>
<td>6</td>
<td>12,561</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Amended Permits</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TOTAL</td>
<td>14</td>
<td>2,278,976</td>
<td>199</td>
<td>23,551,164</td>
</tr>
</tbody>
</table>

Figures do not include Building Approvals processed under the Resource Sharing Agreements.

7 DEVELOPMENT APPLICATIONS
Planning decisions in October 2016:

- Total Approved: 23
- Total Permitted: 4
- Average Days for Permitted: 8
- Days allowed for approval by LUPAA: 28
- Total Exempt under IPS: 3
- Total Refused: 0
- Total Discretionary: 16
- Average Days for Discretionary: 29
- Days allowed for approval under LUPAA: 42
- Total Withdrawn: 0
## DELEGATED DECISIONS

<table>
<thead>
<tr>
<th>Project</th>
<th>Details</th>
<th>Address</th>
<th>Applicant</th>
<th>No of LUPAA days</th>
<th>Perm / Disc / Exempt</th>
</tr>
</thead>
<tbody>
<tr>
<td>P16-152-01</td>
<td>8 multiple dwellings on proposed lot 2, (vary setbacks units 1-7 &amp; construction of carparking impervious all weather seal)</td>
<td>46 Anstey St &amp; 121A Marlborough St, LONGFORD</td>
<td>MSR Properties</td>
<td>13</td>
<td>D</td>
</tr>
<tr>
<td>P16-152-02</td>
<td>2-lot subdivision, boundary adjustment &amp; demolition of carport/garages</td>
<td>46 Anstey St &amp; 121A Marlborough St, LONGFORD</td>
<td>MSR Properties</td>
<td>13</td>
<td>D</td>
</tr>
<tr>
<td>P16-174</td>
<td>Entrance signs at northern &amp; southern outskirts of Cressy</td>
<td>Main Street (Poatina Main Road), CRESSY</td>
<td>Northern Midlands Council</td>
<td>42</td>
<td>D</td>
</tr>
<tr>
<td>P16-195</td>
<td>Shed (vary side [N] and rear setbacks)</td>
<td>11 Banksia Grove, PERTH</td>
<td>S Love Jnr</td>
<td>29</td>
<td>D</td>
</tr>
<tr>
<td>P16-197</td>
<td>2-lot subdivision in rural zone (89.3ha house/farm lot, and 3.67ha Macquarie Oil Co lot)</td>
<td>773 Delmont Road, CRESSY</td>
<td>Northern Midlands Council</td>
<td>25</td>
<td>D</td>
</tr>
<tr>
<td>P16-198</td>
<td>Garage (vary rear setback)</td>
<td>10 Sheringham Court, PERTH</td>
<td>A Lawson</td>
<td>42</td>
<td>D</td>
</tr>
<tr>
<td>P16-202</td>
<td>Roof replacement (heritage-listed place in heritage precinct)</td>
<td>71 Clarence Street, PERTH</td>
<td>P Cowell (obo Perth Baptist Church)</td>
<td>38</td>
<td>D</td>
</tr>
<tr>
<td>P16-216</td>
<td>Replacement lighting at cenotaph (heritage-listed place in heritage precinct)</td>
<td>Victoria Square, 53 Wellington Street, LONGFORD</td>
<td>Northern Midlands Council</td>
<td>22</td>
<td>D</td>
</tr>
<tr>
<td>P16-217</td>
<td>Dwelling addition (heritage-listed place)</td>
<td>‘Connorville Station’, 394 Connorville Road, CRESSY</td>
<td>J Woodbury</td>
<td>28</td>
<td>D</td>
</tr>
<tr>
<td>P16-222</td>
<td>Shed and tanks for fire sprinkler system</td>
<td>15 Weston Street, LONGFORD</td>
<td>Austral Brick (Clifton Brick Tas P/L)</td>
<td>1</td>
<td>P</td>
</tr>
<tr>
<td>P16-223</td>
<td>Shed for water filtration plant (ancillary to level 2 activity under EMPCA)</td>
<td>22 Tannery Road, LONGFORD</td>
<td>BS Australia Pty Ltd</td>
<td>9</td>
<td>P</td>
</tr>
<tr>
<td>P16-224</td>
<td>Dwelling additions &amp; alterations (heritage precinct)</td>
<td>50 Wellington Street, LONGFORD</td>
<td>Lionel Morrell Associates</td>
<td>41</td>
<td>D</td>
</tr>
<tr>
<td>P16-228</td>
<td>Dwelling, shed (vary rear setback) &amp; secondary access</td>
<td>9 Shervan Court, PERTH</td>
<td>W Van Der Pols</td>
<td>25</td>
<td>D</td>
</tr>
<tr>
<td>P16-229</td>
<td>Extension to seed cleaning shed [Resource processing (not directly associated with produce from subject site)]</td>
<td>1389 Cressy Road, CRESSY</td>
<td>Ritson Building Design</td>
<td>16</td>
<td>P</td>
</tr>
<tr>
<td>P16-234</td>
<td>Single dwelling &amp; 9m x 6.5m garage &amp; 9m x 6m shed</td>
<td>832 Hobart Road, BREADALBANE</td>
<td>Artas</td>
<td>24</td>
<td>D</td>
</tr>
<tr>
<td>P16-237</td>
<td>Dwelling additions/alterations &amp; garage</td>
<td>260 Green Rises Road, CRESSY</td>
<td>D R Greig</td>
<td>7</td>
<td>P</td>
</tr>
<tr>
<td>P16-240</td>
<td>Dwelling</td>
<td>21 King Street, PERTH</td>
<td>Chris Reissig Builders</td>
<td>0</td>
<td>E</td>
</tr>
<tr>
<td>P16-241</td>
<td>Carport (vary [N] side setback)</td>
<td>7 Minerva Drive, PERTH</td>
<td>W White</td>
<td>23</td>
<td>D</td>
</tr>
<tr>
<td>P16-242</td>
<td>Garage (vary setbacks [N&amp;E])</td>
<td>10 Drummond Crescent, PERTH</td>
<td>A Tuson</td>
<td>22</td>
<td>D</td>
</tr>
<tr>
<td>P16-256</td>
<td>Dwelling alteration &amp; addition</td>
<td>4 Callistemon Court, PERTH</td>
<td>G W Latham</td>
<td>0</td>
<td>E</td>
</tr>
<tr>
<td>P16-263</td>
<td>Shed extension</td>
<td>75 Burghley Street, LONGFORD</td>
<td>S &amp; J Freeman</td>
<td>0</td>
<td>E</td>
</tr>
</tbody>
</table>

## COUNCIL DECISIONS

<table>
<thead>
<tr>
<th>Project</th>
<th>Details</th>
<th>Address</th>
<th>Applicant</th>
<th>No of LUPAA days</th>
<th>Perm / Disc / Exempt</th>
</tr>
</thead>
<tbody>
<tr>
<td>P16-180</td>
<td>Dwelling alterations &amp; additions, construct shed, paling fence along southern boundary and picket fence in NE corner (heritage precinct)</td>
<td>24 Church Street, ROSS</td>
<td>S Goddard (obo Finistma Pty Ltd)</td>
<td>42</td>
<td>C</td>
</tr>
</tbody>
</table>
Project | Details | Address | Applicant | No of LUPAA days | Perm / Disc / Exempt
--- | --- | --- | --- | --- | ---

DELEGATED DECISIONS
COUNCIL DECISIONS - REFUSAL

RMPAT DECISIONS

8  MATTERS AWAITING DECISION BY TPC & RMPAT

TPC  Tasmanian Planning Commission

IPS  Northern Midlands Interim Planning Scheme 2013 – effective date 1st June 2013. Report on representations sent to TPC. TPC held a meeting on 21st May 2015 with Council staff and representors to discuss representations to the Interim Scheme. No further action from TPC at this time.

TPS  Tasmanian Planning Scheme – State Planning Provisions (SPP). TPC panel heard submissions in relation to the SPP zones and codes on dates from July to October 2016 and are now complete. The Commission is now to complete its consideration of the draft SPPs and report to the Minister.

02/15  Draft Amendment 02/15 – revisions to heritage provisions – TPC hearing held 10th November 2016.

07/15  Draft Amendment & Planning Permit P15-331 - 2 Hudson Fysh Drive, Western Junction – Carpark (variations to development standards). TPC held hearing 17th June 2016. Amendment modified as directed by the TPC by way of making the amendment more widely applicable and sent to TPC.

01/16  Site-specific Planning Scheme Amendment 01/16 & 24-hour service station. TPC hearing held 10th November 2016.

RMPAT  Resource Management & Planning Appeals Tribunal

P16-065  Appeal 58/16S - 1 Edward St, Perth- 18-lot subdivision, filling of lots 1-15 & 201, & removal of 34 trees. Consent agreement forwarded to TPC.


Decisions received

TPC  -

RMPAT  -

P16-139  Appeal 101/16P – 2-14 Logan Road, Evandale – New pedestrian entrance to Falls Park. Appeal withdrawn by applicant.


9  132 & 337 CERTIFICATES ISSUED

<table>
<thead>
<tr>
<th>No. of Certificates Issued 2016/2017 year</th>
<th>Total 2015/2016</th>
</tr>
</thead>
<tbody>
<tr>
<td>132</td>
<td>337</td>
</tr>
<tr>
<td>Jul</td>
<td>Aug</td>
</tr>
<tr>
<td>77</td>
<td>48</td>
</tr>
<tr>
<td>31</td>
<td>33</td>
</tr>
</tbody>
</table>

10  ANIMAL CONTROL

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>No.</td>
<td>$</td>
<td>No.</td>
<td>$</td>
</tr>
<tr>
<td>Dogs Registered</td>
<td>3,773</td>
<td>92,210</td>
<td>150</td>
</tr>
<tr>
<td>Dogs Impounded</td>
<td>76</td>
<td>5,460</td>
<td>3</td>
</tr>
<tr>
<td>Euthanized</td>
<td>7</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Re-claimed</td>
<td>60</td>
<td>-</td>
<td>3</td>
</tr>
<tr>
<td>Re-homed/To RSPCA</td>
<td>9</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>New Kennel Licences</td>
<td>12</td>
<td>816</td>
<td>-</td>
</tr>
<tr>
<td>Renewed Kennel Licences</td>
<td>60</td>
<td>2,460</td>
<td>-</td>
</tr>
<tr>
<td>Infringement Notices (paid in full)</td>
<td>53</td>
<td>9,776</td>
<td>8</td>
</tr>
<tr>
<td>Legal Action</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Livestock Impounded</td>
<td>2</td>
<td>130</td>
<td>-</td>
</tr>
<tr>
<td>TOTAL</td>
<td>110,852</td>
<td>7,673</td>
<td>89,606</td>
</tr>
</tbody>
</table>
11 HEALTH ISSUES

Immunisations

The Public Health Act 1997 requires that Councils offer immunisations against a number of diseases. The following table will provide Council with details of the rate of immunisations provided through Schools. Monthly clinics are not offered by Council; however, parents are directed to their local General Practitioner who provides the service.

<table>
<thead>
<tr>
<th></th>
<th></th>
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<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Persons</td>
<td></td>
<td>Persons</td>
<td></td>
<td>Persons</td>
<td></td>
</tr>
<tr>
<td>July-September</td>
<td>32</td>
<td></td>
<td>65</td>
<td></td>
<td>31</td>
<td></td>
</tr>
<tr>
<td>October-December</td>
<td>23</td>
<td></td>
<td>66</td>
<td></td>
<td>68</td>
<td></td>
</tr>
<tr>
<td>January-March</td>
<td>-</td>
<td></td>
<td>-</td>
<td></td>
<td>-</td>
<td></td>
</tr>
<tr>
<td>April-June</td>
<td>87</td>
<td>194</td>
<td>85</td>
<td>163</td>
<td>*</td>
<td></td>
</tr>
<tr>
<td>TOTAL</td>
<td>142</td>
<td>249</td>
<td>216</td>
<td>299</td>
<td>*</td>
<td></td>
</tr>
</tbody>
</table>

* Immunisations are now undertaken by Launceston City Council, no figures available.

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

<table>
<thead>
<tr>
<th>2013/14</th>
<th>2014/15</th>
<th>2015/16</th>
<th>2016/17</th>
</tr>
</thead>
<tbody>
<tr>
<td>Notifiable Diseases</td>
<td>6</td>
<td>2</td>
<td>5</td>
</tr>
<tr>
<td>Inspection of Food Premises</td>
<td>126</td>
<td>118</td>
<td>154</td>
</tr>
</tbody>
</table>

Notifiable Disease investigations have been carried out by the Department of Health and Human Services from Hobart, with only significant outbreaks directed to Council to assist with investigations. However, due to the prompt and thorough investigating by Council Environmental Health Officers, the Department now directs more cases for Council to investigate.

Food premises are due for inspection from 1 July each year.

12 CUSTOMER REQUEST RECEIPTS

<table>
<thead>
<tr>
<th>Operational Area</th>
<th>July</th>
<th>Aug</th>
<th>Sept</th>
<th>Oct</th>
<th>Nov</th>
<th>Dec</th>
<th>Jan</th>
<th>Feb</th>
<th>Mar</th>
<th>Apr</th>
<th>May</th>
<th>June</th>
</tr>
</thead>
<tbody>
<tr>
<td>Animal Control</td>
<td>5</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Building &amp; Planning</td>
<td>3</td>
<td>1</td>
<td>1</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
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</tr>
<tr>
<td>Community Services</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
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</tr>
<tr>
<td>Corporate Services</td>
<td>-</td>
<td>1</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
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</tr>
<tr>
<td>Governance</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
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</tr>
<tr>
<td>Waste</td>
<td>1</td>
<td>-</td>
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<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
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<td>-</td>
</tr>
<tr>
<td>Works (North)</td>
<td>42</td>
<td>33</td>
<td>27</td>
<td>33</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
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<tr>
<td>Works (South)</td>
<td>1</td>
<td>4</td>
<td>9</td>
<td>3</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
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<td>-</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Date</th>
<th>Recipient</th>
<th>Purpose</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>31-Aug-16</td>
<td>George Town RSL Sub Branch Inc</td>
<td>Wreath - Vietnam Vietnam Veterans Day</td>
<td>$55</td>
</tr>
<tr>
<td>16-Aug-16</td>
<td>S Dhillon</td>
<td>Contractor Long Service Gift Voucher</td>
<td>$100</td>
</tr>
<tr>
<td>12-Sep-16</td>
<td>Fluers Flowers</td>
<td>Flowers - Passing of Marie Barnes</td>
<td>$50</td>
</tr>
<tr>
<td>19-Oct-16</td>
<td>Campbell Town District High School</td>
<td>Chaplaincy</td>
<td>$1,500</td>
</tr>
<tr>
<td>19-Oct-16</td>
<td>Campbell Town District High School</td>
<td>Inspiring Positive Futures Program</td>
<td>$8,000</td>
</tr>
<tr>
<td>18-Oct-16</td>
<td>Campbell Town District High School</td>
<td>Donation - School Achievement Awards</td>
<td>$90</td>
</tr>
<tr>
<td>18-Oct-16</td>
<td>Perth Primary School</td>
<td>Donation - School Achievement Awards</td>
<td>$30</td>
</tr>
<tr>
<td>18-Oct-16</td>
<td>Evandale Primary School</td>
<td>Donation - School Achievement Awards</td>
<td>$30</td>
</tr>
<tr>
<td>18-Oct-16</td>
<td>Longford Primary School</td>
<td>Donation - School Achievement Awards</td>
<td>$27</td>
</tr>
<tr>
<td>18-Oct-16</td>
<td>Cressy District High School</td>
<td>Donation - School Achievement Awards</td>
<td>$90</td>
</tr>
</tbody>
</table>
14 ACTION ITEMS: COUNCIL MINUTES

<table>
<thead>
<tr>
<th>Date</th>
<th>Min. Ref.</th>
<th>Details</th>
<th>Action Required</th>
<th>Officer</th>
<th>Current Status</th>
<th>Expected Date of Completion</th>
</tr>
</thead>
<tbody>
<tr>
<td>18-Oct-16</td>
<td>211/16</td>
<td>Avoca Primary School</td>
<td>Donation - School Achievement Awards</td>
<td>Governance &amp; Community Services Manager</td>
<td>Report to Council.</td>
<td></td>
</tr>
<tr>
<td>18-Oct-16</td>
<td>211/16</td>
<td>Perth Fire Brigade</td>
<td>Donation</td>
<td>Governance &amp; Community Services Manager</td>
<td></td>
<td></td>
</tr>
<tr>
<td>18-Oct-16</td>
<td>211/16</td>
<td>Longford Fire Brigade</td>
<td>Donation</td>
<td>Governance &amp; Community Services Manager</td>
<td></td>
<td></td>
</tr>
<tr>
<td>18-Oct-16</td>
<td>211/16</td>
<td>Council wages and plant</td>
<td>Assistance to Campbell Town SES</td>
<td>Governance &amp; Community Services Manager</td>
<td></td>
<td></td>
</tr>
<tr>
<td>5-Aug-16</td>
<td>211/16</td>
<td>Christ Church Longford</td>
<td>Planning / Building Application fees - removal of trees</td>
<td>Governance &amp; Community Services Manager</td>
<td>Advice being sought on durability of infrastructure given flood prone nature of the area.</td>
<td></td>
</tr>
<tr>
<td>19-Sep-16</td>
<td>211/16</td>
<td>Avoca Tourist Centre</td>
<td>Planning Application fees - public wifi</td>
<td>Governance &amp; Community Services Manager</td>
<td>To progress as opportunities arise.</td>
<td></td>
</tr>
<tr>
<td>18-Oct-16</td>
<td>211/16</td>
<td>Evandale Community Centre Management Ctee</td>
<td>Planning Application fees - solar panels</td>
<td>Governance &amp; Community Services Manager</td>
<td>Update circulated.</td>
<td></td>
</tr>
<tr>
<td>16-Aug-16</td>
<td>211/16</td>
<td>Mrs Julie Zaporozec</td>
<td>Australian Indoor Bias Bowls Competition</td>
<td>Governance &amp; Community Services Manager</td>
<td>Report to Council.</td>
<td></td>
</tr>
<tr>
<td>16-Aug-16</td>
<td>211/16</td>
<td>Mr Simon Zaporozec</td>
<td>Australian Indoor Bias Bowls Competition</td>
<td>Governance &amp; Community Services Manager</td>
<td></td>
<td></td>
</tr>
<tr>
<td>16-Aug-16</td>
<td>211/16</td>
<td>Mr Kara Zaporozec</td>
<td>Australian Indoor Bias Bowls Competition</td>
<td>Governance &amp; Community Services Manager</td>
<td></td>
<td></td>
</tr>
<tr>
<td>16-Aug-16</td>
<td>211/16</td>
<td>Mrs Helen Farrow</td>
<td>Australian Indoor Bias Bowls Competition</td>
<td>Governance &amp; Community Services Manager</td>
<td></td>
<td></td>
</tr>
<tr>
<td>16-Aug-16</td>
<td>211/16</td>
<td>Miss Remi Smith</td>
<td>U14 Tasmanian Girls Basketball Team</td>
<td>Governance &amp; Community Services Manager</td>
<td></td>
<td></td>
</tr>
<tr>
<td>18-Oct-16</td>
<td>211/16</td>
<td>Mr Harry Heathcote</td>
<td>Metal Minds Robotics Team - Tech Challenge at Macq Uni</td>
<td>Governance &amp; Community Services Manager</td>
<td></td>
<td></td>
</tr>
<tr>
<td>18-Oct-16</td>
<td>211/16</td>
<td>Mr Jonathon Heathcote</td>
<td>Metal Minds Robotics Team - Tech Challenge at Macq Uni</td>
<td>Governance &amp; Community Services Manager</td>
<td></td>
<td></td>
</tr>
<tr>
<td>18-Oct-16</td>
<td>211/16</td>
<td>Mr Alex Mountney</td>
<td>Metal Minds Robotics Team - Tech Challenge at Macq Uni</td>
<td>Governance &amp; Community Services Manager</td>
<td></td>
<td></td>
</tr>
<tr>
<td>16-Aug-16</td>
<td>211/16</td>
<td>Evandale Community Centre Management Ctee</td>
<td>Planning Application fees - solar panels</td>
<td>Governance &amp; Community Services Manager</td>
<td>Update circulated.</td>
<td></td>
</tr>
<tr>
<td>18-Oct-16</td>
<td>211/16</td>
<td>Perth Recreation Ground 2030 Master Plan</td>
<td>That Council: i) accept in principle, the draft Honeysuckle Banks masterplan; and ii) Release the draft Honeysuckle Banks masterplan for community consultation.</td>
<td>Governance &amp; Community Services Manager</td>
<td>To progress as opportunities arise.</td>
<td></td>
</tr>
<tr>
<td>17/10/16</td>
<td>158/16</td>
<td>Perth Recreation Ground 2030 Master Plan</td>
<td>That Council: i) accept the revised Perth Recreation Ground 2030 Master Plan; ii) consider funding components of the Master Plan in forthcoming Council budgets, and request Council Officers to seek to secure external grants to assist with the implementation of the Master Plan.</td>
<td>Governance &amp; Community Services Manager</td>
<td>Update circulated.</td>
<td></td>
</tr>
<tr>
<td>27/06/16</td>
<td>158/16</td>
<td>Restoration of BL 15LB Mark I No. 788 cannon located at War Memorial Ross</td>
<td>That i) Council officers seek a costing to refurbish the cannon; ii) Council officers in conjunction with the RSL apply for grant funding to assist with the restoration of the cannon; and iii) the community and RSL sub-branch be consulted on the matter of the concept of a cover for the cannon, to be raised through the Ross Town Square Master Plan consultation phase.</td>
<td>Governance &amp; Community Services Manager</td>
<td>Report to Council.</td>
<td></td>
</tr>
<tr>
<td>27/06/16</td>
<td>158/16</td>
<td>Brown's Car Park – One Way Vehicle Access</td>
<td>That the matter be considered at a Council Workshop.</td>
<td>Governance &amp; Community Services Manager</td>
<td>Considered at 31 October Council Workshop.</td>
<td></td>
</tr>
<tr>
<td>27/06/16</td>
<td>158/16</td>
<td>Confirmations of Minutes - Campbell Town District Forum</td>
<td>To note 1. consider the King Street Oval, northern end of Foster Street (away from camping area), East Street (behind the Grange) for an off leash area, and that signage be placed at Valentine and Blackburn Parks advising “no off leash” area.</td>
<td>Governance &amp; Community Services Manager</td>
<td>To be considered in conjunction with Master Plan.</td>
<td></td>
</tr>
<tr>
<td>27/06/16</td>
<td>158/16</td>
<td>Confirmations of Minutes - Campbell Town District Forum</td>
<td>To note 2. the Campbell Town District Forum would like to be prioritised within the municipality for tree planting in 2016/17.</td>
<td>Governance &amp; Community Services Manager</td>
<td>Noted.</td>
<td></td>
</tr>
<tr>
<td>27/06/16</td>
<td>158/16</td>
<td>Confirmations of Minutes - Campbell Town District Forum</td>
<td>That Council note and investigate the following recommendation(s) of the Campbell Town District Forum: Recommend Council approach State</td>
<td>Governance &amp; Community Services Manager</td>
<td>Correspondence to be sent.</td>
<td></td>
</tr>
<tr>
<td>Date</td>
<td>Min. Ref.</td>
<td>Details</td>
<td>Action Required</td>
<td>Officer</td>
<td>Current Status</td>
<td>Expected Date of Completion</td>
</tr>
<tr>
<td>------------</td>
<td>-----------</td>
<td>--------------------------------------------------------------------------</td>
<td>---------------------------------------------------------------------------------</td>
<td>---------------------------------</td>
<td>---------------------------------</td>
<td>-------------------------------</td>
</tr>
<tr>
<td>15/08/2016</td>
<td>211/16</td>
<td>Growth requesting an improvement to or removal of the camping area at Conara Park to prevent campers from driving down in front of Conara residents and using the area as a public toilet.</td>
<td>To note and investigate. Further investigate the installation of a dump point in Cressy.</td>
<td>Works &amp; Infrastructure Manager</td>
<td>To be considered in conjunction with Master Plan.</td>
<td></td>
</tr>
<tr>
<td>19/09/2016</td>
<td>244/16</td>
<td>That Council note and investigate the following recommendation(s) of the Perth Local District Committee: Footbridge at William Street Reserve: That Council reconsider the proposed design of the footbridge at William Street Reserve in light of the new information.</td>
<td>To be considered in conjunction with Master Plan.</td>
<td>Works &amp; Infrastructure Manager</td>
<td>Options being investigated.</td>
<td></td>
</tr>
<tr>
<td>15/08/2016</td>
<td>220/16</td>
<td>That council plants a Hawthorn hedge and appropriate fencing, with the plan to be brought to a future council meeting.</td>
<td>To be considered in conjunction with Master Plan.</td>
<td>Works &amp; Infrastructure Manager</td>
<td>Report to Council.</td>
<td></td>
</tr>
<tr>
<td>17/10/2016</td>
<td>280/16</td>
<td>That Council note and investigate the following recommendation(s) of the Campbell Town District Forum: That Council review the cleaning schedule of the Campbell Town toilets given the high volume of usage, with the view to increase the daily cleaning.</td>
<td>That Council note and investigate the following recommendation(s) of the Campbell Town District Forum: That Council review the cleaning schedule of the Campbell Town toilets given the high volume of usage, with the view to increase the daily cleaning.</td>
<td>Works &amp; Infrastructure Manager</td>
<td>Solutions being explored.</td>
<td></td>
</tr>
<tr>
<td>17/10/2016</td>
<td>293/16</td>
<td>That Council provide a consumer pays sharps container exchange service (payment for replacement 1.4 litre containers)</td>
<td>That Council provide a consumer pays sharps container exchange service (payment for replacement 1.4 litre containers)</td>
<td>Environmental Health Officer/Corporate Services Manager</td>
<td>Implemented.</td>
<td></td>
</tr>
<tr>
<td>17/10/2016</td>
<td>295/16</td>
<td>That Council prepare an application under the State Government ALGCP program for up front funding to a limit of $5,000,000 and arrange for the following identified projects to be brought forward immediately if funding is approved: Campbell Town Multipurpose Complex - $1,750,000; Cressy Amenities - $220,000; Longford Football Club - $550,000; Ground lighting (and Longford Recreation Ground) - $600,000; Ross Square Master Plan - $300,000; Office Car Park &amp; Disabled Access - $200,000; Additional footpaths - $250,000; Longford Community Centre Masterplan - $1,000,000*; with the final list to be confirmed by Council’s Executive.</td>
<td>That Council prepare an application under the State Government ALGCP program for up front funding to a limit of $5,000,000 and arrange for the following identified projects to be brought forward immediately if funding is approved: Campbell Town Multipurpose Complex - $1,750,000; Cressy Amenities - $220,000; Longford Football Club - $550,000; Ground lighting (and Longford Recreation Ground) - $600,000; Ross Square Master Plan - $300,000; Office Car Park &amp; Disabled Access - $200,000; Additional footpaths - $250,000; Longford Community Centre Masterplan - $1,000,000*; with the final list to be confirmed by Council’s Executive.</td>
<td>General Manager</td>
<td>Application submitted.</td>
<td></td>
</tr>
<tr>
<td>27/06/2016</td>
<td>151/16</td>
<td>That Council note and investigate the following recommendation(s) of the Longford Local District Committee: 3. That Council notes the suggestion of investigating a heritage building preservation fund for future budgetary considerations.</td>
<td>That Council note and investigate the following recommendation(s) of the Longford Local District Committee: 3. That Council notes the suggestion of investigating a heritage building preservation fund for future budgetary considerations.</td>
<td>General Manager</td>
<td>To be progressed.</td>
<td></td>
</tr>
<tr>
<td>8/12/2014</td>
<td>329/14</td>
<td>That Council facilitate meetings with the local businesses in each of the towns to explore business opportunities and other matters of interest.</td>
<td>That Council facilitate meetings with the local businesses in each of the towns to explore business opportunities and other matters of interest.</td>
<td>General Manager</td>
<td>To be progressed.</td>
<td></td>
</tr>
<tr>
<td>17/10/2016</td>
<td>286/16</td>
<td>That Council ... continues to support/promote the area as a destination for backpackers and provide an amount of $400 to co-sponsor the development of a website, supported by the agricultural industry to attract itinerant labour as well as encouraging locals to apply for employment. ...</td>
<td>That Council ... continues to support/promote the area as a destination for backpackers and provide an amount of $400 to co-sponsor the development of a website, supported by the agricultural industry to attract itinerant labour as well as encouraging locals to apply for employment. ...</td>
<td>General Manager</td>
<td>Letter sent.</td>
<td></td>
</tr>
<tr>
<td>17/10/2016</td>
<td>286/16</td>
<td>That Council ... seeks further information on the waiting period prior to being permitted to having access to Centrelink benefits, after taking up such employment.</td>
<td>That Council ... seeks further information on the waiting period prior to being permitted to having access to Centrelink benefits, after taking up such employment.</td>
<td>General Manager</td>
<td>Letter sent.</td>
<td></td>
</tr>
<tr>
<td>17/10/2016</td>
<td>283/16</td>
<td>That Northern Midlands Council not prepare a submission but that the Local Government Association of Tasmania (LGAT) be informed of Council’s support of the select committee review of the Gaming Act.</td>
<td>That Northern Midlands Council not prepare a submission but that the Local Government Association of Tasmania (LGAT) be informed of Council’s support of the select committee review of the Gaming Act.</td>
<td>General Manager</td>
<td>Letter sent.</td>
<td></td>
</tr>
<tr>
<td>Date</td>
<td>Min. Ref</td>
<td>Details</td>
<td>Action Required</td>
<td>Officer</td>
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<tr>
<td>19/09/16</td>
<td>244/16</td>
<td>Confirmation Of Minutes - Ross Local District Committee</td>
<td>That Council note and investigate the following recommendation/s of the Ross Local District Committee: That Council investigate the installation of a broken white line on Roseneath Road from the highway to the 50km/sig, and on Chiswick Road, from the highway to the 50km/hr sign with the installation of a two-way sign (arrow up/arrow down) at the 50km/hr signs.</td>
<td>Engineering Officer</td>
<td>Traffic count to be conducted during tourist season when user numbers are highest.</td>
<td></td>
</tr>
<tr>
<td>19/09/16</td>
<td>244/16</td>
<td>Confirmation Of Minutes - Northern Midlands Economic Development Committee</td>
<td>That Council note and investigate the following recommendation/s of the Northern Midlands Economic Development Committee: 1. That a Tas Motor Sports representative be invited to present at a forthcoming Council Workshop and our committee members be invited to join the workshop for this presentation. 2. That Council prepare an information sheet that provides rural businesses wanting to provide accommodation for itinerant workers with an understanding of the planning requirements/ regulations involved. 3. That Council seek clarification of the role the Migrant Resource Centre would/could play in the Council work.</td>
<td>Project Officer</td>
<td>1. Representative to be invited to future Council Workshop. 2. Noted that this issue may be addressed by a LGAT/ DPIPWE taskforce - to be monitored.</td>
<td></td>
</tr>
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<td>19/09/16</td>
<td>244/16</td>
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<td>Project Officer</td>
<td>1. Representative to be invited to future Council Workshop. 2. Noted that this issue may be addressed by a LGAT/ DPIPWE taskforce - to be monitored.</td>
<td></td>
</tr>
<tr>
<td>15/02/16</td>
<td>148/16</td>
<td>Lighting: Velodrome &amp; Village Green Improvements To Christmas Lighting</td>
<td>That Council officers be authorised to investigate suitable lighting arrangements for i) the tree and other areas of interest within Village Green; and ii) Longford velodrome; and report back to Council.</td>
<td>General Manager</td>
<td>i) interim lighting to be installed until RGB type lighting available. ii) Forms part of ALGCP funding application.</td>
<td></td>
</tr>
<tr>
<td>21/03/16</td>
<td>75/16</td>
<td>Longford Odour Emissions</td>
<td>That a report be tabled and the matter be discussed with TasWater at the May Council Workshop and listed for the May Council meeting.</td>
<td>General Manager</td>
<td>Development Application in process.</td>
<td></td>
</tr>
<tr>
<td>19/09/16</td>
<td>252/16</td>
<td>Northern Midlands Strategic Plan 2017 – 2027</td>
<td>That Council i) approve advertising the Draft Northern Midlands Strategic Plan 2017–2027, for comment from the community and relevant authorities; and ...</td>
<td>General Manager</td>
<td>i) In progress.</td>
<td></td>
</tr>
<tr>
<td>18/07/16</td>
<td>197/16</td>
<td>Northern Midlands Trails And Bikeways Strategy</td>
<td>That Council officers include the costing of the construction of a cycleway between Longford and Cressy, in conjunction with the horse trails proposal, in the review of the Longford CBD Urban Design Master Plan.</td>
<td>General Manager</td>
<td>Costings to be sought and proposed review to be included in the Longford CBD Urban Design Master Plan.</td>
<td></td>
</tr>
<tr>
<td>18/04/16</td>
<td>106/16</td>
<td>Proposed Natural Gas Main Extension To Translink Industrial Precinct</td>
<td>That a fee offer be sought for the preparation of a business case to support the natural gas main extension to TRANSLINK Industrial Precinct and reported to Council.</td>
<td>General Manager</td>
<td>Matter in progress.</td>
<td></td>
</tr>
<tr>
<td>21/09/15</td>
<td>256/15</td>
<td>Stokes Park: Concept Plan</td>
<td>That i) management meet with Mr Stokes to discuss the concept plan. ii) management be authorised to seek community comment on the previously prepared concept plans for Stokes Park. iii) the comments received be used as a basis for amending the concept plans and then presented to Council at a Workshop. iv) the horse trail be considered as part of the concept plans.</td>
<td>General Manager</td>
<td>To be progressed as a component of the Longford Township CBD Urban Design Strategy</td>
<td></td>
</tr>
<tr>
<td>21/09/15</td>
<td>272/15</td>
<td>West Perth Stormwater Assessment</td>
<td>That Council 1) initiate ongoing discussion with the State Government and TasRail to fully investigate opportunities to fund the required upgrade of Youl Main Road and Drummond Street and their associated drainage culverts, including culverts under the railway line; and 2) concurrently investigate the introduction of a stormwater head-walks levy.</td>
<td>General Manager</td>
<td>Underway.</td>
<td></td>
</tr>
<tr>
<td>19/09/16</td>
<td>244/16</td>
<td>Confirmation Of Minutes - Ross Local District Committee</td>
<td>That Council note and investigate the following recommendation/s of the Ross Local District Committee: That Council investigate the installation of a broken white line on Roseneath Road from the highway to the 50km/sig, and on Chiswick Road, from the highway to the 50km/hr sign with the installation of a two-way sign (arrow up/arrow down) at the 50km/hr signs.</td>
<td>Engineering Officer</td>
<td>Traffic count to be conducted during tourist season when user numbers are highest.</td>
<td></td>
</tr>
</tbody>
</table>
### MINUTES – ORDINARY MEETING

**21 NOVEMBER 2016**

<table>
<thead>
<tr>
<th>Date</th>
<th>Min. Ref.</th>
<th>Details</th>
<th>Action Required</th>
<th>Officer</th>
<th>Current Status</th>
<th>Expected Date of Completion</th>
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</thead>
<tbody>
<tr>
<td>27/06/16</td>
<td>556/16</td>
<td>Funding Application for the implementation of the Northern Midlands Community Sports Centre Master Plan</td>
<td>That Council allocate $504,723 to the Major Upgrade of the Northern Midlands Sports Centre project, subject to securing a Regional Revival Fund Grant Project grant of $504,722.</td>
<td>Project Officer</td>
<td>Council has made application under the ALGCP for $1M to implement the Master Plan</td>
<td></td>
</tr>
<tr>
<td>19/09/16</td>
<td>247/16</td>
<td>Northern Midlands Further Education Bursary Program</td>
<td>That Council endorse the expansion of the Further Education Bursary Program as proposed by Cape Hope Foundation, and appoint Cr Knowles, Cr Calvert and Cr Lambert to the 2016 Further Education Bursary Committee.</td>
<td>Project Officer</td>
<td>Report to Council, in-committee.</td>
<td></td>
</tr>
<tr>
<td>15/08/16</td>
<td>129/16</td>
<td>Making Of By-Law: Placement Of Shipping Containers By-Law</td>
<td>That Council undertake initial consultation on the Draft Placement of Shipping Containers By-Law with key stakeholders and that a report be brought to a future meeting of Council.</td>
<td>Senior Planner</td>
<td>Progressing</td>
<td></td>
</tr>
<tr>
<td>19/09/16</td>
<td>166/16</td>
<td>Perth Structure Plan</td>
<td>That the draft plan, including options 1 and 3, be endorsed for public exhibition, following discussions with the affected landowners.</td>
<td>Senior Planner</td>
<td>To be exhibited to 22/10/2016.</td>
<td>22/10/2016</td>
</tr>
<tr>
<td>19/09/16</td>
<td>167/16</td>
<td>Planning Practice Quarterly Report: April To June 2016</td>
<td>That the report be noted and that the presentation of the quarterly report be enhanced.</td>
<td>Senior Planner</td>
<td>Format being addressed - proposal to workshop.</td>
<td></td>
</tr>
<tr>
<td>15/08/16</td>
<td>231/16</td>
<td>Trucks Parking On Residential Properties</td>
<td>That Council officers identify land which is currently owned by Council that may be appropriate for designated areas of off-street parking of heavy vehicles in Northern Midlands towns.</td>
<td>Senior Planner</td>
<td>Progressing</td>
<td></td>
</tr>
<tr>
<td>15/08/16</td>
<td>231/16</td>
<td>Trucks Parking On Residential Properties</td>
<td>That Council seek a remedy to the parking, on a consistent basis, of more than one commercial vehicle on residential property.</td>
<td>Senior Planner</td>
<td>Progressing</td>
<td></td>
</tr>
<tr>
<td>15/08/16</td>
<td>230/16</td>
<td>Making Of By-Law: Animal Management By-Law</td>
<td>That Council undertake initial consultation on the Draft Animal Management By-Law with key stakeholders and that a report be brought to a future meeting of Council.</td>
<td>Animal Control Officer</td>
<td>Draft Animal Management By-law has been sent to key stakeholder for comments and submissions; By-law to be adjusted to reflect those comments.</td>
<td></td>
</tr>
</tbody>
</table>

### LONG TERM ACTIONS

<table>
<thead>
<tr>
<th>Date</th>
<th>Min. Ref.</th>
<th>Details</th>
<th>Action Required</th>
<th>Officer</th>
<th>Current Status</th>
<th>Expected Date of Completion</th>
</tr>
</thead>
<tbody>
<tr>
<td>20/04/15</td>
<td>105/15</td>
<td>Northern Midlands Towns Entrance Statements</td>
<td>That Council authorises officers to investigate the costs to design and implement entrance statements for: a) Avoca; b) Campbell Town; c) Cressy; d) Evandale; e) Longford; f) Perth; g) Ross; and list within the draft 2015/2016 budget for consideration</td>
<td>Governance &amp; Community Dev Officer</td>
<td>Ross - Planning approval received, construction to commence. Cressy - complete.</td>
<td></td>
</tr>
<tr>
<td>21/09/15</td>
<td>1249/15</td>
<td>Tom Roberts: Proposed Interpretation and Grave Upkeep</td>
<td>That Council: i) endorse the proposal for Tom Robert’s interpretation at Longford and/or Christ Church Illawarra, and ii) enter into negotiations with Christ Church with regard to the upkeep of Tom Robert’s grave.</td>
<td>Governance &amp; Community Dev Officer</td>
<td>Waiting response from Dumaresq family.</td>
<td></td>
</tr>
<tr>
<td>18/05/15</td>
<td>1275/15</td>
<td>Glenorchy City Council Re: Council Reform</td>
<td>That Council defer any action on this request from Glenorchy City Council awaiting the outcome of current benchmarking project with neighbouring councils.</td>
<td>General Manager</td>
<td>Benchmarking project to be finalised. Project expected to commence in Oct/Nov 2016.</td>
<td>Early 2017</td>
</tr>
<tr>
<td>16/03/15</td>
<td>163/15</td>
<td>Longford Horse Association</td>
<td>Approves expenditure of a maximum of $2,000 from the Economic Development Committee budget to fund a consultant to review the proposed Longford Horse Trail to identify opportunities and restraints; and report back to Council.</td>
<td>General Manager</td>
<td>To be addressed as part of the Longford CBD Urban Design Plan.</td>
<td></td>
</tr>
<tr>
<td>21/03/16</td>
<td>1678/16</td>
<td>Land Use and Development Strategy</td>
<td>That Council i) endorse the attached Land Use and Development Strategy brief to allow tenders to be called; ii) that the tender be called as staged reports and as a whole, and reported back to council.</td>
<td>Planning &amp; Development Manager</td>
<td>Draft brief being reviewed by TPC.</td>
<td>30/11/2016</td>
</tr>
</tbody>
</table>
Matters that are grey shaded have been finalised and will be deleted from this schedule

15 KEY ISSUES BEING CONSIDERED: MANAGERS’ REPORTS

Activities from the 1 to 31 October 2016

1. GOVERNANCE

a. Governance – Meetings/Conferences

- Council meetings:
  - Ordinary meeting 17 October
- Council Workshop:
  - 3 October
  - 17 October
  - 31 October
- Executive Management Team:
  - 12 October
  - 26 October
- Staff Meeting
  - 4 October
  - 18 October
- Community meetings:
  - Perth Local District Committee
  - Evandale Advisory Committee

- Other Meetings:
  - Attended Northern Midlands Economic Development Committee Meeting
  - Attended Ross Town Square Master Plan steering committee meeting
  - Attended TasWater General Meeting
  - Attended TEER Strategy and Partnership Committee meeting
  - Met with Minister Rene Hidding
  - Attended Airport Emergency Meeting
  - Met with Linda Manaena (Brand and Communications) TasNetworks
  - Met with Minister Guy Barnett
  - Met with Northern Council general managers re the Benchmarking Contract
  - Met and conducted inspection of Falls Park together with lessee
  - Attended Longford Township CBD Urban Design Strategy Steering Committee meeting
  - Met with Greg Alomes, Tasmanian Planning Commission
  - Attended Northern Regional Planning Management Committee meeting
  - Met with Ross Hart, Federal Member for Labor
  - Attended launch of TRANSLink Prospectus
  - Met with Council’s Heritage and Architectural Advisors, David Denman & Associates
  - Met with Don Mackrill and Mike Charlesworth re CMCA
b. General Business:
- Health & Safety and Risk Management Review
- NBN Rollout
- Sub Regional Alliance
- Legal issues, leases and agreement reviews
- Interim Planning Scheme matters
- Road Construction
- Engineering Services
- Drainage issues & TRANSlink stormwater
- Road and Traffic matters
- Resource Sharing
- Animal Control matters
- Buildings
- Tourism
- NRM North
- Staff matters/Employment/Interviews
- Childcare matters
- Management Agreements and Committee Administration
- Office improvements
- Media releases and news items
- Grant application administration and support letters
- Local District Committee project support
- Event management
- Emergency Management
- Strategic Plan
- Local Government Reform
- Newsletters
- General correspondence.

2. REGULATORY & COMMUNITY SERVICES
a. Animal Control/Compliance
- Respond and investigate complaints in respect to dog management, including issuing notices and fines, declaration of dangerous dogs, and where required attend Court hearings in respect to disputed dog matters
- Conduct routine dog patrols within the municipality
- Review and renew kennel licences within the municipality
- Undertake training to conduct dog microchipping service
- Undertake continuing audit of planning permits
- Undertake regular inspections of overhanging trees and issue notices where required
- Inspect municipality for fire hazards, issue reminders and where required Fire Abatement Notices
- Undertaking review of Council’s Footpath Trading Policy
- Conduct regular inspections of Council’s free overnight camping facilities

b. Community Services
- Community master plans:
  - Campbell Town War Memorial Oval redevelopment – discussions with architect commenced, community consultation to proceed. Awaiting outcome of funding applications and requests to State Government for ground and lighting upgrades. Await draft deed of agreement from Australian Government for the funds committed during the election campaign
  - Campbell Town CBD Urban Design Master Plan – Consultants to attend November 28th Council Workshop to provide the outcome of the community consultation and discuss strategic priorities
  - Cressy War Memorial Swimming Pool Master Plan – awaiting structural review
  - Honeysuckle Banks Master plan – draft master plan being independently reviewed in light of the flood prone nature of the reserveLongford Play Space – installation has commenced.
- Longford Urban Design Master Plan – preliminary findings presented to Council workshop, community consultation to commence
- Longford Recreation Ground Master Plan - being presented to Council at the November 2016 Council Meeting
- Morven Park Master Plan – expressions of interest close
- Perth Recreation Ground Master Plan – adopted by Council, seeking funding opportunities
- Ross Swimming Pool Master Plan – awaiting structural review
- Ross Town Square Master Plan – community feedback collated, awaiting final concept plan
- TRANSLink Precinct Renewal program – funding application unsuccessful, further funding opportunities to be pursued

- Tourism
  - Heritage Highway Tourism Region Association
    - Assisting with the development of the 2016/17 Business Plan
    - Assisting with website upgrade, marketing activities, itineraries, newsletter and social media campaigns
    - Updating event directory
    - Participation on working group to develop convict themed self-guided tours of the Heritage Highway region
  - Providing support and information for all Northern Midlands Visitor Centres and provision of information to Regional Tourism organisations and tourism operators
  - Working with Campbell Town Museum & Information Centre on development of Campbell Town brochure
  - Collaborating with Tourism Northern Tasmania and Destination Southern Tasmania to develop the Heritage Highway Destination Action Plan

- Northern Midlands Business Association
  - Coordinating Northern Midlands Visitor & Information Centre: planning underway to refresh the visitor centre appearance and functionality – improving user experience for both visitors and volunteers
  - Powranna Truck Wash facility funding application successful

- Media and communications
  - Preparation of monthly double page spread Council pages in Country Courier
  - Preparation of weekly Council advert in Your Region, Examiner
  - Preparation of media releases, speeches and communications for website, newsletters and Facebook page

- Events
  - Liaising with various organisations and community groups regarding holding events within the Northern Midlands
  - Awaiting outcome of funding application for Northern Midlands Council Australia Day Event 2017
  - Awaiting outcome of funding application for event to commemorate Sergeant Lewis McGee VC
  - Advertising events through Council's web and social media publications
  - Draft hire form and erection/dismantling instructions relating to the new council marquees being trialled

- War Memorials
  - Liaising with Ross RSL Sub-branch and Tasmanian Wool Centre regarding refurbishment of BL 15lb Mark I No. 788 Field Gun, Ross

- Council Volunteer committees
  - 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

- Citizenship ceremonies
- Emergency Management
  - Updating Council’s Social Recovery Plan
• Health & wellbeing
  ▪ Participating in the quarterly Northern Midlands Health Service Providers Forums
  ▪ Member of the Northern Region Sport and Recreation Committee
  ▪ Review of Council’s Disability Access Policy and Action Plan
  ▪ Met with Community Connector for NDIS/Baptcare regarding services offered to those who aren’t accepted onto the National Disability Insurance Scheme.

• Youth
  ▪ Managing the 2016 Further Education Bursary Program
  ▪ Reviewing the programs contracted to Northern Job Link and PCYCs

c. 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
  • Commencing discussions with local health providers regarding provision of immunisations within the Northern Midlands community (noting, Council presently outsources service to City of Launceston)
  • Investigating environmental incidents, as required
  • Investigating notifiable diseases, as required

3. CORPORATE SERVICES
   a. Customer Service
      • Member of the National Local Government Customer Service Network.
      • Service Tasmania contract for services in Campbell Town.
      • Policy reviews.

   b. Finance
      • Rates and dog licence issue & collection, valuation maintenance and adjustments, supplementary valuations, street numbering, electronic receipting & direct debit systems, interest and penalty.
      • Pension rebates claims and maintenance, classification for two rebate maximums, verification of data.
      • Sundry Debtors, and aging account review.
      • Creditor payments and enquiries.
      • 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.
      • Property sales for unpaid rates, Debt Collection services, and Debt summons/warrants.
      • Grants Commission information, sundry grant reporting and auditing. Committee financial management support and auditing.
      • Property ownership, licences and leases, property committee, aged care unit tenancy, unclaimed monies register, Public Land Register, and sports centre management support.
      • Records Management, archives, website and facebook, town and local committee web pages, new resident’s information, council information policies and procedures.
      • Banking & Investments, Direct Debit, Ezidebit, BPay Billing etc. and setup alterations.
      • Rate System issues, 2016/17 Rating and Budget issues, General Finance, ABS Data Collection, and Grant Funding issues, Tax issues including GST, PAYG, FBT, Fuel & Land Tax, and Northern Finance committee.
      • Cemetery management, onsite map display and website databases.
      • Roads to Recovery work schedules, mapping, Annual Report and quarterly reports.
      • Childcare financial reporting, audit, budgets & fee schedule reconciliations. Service support and account issues. Perth School After School Care proposal negotiations.
• General accounting, customer service, feedback survey, correspondence and reports.
• Audit & Audit committee procedures, processes and support.
• Emergency Management meetings, EM Plan reviews, Emergency Risk Register, Strategic Fire Plan meetings, Emergency desktop exercise and general administration issues.
• Waste Transfer Station Management issues, Kerbside waste collection contract issues and special clean-up service.
• General Office support and attendance of meetings, reports, emails & phone enquiries.
• 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.
• Risk Management, safety management and reporting, drug & alcohol testing administration, and contractor and volunteer management.
• Light Fleet Management.

c. Insurance
• Insurance renewals and policy maintenance.
• Risk Register review and audits.
• 2 open Workers Compensation claim/s.
• 1 new motor vehicle claim.

d. Information Technology
• Server and desktop maintenance.
• New computer setup and minor upgrades of other IT equipment.
• Open Office Software upgrades and enhancement requests.
• GIS maintenance and training.
• Disaster Recovery & IT backup maintenance.
• Council Web Site, Town and Local District Committee site maintenance, NMBA website and HH App maintenance.
• Infonet system maintenance.
• ApproveTas maintenance.
• Cemetery database maintenance.
• Office telephone system & Mobile phone plan review.
• Sundry database creation and maintenance.
• Mobile device applications implementation, and remote access logins.
• Building security systems maintenance.
• Microsoft software maintenance.
• Maintain photocopiers and printers.
• Advanced IT security implementation and training.
• WiFi network and hotspots.
• Fleet tracking.
• ECM Upgrade implementation & training.
• Relocation of office arrangements setup.

4. DEVELOPMENT SERVICES

a. Policy
• Ongoing review of current policies.
• Ongoing review of work programs and standard operating procedures.
• Regular planning and building assessment unit meetings.
• Participation in the Economic Development Committee.
• Pursue development of tyre recycling facility.
• Participation in Launceston Gateway Project – Demand Analysis.
• Pursue preparation of Land Use and Development Strategy.
• Perth Structure Plan.
• By-Law preparation.

b. Building.
• Follow up of illegal building works continues
• Plumbing inspections and assessments continue
• Information and Training session being organised for November by Justice Department in relation to Permit Authority and Compliance Training with relation to the incoming Building Act 2016 in January.
• Assimilation of Plumbing and Building regulations into practice ongoing.

c. Planning
• Participation in the Launceston Gateway Precinct Master Plan project working group.
• Participation in Regional Planning Scheme issues.
• Attendance at State Planning Provisions hearings.
• Consideration of Planning Directives.
• Consideration of proposed planning legislative amendments.
• Ongoing review of procedures.
• Management of Perth Structure Plan project.
• NMC Land Use Strategy.
• Response to enquiries and development opportunities.
• Amendments to interim scheme.
• Assessment of development proposals.
• Liaison with appellants and RMPAT regarding Planning Appeals.

d. Compliance
• Permit conditions – Structured review of compliance with planning permit conditions – ongoing.
• Building audit - ongoing.
• Service of Building and Planning Notices.
• Prosecution for illegal buildings and works ongoing as required.
• Signage.

5. WORKS & INFRASTRUCTURE
In conjunction with INFO 5 – Works & Infrastructure Report.

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
• McShane subdivision, stage 2, (Secombe Street, Perth) has reached final completion.
• 4 Lot Pegasus subdivision Ross at practical completion.
• Stage 2 of Holliejett subdivision (3 lots) in Edward Street, Perth has reached practical completion.
• 3 lot Gadsby subdivision in Cromwell Street, Perth has reached final completion.
• 5 lot Chugg subdivision in Malcombe Street, Longford has reached practical completion.
• Stage 2 of the Kerr/Bean/Shervan subdivision, Mulgrave and Secombe Street, Perth has reached practical completion.
• 9 Lot Shervan Subdivision in Fairtlough Street, Perth has reached practical completion.

d. Waste Management
• Input into Regional Waste Management discussions – ongoing.
• Regular safety audits of all sites - ongoing

e. Tenders and Contracts
• Lake River Bridge, Macquarie Road approaching completion.
f. Flood levee
   • Programmed monthly/ bi-monthly inspections of flood levee carried out by Works and Infrastructure staff.

g. Engineering
   • Input into Northern Regional Infrastructure group – ongoing.
   • 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.

h. Capital works
   • None to report.

i. NRM
   • Continuation of delivery of NRM Facilitator Network Partnership with NRM North.
   • On-going facilitation of Mill Dam Action Group and partnership relationships.
   • Operation of NRM Committee of Council.
   • Coordination of Mill Dam bank stabilisation project follow up and maintenance.
   • Participation in facilitation of NRM North’s Green Army Teams working with Northern Midland’s landholders Community Engagement with supervised exhibition at Longford and Campbell Town Shows.
   • On-going participation support with local Landcare groups as requested and where required – Perth/ Evandale, Nile, Rossarden.
   • On-going collaboration with Department of Primary Industries Parks Water and Environment, with particular focus on Bio-security regarding reported weed infestations.
   • Assistance to EHO, by undertaking Recreational Water Sampling for the 2014-15 season, data entry and Annual Recreational Water Report development.
   • Participation with Development application assessment process as part of the Planning and Development team.
   • Continuation of relationship with TAS TAFE Horticulture Certificate II & III.
   • Council Host Officer for Round 4 Northern Midlands Council hosted Green Army Teams.
   • Council representative to Tamar Estuary and Esk River (TEER) Scientific Technical Committee (STC).
   • Support and facilitation of devolved grant submissions for landholders and community groups such as:
     • NRM North on ground works
     • TEER River Bank Erosion Grant.
   • Attended Tas TAFE planting day.
   • Attended Defensive Driver training.
   • Assisted with Small landholder revegetation materials distribution.
   • Attended site visit with Hydro Tas Senior Environmental Scientist at Brumby’s Creek.
   • Assisted and facilitated with Green Army Team Two participant interviews (*2).

16 RESOURCE SHARING SUMMARY FROM 01 JULY 2016

Prepared by: Martin Maddox, Accountant/Executive Officer

Resource sharing summary for the period 1 July 2016 to 30 June 2017 was circulated in the Attachments.

17 VANDALISM

Prepared by: Jonathan Galbraith; Engineering Officer

<table>
<thead>
<tr>
<th>Incident</th>
<th>Location</th>
<th>Estimated Cost of Damages</th>
</tr>
</thead>
<tbody>
<tr>
<td>Graffiti in toilets</td>
<td>Valentines Park, Campbell Town</td>
<td>300</td>
</tr>
<tr>
<td>Hand dryer</td>
<td>Longford</td>
<td>120</td>
</tr>
<tr>
<td><strong>TOTAL COST VANDALISM</strong></td>
<td></td>
<td><strong>$ 420</strong></td>
</tr>
</tbody>
</table>
18 YOUTH PROGRAMME UPDATE: OCTOBER 2016

Prepared by: Lorraine Green, Project Officer

Youth Activity Programs

Council has contracted the Longford and Launceston PCYC to continue to provide youth programs weekly across the current school year term. The Longford and Perth programs assist high school-aged students to learn life and interpersonal skills through physical activity-based programs. The Evandale program targets primary school-aged children.

The Perth Youth Program on Thursdays 6.30-8.30pm had three sessions in October, with an average of 7 participants at each session.

The Longford Friday evening Youth Program at the Sports Centre had 34 participants across the three October sessions: averaging 11 participants at each session.

The Evandale Program on Friday afternoons had two sessions in October, with 22 participants at each session.

Youth Mentoring Program

Council contracts National Joblink (NJL) to provide fortnightly mentoring sessions at Campbell Town and Cressy District High Schools for students referred by school staff for assistance with primarily managing behavioural and socialisation issues. These sessions commenced early in Term One and are ongoing.

At Cressy District High School, the NJL mentor is working with grade 7 and 8 students, and at Campbell Town District High School he is working with students from grades 7-12.

19 NRM UPDATE – OCTOBER

Prepared by: Monique Case, NRM Facilitator

Green Army Team 1 Graduation

After twenty plus weeks’ worth of effort including, but not limited to: OH&S, First Aid and TAFE training, weeding, heritage hedge layering training, track maintenance, revegetation, building maintenance, fencing, debris management, and endless hours of horticulture tasks in the frost, wind and rain of a Midlands winter. The Northern Midlands Council Hosted Heritage Green Army team celebrated their Graduation at a ceremony hosted at Woolmers with property hosts, Manpower Australia and Council representatives. The majority of participants left the program with some work going forward.

Longford Show

Was well attended again this year with 7000 expected. Council were lucky to retain our place in the Woolshed with another bumper crop of high quality fleeces this year competing for space. The information stand this year featured a vast array of material for people to peruse and examine with much on offer for their selection.

20 2016 – NATURAL DISASTER RESILIENCE GRANTS PROGRAM APPLICATIONS

Prepared by: Maree Bricknell, Deputy Emergency Management Officer

Council has made application under the Natural Disaster Resilience Grant Program for funding and the application consists of three parts:

i) Paton Street Drainage Diversion: This project will divert stormwater around or through the existing flood levees in Longford and significantly alter the internal catchment that needs to be pumped over the flood levees once the town has been isolated by mainstream flooding.

ii) Back Creek Flood Gate Automation: This flood gate must be manually closed to prevent Longford flooding from the South Esk River system. It prevents flood waters from travelling upstream into Back Creek and allowed the Back Creek flood levees to be built much lower than the South Esk River flood levees. If closed too early, or too late, flooding of Longford can occur from Back Creek. More importantly if not opened when Back Creek flood waters rise the gate can fail and be dislodged. It was only designed for a one sided loading arrangement. This has in the past required staff to “camp” on site 24/7 to monitor the gate and the flood levels.
on each side of it. This is understandably a highly stressful activity, and is one for which the number of trained staff are not as readily identifiable as they once were before water and sewer tasks were redirected. It is time to monitor these flood levels remotely and to automate the gate so that it is self-adjusting to the level differential across the levee – “closed when the South Esk is higher – open when Back Creek is higher”. This will avoid the risk of gate failure under the wrong hydraulic load.

iii) **Back Creek Levee Augmentation**: The first two parts of this application intend to deal with current risk. This project component intends to deal with medium to long term risk. Climate change is expected to increase the risk, the exposure and the complexity of managing the differential levee system at Longford. Some of this long term modelling has already taken place. In broad terms, and in the longer term, it is expected that maintaining levee height differences, without a back creek pumping station may not be sustainable. The purpose of this study is to understand the complexity, the difficulties and the consequential impacts of raising the Back Creek flood levee, and abandoning the need to have the Back Creek flood gates at all. If possible and affordable then it will guide the Longford decision making over the next 20-30 years.

Council has made a single application consisting of these three components.

**DECISION**

**Cr Goninon/Cr Lambert**

That the Information items be received.

Carried unanimously
308/16 COUNCIL CALENDAR - SCHEDULE OF COUNCIL MEETING & WORKSHOP DATES

Responsible Officer: Des Jennings, General Manager
Report prepared by: Gail Eacher, Executive Assistant

1 PURPOSE OF REPORT

The purpose of this report is to set up a calendar of dates for the holding of Ordinary Council Meetings and workshops for the 2017 year and other scheduled meetings/functions.

2 INTRODUCTION/BACKGROUND

In accordance with the provisions of the Local Government (Meeting Procedures) Regulations, an Ordinary Meeting of a Council is to be held at least once in each month and the schedule as shown hereunder fulfils this requirement.

In accordance with Section 6 of the Local Government (Meeting Procedures (Regulations) Section 6 – Time of Meetings

   i) A meeting is not to start before 5pm unless otherwise determined by the Council by absolute majority or by the Council Committee by simple majority.
   ii) After each ordinary election, a Council and a Council Committee are to review the times of commencement of meetings.”

3 STATUTORY REQUIREMENTS


4 OFFICER'S COMMENTS/CONCLUSION

Generally, with the exception of December, Council meetings are held on the third Monday of each month thereby providing Council staff adequate time to finalise data from the previous month and enabling the inclusion of accurate and complete information in the agenda.

The following key dates should be noted:

   • LGAT Elected Members' Professional Development Weekend – 25-26 February 2017
   • ALGA National General Assembly (NGA) of Local Government - 18-22 June 2017

The dates for the Annual National Local Roads and Transport Congress 2017 have not as yet been set, however, the conference is usually held from Wednesday to Friday, with Wednesday being only the welcome drinks function from 5-7pm and then full conference days following.

It is common practice each year for Council to undertake a Municipal Bus Tour to inspect projects that have been identified for inclusion in the forthcoming budget and also to meet with Local District Committee representatives to discuss their issues of priority. It is suggested that a date for the Bus Tour be identified and included in the 2017 Council Meeting Schedule. An itinerary for the proposed Council Bus Tour will be prepared and circulated prior to the tour. It is proposed to take photographs of capital works items listed which could be provided to Councillors who are unable to attend. Consideration should be given to the following dates for the bus tour:

   • Tuesday, 4 April;
   • Wednesday, 5 April;
   • Tuesday, 11 April;
   • Wednesday, 12 April
Thursday, 20 April.

The following key dates should be taken into consideration in determining the date for the bus tour:

- Easter weekend  14 to 18 March
- School holidays  14 to 30 April

In considering the Calendar for 2017 it may also be prudent to identify the date that the Councillor Christmas function be held, the following dates are suggested:

- Thursday, 30 November or
- Thursday, 7 December

5 ATTACHMENTS

5.1  2017 Statutory Holidays for Tasmania
5.2  2017 Tasmanian School Term Schedule
5.3  2017 LGAT Calendar 2017

RECOMMENDATION 1

That the matter be discussed.

RECOMMENDATION 2

That

i) Ordinary Council Meetings and Workshops for the period January to December 2017 be held in accordance with the following schedule:

<table>
<thead>
<tr>
<th></th>
<th>Council Meetings</th>
<th>Council Workshops</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>commencing at 5.00pm</td>
<td>commencing at 5.15pm</td>
</tr>
<tr>
<td>Monday</td>
<td>*23 or 30 January</td>
<td></td>
</tr>
<tr>
<td>Monday</td>
<td>20 February</td>
<td>Monday</td>
</tr>
<tr>
<td>Monday</td>
<td>20 March</td>
<td>Monday</td>
</tr>
<tr>
<td>Monday</td>
<td>*10 April</td>
<td>Monday</td>
</tr>
<tr>
<td>Monday</td>
<td>15 May</td>
<td>Monday</td>
</tr>
<tr>
<td>Monday</td>
<td>*26 June</td>
<td>Monday</td>
</tr>
<tr>
<td>Monday</td>
<td>17 July</td>
<td>Monday</td>
</tr>
<tr>
<td>Monday</td>
<td>21 August</td>
<td>Monday</td>
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<tr>
<td>Monday</td>
<td>18 September</td>
<td>Monday</td>
</tr>
<tr>
<td>Monday</td>
<td>16 October</td>
<td>Monday</td>
</tr>
<tr>
<td>Monday</td>
<td>20 November</td>
<td>Monday</td>
</tr>
<tr>
<td>Monday</td>
<td>11 December</td>
<td>Monday</td>
</tr>
</tbody>
</table>

*  Not third Monday in the month
#  Not first Monday in the month

ii) a Council Workshop be scheduled for 4pm, prior to each Ordinary Council Meeting for the period January to December 2017.

iii) the Council bus tour be conducted on ..............2017.

iv) the Councillors Christmas function be held on ....................2017.

v) Council consider other dates for inclusion in the Annual Council Calendar.
DECISION

Cr Goss/Cr Knowles
That the matter be discussed.  
Carried unanimously

Cr Goss/Cr Gordon
That

i) Ordinary Council Meetings and Workshops for the period January to December 2017 be held in accordance with the following schedule:

<table>
<thead>
<tr>
<th>Council Meetings commencing at 5.00pm</th>
<th>Council Workshops commencing at 5.15pm</th>
</tr>
</thead>
<tbody>
<tr>
<td>Monday 23 January</td>
<td>Monday 6 February</td>
</tr>
<tr>
<td>Monday 20 February</td>
<td>Monday 6 March</td>
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<tr>
<td>Monday *10 April</td>
<td>Monday 3 April</td>
</tr>
<tr>
<td>Monday 15 May</td>
<td>Monday 1 May</td>
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<tr>
<td>Monday *26 June</td>
<td>Monday 5 June</td>
</tr>
<tr>
<td>Monday 17 July</td>
<td>Monday 3 July</td>
</tr>
<tr>
<td>Monday 21 August</td>
<td>Monday 7 August</td>
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<tr>
<td>Monday 18 September</td>
<td>Monday 4 September</td>
</tr>
<tr>
<td>Monday 16 October</td>
<td>Monday 2 October</td>
</tr>
<tr>
<td>Monday 20 November</td>
<td>Monday *30 October</td>
</tr>
<tr>
<td>Monday 11 December</td>
<td>Monday *27 November</td>
</tr>
</tbody>
</table>

* Not third Monday in the month  
# Not first Monday in the month

ii) a Council Workshop be scheduled for 4pm, prior to each Ordinary Council Meeting for the period January to December 2017.

iii) the Council bus tour be conducted on 26 April 2017.

iv) the Councillors Christmas function be held on 7 December 2017.  
Carried unanimously
309/16 WEST PERTH FLOOD MITIGATION WORKING GROUP

Responsible Officer: Des Jennings, General Manager
Report prepared by: Des Jennings, General Manager

1 PURPOSE OF REPORT

This report seeks Council’s approval to establish an interagency work group to identify flood mitigation options for the Sheepwash Creek catchment in West Perth.

2 INTRODUCTION/BACKGROUND

Council at its meeting on 21 September 2015 considered options to resolve stormwater drainage issues at West Perth (minute reference 272/15):

Cr Goninon/Cr Knowles
That Council
1) initiate ongoing discussion with the State Government and TasRail to fully investigate opportunities to fund the required upgrade of Youl Main Road and Drummond Street and their associated drainage culverts, including culverts under the railway line; and
2) concurrently investigate the introduction of a stormwater head-works levy. Carried unanimously

Council at its meeting on 19 October 2015 (minute reference 295/15), resolved:

Cr Knowles/Cr Gordon
That
ii) the assessment area be included in the itinerary for the 2016 Councillor bus tour. Carried unanimously

During the work plan preparation, consideration would be sought re the sharing of costs between all parties.

In regard to the West Perth Drainage Study, Council at its meeting on 16 May 2011 (minute reference 135/11), resolved:

Cr Calvert/Deputy Mayor Downie
That Council:
  i) Adopt the report.
  ii) Approve of the advancement of the administrative and consultative processes to provide for the reduction of the flood risk in the west Perth drainage area.
  iii) Approve of listing the required improvements for budget consideration, prioritised as follows:
        (1) Drummond Street culvert – DIER contribution to be sought;
        (2) Upgrade channel – remove old bridge structure and reshape channel at Norfolk Street.
        (3) Install new culvert at rail line – DIER/ Rail authority contribution to be sought, with channel improvements between Norfolk Street and rail line.
        (4) Install culvert at Youl Main Road with channel to new rail line culvert.
        (5) Install additional culvert at Edward Street with channel to new Youl Main Road culvert.
        (6) Upgrade channel between Edward Street and Phillip Street, this work to proceed consistent with legal advice as to the most effective means to achieve and provide the ongoing maintenance of the drain. Carried unanimously
3 STRATEGIC PLAN 2007/2017

The Strategic Plan 2007/2017 (2012/2013 Revision) provides the guidelines within which Council operates. The following “Volume 1 – Mapping Our Direction” goals have relevance to this issue:

- 1.13 Asset Management
- 4.6 Strategic Planning
- 5.2 Hydraulic Infrastructure (Stormwater)

4 POLICY IMPLICATIONS

Provide guidance for development controls for an area subject to some flooding. Provides guidance to Council to prioritise stormwater facility upgrades.

5 STATUTORY REQUIREMENTS

Consistent with Council’s “duty of care” and the provisions of the Land Use Planning and Approvals Act 1993 and the Urban Drainage Act 2013 to minimise the impact of flooding on urban properties.

6 FINANCIAL IMPLICATIONS

The actual cost of the project is yet to be determined. A scoping meeting is expected to be arranged in the near future, to finalise a work plan, with associated costs to then be determined. During the work plan preparation, consideration would be sought re the sharing of costs between all parties.

7 RISK ISSUES

Identified risk issues include:

- At present there is a risk to public safety during times of major flood events when roadways are submerged. Upgrading of the drainage facilities will minimise the likelihood of road surface flooding.
- Council takes no action to minimise the likelihood of road surface flooding and the development of parcels of land for residential subdivision purpose are lost.
- The improvements to the stormwater infrastructure are made and the area is hit with events greater than what it was designed for.
- The Council does not equitably distribute the cost of the stormwater improvements to the individuals that receive a direct benefit.

8 CONSULTATION WITH STATE GOVERNMENT

There will be ongoing consultation with State Government at senior management and Ministerial levels.

9 COMMUNITY CONSULTATION

Community consultation requirements will be identified within the agreed work plan for the project.

10 OPTIONS FOR COUNCIL TO CONSIDER

Council may resolve to take no action or agree to Council Officer’s participation in a working group with a focus to identify flood mitigation options for Sheepwash Creek catchment at West Perth with an agreed funded implementation strategy.

11 OFFICER’S COMMENTS/CONCLUSION

The purpose of the working group would be to ensure that stormwater management is addressed in the total catchment with the participation of the following stakeholders:
• Representatives from State Growth
• Hydrologists
• Representative from NRM North
• Landscape Architect
• Council Officers

They would be responsible for working together to develop, implement and fund a coordinated and multi-objective approach to management of stormwater in the area.

The development of a stormwater management plan will provide a template for the management of stormwater in the catchment that aims to address exiting problems and capitalising on opportunities for providing a range of benefits through multi-objective planning. The plan will be a basis for developing a budget, specifying cost apportionment arrangements between stakeholders as appropriate and seeking State funds (matched by Council) to implement the plan.

The work plan may include:
• Identify the flood envelope;
• Identify flood mitigation opportunities;
• Maintain a corridor that manages the peak flows with specified criteria;
• Develop a Water Sensitive Urban Design that improves the outcomes for the environment;
• Provide for passive recreation, cycling and walking; with playgrounds and barbecue on higher ground;
• Identify further residential developments along the perimeter of the corridor where appropriate, with orientation of development facing green open space within those environments;
• Estimate capital and recurrent costs; and assign priorities and timeframes to each of the actions;
• Define the obligations of the relevant stakeholders in funding, implementing and communicating the plan.

In summary, the primary purpose of the plan is to address how stormwater quantity and quality should be managed to protect ecological, social/cultural and economic values of the area and management issues are addressed in a coordinated manner.

12 ATTACHMENTS
Nil.

RECOMMENDATION 1
That Council discuss the matter.

RECOMMENDATION 2
That a West Perth Flood Mitigation Work Group be established and terms of reference for the group be prepared.

DECISION
Cr Polley/Cr Calvert
That the matter be discussed. Carried unanimously

Cr Polley/Cr Knowles
That a West Perth Flood Mitigation Work Group be established and terms of reference for the group be prepared. Carried unanimously
310/16  PUBLIC TOILETS AT VALENTINE’S PARK, CAMPBELL TOWN

Responsible Officer: Des Jennings, General Manager
Report prepared by: Des Jennings, General Manager

1 PURPOSE OF REPORT

The purpose of this report is to seek direction from Council on the expansion of the public toilets at Valentine’s Park, Campbell Town and the sourcing of external funding to support their construction.

2 INTRODUCTION/BACKGROUND

Campbell Town is a major service centre for the travelling public, both from north and south on the Midland Highway, with the public toilets at Valentine’s Park Campbell Town being frequented. The Campbell Town CBD Urban Design and Traffic Management Strategy has identified that the existing facilities require urgent expansion.

The current facilities were constructed in 1996 at a cost of approximately $81,000, the amenities were designed to complement the historic nature of the surroundings at Valentine and Grange Parks.

Council would recall in 2015 the Conara public toilets, which were owned and maintained by the State were removed due to safety concerns.

State Growth at that time put to Council that they were prepared to replace the toilets on the proviso that Council would be responsible for the ongoing maintenance. Council did not accept this offer and the facility has not been replaced.

The community has raised with Council its concerns over the ongoing use of the Conara site as an overnight stay facility, which has associated with it, inappropriate activity by a number of users. Subsequently this use should be discouraged. Failing to replace the toilet facilities discourages overnight camping at Conara.

Council already manages and maintains quality toilet facilities available for the travelling public at Campbell Town, Perth and Avoca.

3 STRATEGIC PLAN 2007/2017

The Strategic Plan 2007/2017 (2012/2013 Revision) provides the guidelines within which Council operates. The following “Volume 1 – Mapping Our Direction” goals have relevance to this issue:

Part 1A: Governance
- 1.1 Governance
- 1.4 Community Agendas
- 1.8 Regional/ State/ Federal/ International Relations

Part 1B: Finance
- 1.9 Financial Management
- 1.10 Customer Service
- 1.13 Asset Management

Part 2: Economic Development
- 2.1 Long Term Economic Development
4  POLICY IMPLICATIONS

Council provides public toilet facilities that meet the needs of the community and travelling public in line with generally accepted standards of amenity and public safety.

5  STATUTORY REQUIREMENTS

Compliance with legislation, Building Code of Australia and the planning scheme.

6  FINANCIAL IMPLICATIONS

A design is being prepared for the expansion of the Campbell Town toilet facility at Valentine’s Park, along with a cost estimate.

7  RISK ISSUES

If Council fails to expand the facility along with the cleaning program, the impact on Council’s reputation and local businesses may be significant.

Campbell Town is a major service centre, centrally located for the travelling public with thousands of visitors travelling through and stopping for refreshments and utilise the public facilities.

8  CONSULTATION WITH STATE GOVERNMENT

Informal discussions have taken place raising the prospect that Council may make a formal application to Minister Hidding seeking the reallocation of the funding originally offered to replace the Conara toilet to the upgrade of the Valentine’s Park facility at Campbell Town.

9  COMMUNITY CONSULTATION

The recent consultation undertaken to prepare the Campbell Town CBD Urban Design and Traffic Management Strategy has identified the need to upgrade the facility along with improved cleaning.

10  OPTIONS FOR COUNCIL TO CONSIDER

Options available to Council include:
- Take no further action in this matter, or
- Make application to Minister Hidding for the reallocation of the funds (originally identified for the Conara site replacement toilets) to upgrade the public toilets at Valentine’s Park, Campbell Town.

11  OFFICER’S COMMENTS/CONCLUSION

It has been demonstrated that the public toilet facility is in need of expansion and a funding source for the works is required.
A possible external funding source has been identified, and Council support for a formal request to the Minister is sought.

RECOMMENDATION 1

That the matter be discussed by Council.

RECOMMENDATION 2

That Mayor Downie formally writes to Minister Hidding seeking a financial contribution toward the upgrade of the Valentine’s Park public toilets at Campbell Town.

DECISION

Cr Gordon/Cr Goninon
That Council discuss the matter.

Carried unanimously

Cr Polley/Cr Gordon
That Mayor Downie formally writes to Minister Hidding seeking a financial contribution toward the upgrade of the Valentine’s Park public toilets at Campbell Town, through the possible reallocation of funds which were proposed to be expended on the replacement of the Conara public toilets.

Carried unanimously
311/16 POLICY UPDATE – FIRE ABATEMENT

File: 44/001/001
Responsible Officer: Amanda Bond, Regulatory & Community Services Manager
Report prepared by: Amanda Bond, Regulatory & Community Services Manager and Tammi Axton, Compliance Officer

1 PURPOSE OF REPORT

The purpose of this report is to seek Council’s endorsement of an amendment to its Fire Abatement Policy.

2 INTRODUCTION/BACKGROUND

The Fire Abatement Policy was adopted on 18 February 2013 and has not been reviewed since that date.

Council’s Compliance Officer, during October, conducted inspections of the municipality and issued reminder notices to residents to clear and maintain vegetation leading into summer.

In late November/early December Council’s Compliance Officer is scheduled to conduct follow up inspections and will issue abatement notices where required.

Upon reviewing Council’s Fire Abatement Policy, Council’s Compliance Officer identified the policy indicates Council will advertise a free green waste disposal day to coincide as closely as practicable with the onset of the fire permit period.

Council has not budgeted for, and does not offer a free green waste disposal day. Further, Council has never provided this service.

As such, the Fire Abatement Policy will need to be amended accordingly.

3 STRATEGIC PLAN 2007/2017

The Strategic Plan 2007/2017 (2012/2013 Revision) provides the guidelines within which Council operates. The following “Volume 1 – Mapping Our Direction” goals have relevance to this issue:

- 1.6 Risk Management
- 3.1 Individual and Community Safety

4 POLICY IMPLICATIONS

It is important Council’s policies accurately reflect the services offered.

5 STATUTORY REQUIREMENTS

5.1 Local Government Act 1993
Division 6

6 FINANCIAL IMPLICATIONS

Council has not budgeted for the service identified in the policy.

7 RISK ISSUES

As Council does not offer the service identified in its Policy there is a risk that unreasonable expectation is being set for residents.
8 CONSULTATION WITH STATE GOVERNMENT
N/A

9 COMMUNITY CONSULTATION
N/A

10 OPTIONS FOR COUNCIL TO CONSIDER
To agree / not agree to update the Fire Abatement Policy as recommended.

11 OFFICER’S COMMENTS/CONCLUSION
Council has never offered a free green waste disposal as identified in the policy. Anecdotally, Council does not receive requests for the service to be offered.

Council officers do not consider the offering of the service will result in more people clearing their waste and less abatement notices being required to be issued.

12 ATTACHMENTS
12.1 Fire Abatement Policy with tracked changes.

RECOMMENDATION 1
Council endorse the amendments to the Fire Abatement Policy.

DECISION
Cr Goss/Cr Goninon
That Council endorse the amendments to the Fire Abatement Policy.

Carried unanimously
312/16 LONGFORD RECREATION GROUND 2030 MASTERPLAN

Responsible Officer: Amanda Bond, Regulatory & Community Services Manager
Report prepared by: Lorraine Green, Project Officer

1 PURPOSE OF REPORT

To:
   i) present to Council the Longford Recreation Ground 2030 Master Plan;
   ii) seek Council’s acceptance and release of the Master Plan;
   iii) seek Council’s endorsement of the way forward with the Master Plan.

2 INTRODUCTION/BACKGROUND

Council is committed to promoting the health and well-being of Northern Midlands residents by ensuring the provision of sport and recreation facilities and programs/activities that enable residents to participate in physical activity. The Longford Recreation Ground is an integral component of the sport and recreation infrastructure of the Northern Midlands, serving as the town’s main sport and recreation precinct.

Council needs to ensure Northern Midlands sport and recreation facilities are maintained and further developed over time to meet the everchanging needs of the community in terms of demographic changes, changing recreation and leisure demand trends, and emerging new sport and recreation activities.

In December 2016 Council contracted Lange Design to develop a masterplan to drive the maintenance and further development of the Longford Recreation Ground to ensure it continues to meet the sport and recreation needs of Northern Midlands residents into the future.

The consultant’s work included assessment of the existing facilities/infrastructure and consultation with key stakeholders including user groups, community members and Council officers.

Lange Design has submitted the final report to Council. The master plan explores the full potential of the ground and how that potential can consolidate the Longford and district community sporting activities to better accommodate the future population of the area. The plan recommends an eight-staged program of works from 2017 through to 2030: dependent on the sourcing of funds.

3 STRATEGIC PLAN 2007/2017

The Strategic Plan 2007/2017 (2012/2013 Revision) provides the guidelines within which Council operates. The following “Volume 1 – Mapping Our Direction” goal is relevant to this issue: 3.2 Health “To develop the health and well-being of Northern Midlands communities”.

4 FINANCIAL IMPLICATIONS

The total cost of implementing the Master Plan is estimated as $7,626,600 GST exclusive, of which $4,215,000 relates to the construction of a new Longford Sports Centre facility and associated car park extension.

It is proposed that Council consider funding components of the Master Plan in forthcoming Council budgets, and Council Officers seek to secure external grants to assist with the implementation of the Master Plan.
5 COMMUNITY CONSULTATION

Broad community consultation underpinned the development of the Master Plan, including consultation with the Longford Recreation Ground Management Committee and Longford residents, and a survey of user groups.

Information was also sourced from Council documents and reports, site investigations, site survey data and aerial photography.

6 OPTIONS FOR COUNCIL TO CONSIDER

Council can either accept or not accept the Master Plan and the proposed way forward with the plan’s implementation.

7 OFFICER’S COMMENTS/CONCLUSION

The consultant has fulfilled the requirements of the Master Plan project brief. Following broad community and stakeholder consultation, review of relevant literature and plans, and site investigations, the consultant has developed a comprehensive Master Plan for the redevelopment of the Longford Recreation Ground.

8 ATTACHMENTS

8.1 Longford Recreation Ground 2030 Master Plan: October 2016
8.2 Longford Recreation Ground 2030 Master Plan Map: October 2016

RECOMMENDATION 1

That the matter be discussed.

RECOMMENDATION 2

That Council:

i) Accept the Longford Recreation Ground 2030 Master Plan;

ii) Consider funding components of the Master Plan in forthcoming Council budgets, and request Council Officers to seek to secure external grants to assist with the implementation of the Master Plan.

DECISION

Cr Adams/Cr Goninon

That the matter be discussed

Carried unanimously

Cr Goss/Cr Lambert

That the matter be discussed at a future Council Workshop.

Carried unanimously
313/16  CMCA RV PARK PROJECT

Responsible Officer: Amanda Bond, Regulatory & Community Services Manager
Report prepared by: Amanda Bond, Regulatory & Community Services Manager

1  PURPOSE OF REPORT

The purpose of this report is to seek Council’s position on progressing the proposal by the Campervan and Motorhome Club of Australia (CMCA) to establish a CMCA members only RV Park in the Northern Midlands.

2  INTRODUCTION/BACKGROUND

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

The CMCA are seeking Council to:
- advise and support in identifying a site; and
- provide assistance in undertaking any required development application or obtaining local or state government approvals.

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

Prior to commencing the investigation for suitable sites, contact was made with the CMCA to seek a status update on the progress of their project, given the time that had lapsed since the initial contact.

The following advice was received:
- Two sites have been identified in Tasmania for CMCA Run Caravan Parks;
- The CMCA hope to establish sites prior to January 2017, in readiness for the National CMCA Rally to be held in Pontville in March 2017;
- As the CMCA run parks are for CMCA members only, they are not considered competition to existing businesses.
- Should the CMCA lease land from Council for the park it would be proposed to be at a peppercorn rate, and for a period of 10 years (dependant on the suitability of the site).
- Volunteer management of the facilities occurs by CMCA members who are trained in management and look after the facility for 1-3 months at a time.

CMCA State Coordinator Mr Don Mackrill and Mr Michael Charlesworth (Northern Region Coordinator) met with Council officers on 31 October 2016, prior to the Council workshop.

During that meeting it was advised the CMCA do not wish to establish sites in towns where existing caravan parks exist. The CMCA’s preference is to establish in RV Friendly towns.

The essential criteria for an RV friendly town is:
- Provision of appropriate parking within the town centre, with access to a general shopping area for groceries and fresh produce.
- Provision of short term, low cost overnight parking (24/48 hours) for self-contained RVs, as close as possible to the CBD.
- Access to potable water.
- Access to a free dump point at an appropriate location.
Campbell Town is an RV friendly town.

The CMCA is presently working with George Town, Kentish and Derwent Valley Councils in respect to the installation of CMCA RV parks, and thus, is looking for a site further south within the Northern Midlands municipality.

The preferred location of the CMCA for a CMCA RV Park in Tasmania, is the existing free overnight camping site in Campbell Town, located at Blackburn Park (formerly known as Wardlaw Park).

Discussion was also had in respect to Avoca and Conara as potential sites. It is noted Avoca and Conara are not presently classified as RV Friendly Towns.

Mr Mackrill and Mr Charlesworth presented to Council at its workshop on 31 October 2016.

3 STRATEGIC PLAN 2007/2017

The Strategic Plan 2007/2017 (2012/2013 Revision) provides the guidelines within which Council operates. The following “Volume 1 – Mapping Our Direction” goals have relevance to this issue:

- 2.2 Tourism Industry Support
- 2.3 Business Support

4 POLICY IMPLICATIONS

There are no policy implications identified.

5 STATUTORY REQUIREMENTS

Should the CMCA wish to proceed with the installation of a CMCA RV Park in Campbell Town, it would be necessary to make an application to amend the Northern Midlands Council Interim Planning Scheme as the identified area is zoned Open Space which is not permissible for a caravan park.

There is presently a permit over the site permitting the site for use as “an overnight rest area for motor homes, campervans and caravans”. However, this permit would not extend to the use proposed by the CMCA as their intention is that the sites could be used for longer than 24 hours.

6 FINANCIAL IMPLICATIONS

The request made by the CMCA indicates there is no financial cost to Council to support the initiative.

7 RISK ISSUES

There are presently two private businesses operating caravan parks in the Northern Midlands. There is a risk that if Council supports the development of a CMCA managed site, this will create unfair competition to the two existing businesses, competing in a small region.

If Council were to lease Blackburn Park to the CMCA, it would be removing the free overnight facility in Campbell Town and thus, would need to decide whether or not it would like to offer the service in a different location, or not at all in Campbell Town.

Whilst the CMCA has conducted a substantial amount of research into the proposal for the development of CMCA RV Parks in Australia, a specific business case has not been developed for the site. It is recommended the group prepare a business case for the identified site prior to proceeding with the development.

8 CONSULTATION WITH STATE GOVERNMENT

N/A
9 COMMUNITY CONSULTATION

There has been no community consultation at present. It is recommended the community be consulted, along with the existing caravan park businesses within the municipality, prior to progressing such a development.

It is noted that Council does receive complaints in respect to the existing overnight camping at Blackburn Park, in particular in respect to non self contained vehicles using the site and generator noise. It is argued by the CMCA that these issues will be eliminated as non self contained vehicles will not be permitted to use the park, and there are strict guidelines in respect to generator use, both of which are monitored by the park manager.

10 OPTIONS FOR COUNCIL TO CONSIDER

- Express interest to the CMCA to explore the development of a CMCA RV Park in the Northern Midlands; or
- Decline the invitation of the CMCA to explore the development of a CMCA RV Park in the Northern Midlands.

11 OFFICER’S COMMENTS/CONCLUSION

There are two key issues identified with the proposal to progress with the development of a CMCA RV Park at Blackburn Park in Campbell Town:
1. The present zoning of the area is not permitted for the development of a caravan park; and
2. There are two existing caravan park businesses in the Northern Midlands, one merely 10 minutes drive from the proposed site.

It is recommended that prior to progressing this proposal the CMCA conduct community consultation, and consultation with the existing caravan park businesses in the Northern Midlands. Further, it is recommended the CMCA discuss with Council’s Development Services department in respect to the requirements to allow a caravan park in the Open Space zone.

It is also strongly recommended that the CMCA prepare a business case for the site to assess the viability of the development.

12 ATTACHMENTS

12.1 CMCA RV Parks Project Overview
12.2 Northern Midlands Municipality RV Parks Proposal
12.3 CMCA Position Paper

RECOMMENDATION 1

That Council discuss the matter.

RECOMMENDATION 2

That Council supports, in principle, the proposal for a CMCA RV Park in Blackburn Park, Campbell Town, subject to:
a) completion of community consultation for the proposal;
b) completion of consultation with the Ross Motel & Caravan Park and the Longford Caravan Park for their input;
c) the preparation of a business case in support of the proposal.
DECISION

Cr Goss/Cr Knowles
That the matter be discussed.  

Carried unanimously

Cr Goss/
That the matter be further considered at a future workshop, including the identification of additional locations.

The motion lapsed for want of a seconder

Cr Polley/Cr Goninon
1. That Council supports, in principle, the proposal for a CMCA RV Park in Blackburn Park, Campbell Town, subject to:
   a) completion of community consultation for the proposal;
   b) completion of consultation with the Ross Motel & Caravan Park and the Longford Caravan Park for their input;
   c) the preparation of a business case in support of the proposal.

2. That Council consider additional locations at a future workshop.

Carried

Voting for the Motion:
Mayor Downie, Cr Adams, Cr Calvert, Cr Gordon, Cr Goninon, Cr Knowles, Cr Lambert, Cr Polley
Voting against the Motion:
Cr Goss
314/16 POLICY UPDATE – PRIVACY POLICY

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

1 PURPOSE OF REPORT

The purpose of this report is to seek Council’s endorsement of an amendment to its Privacy Policy, incorporating the existing Online Privacy Policy.

2 INTRODUCTION/BACKGROUND

Council adopted its existing Privacy Policy Statement on 17 October 2005. The Privacy Policy Statement was last updated in July 2012. Council also has in place an Online Privacy Policy which was adopted in May 2003 and has not been reviewed since.

There is overlap between the two policies, therefore, it is sensible to consolidate the two policies into one document.

The amended Privacy Policy has been drafted using the Australian Government Guide to developing an Australian Privacy Principle Privacy Policy.

3 STRATEGIC PLAN 2007/2017

The Strategic Plan 2007/2017 (2012/2013 Revision) provides the guidelines within which Council operates. The following “Volume 1 – Mapping Our Direction” goals have relevance to this issue:

- 1.6 Risk Management
- 1.12 Information Management

4 POLICY IMPLICATIONS

There were significant changes to the Privacy Act 1988 in March 2014. It is imperative that Council’s Privacy Policy reflects these changes.

5 STATUTORY REQUIREMENTS

- Personal Information Protection Act 2004
- Privacy Act 1988
- Right to Information Act 2009

6 FINANCIAL IMPLICATIONS

Not applicable.
7 RISK ISSUES

There is a risk that if Council’s policies and procedures are not updated regularly, particularly in conjunction with legislative change, Council is not compliant with current legislation.

8 CONSULTATION WITH STATE GOVERNMENT

N/A

9 COMMUNITY CONSULTATION

N/A

10 OPTIONS FOR COUNCIL TO CONSIDER

To endorse the updated Privacy Policy which incorporates Council’s existing Online Privacy Policy.

11 OFFICER’S COMMENTS/CONCLUSION

It is important for Council to update its policies regularly, particularly in line with significant legislative changes. This update consolidates Council’s existing Privacy and Online Privacy documents, and also brings them in line with current privacy laws.

12 ATTACHMENTS

12.1 Existing Privacy Policy Statement
12.2 Existing Online Privacy Policy
12.3 Revised Privacy Policy

RECOMMENDATION 1

Council adopts the amended Privacy Policy, incorporating Council’s existing Online Privacy Policy.

DECISION

Cr Polley/Cr Goninon
That the matter be discussed. Carried unanimously

Cr Polley/Cr Goninon
That Council adopts the amended Privacy Policy, incorporating Council’s existing Online Privacy Policy. Carried unanimously
# Monthly Financial Statement

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

## Purpose of Report

The purpose of this report is to present the monthly financial reports as at 31 October 2016.

## Introduction/Background

The Corporate Services Manager circulated a copy of the Monthly Financial Summary for the period ended 31 October 2016.

### Summary Financial Report

**For Month Ending:** 31-Oct-16  
**4**

#### A. Operating Income and Expenditure

<table>
<thead>
<tr>
<th></th>
<th>Budget</th>
<th>Year to Date</th>
<th>Actual</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Rate Revenue</strong></td>
<td>-$9,798,545</td>
<td>-$9,798,545</td>
<td>-$9,623,658</td>
<td>98.2%</td>
</tr>
<tr>
<td><strong>Recurrent Grant Revenue</strong></td>
<td>-$4,080,395</td>
<td>-$1,360,132</td>
<td>-$1,323,129</td>
<td>97.3%</td>
</tr>
<tr>
<td><strong>Fees and Charges Revenue</strong></td>
<td>-$1,731,851</td>
<td>-$32,289</td>
<td>-$22,753</td>
<td>97.3%</td>
</tr>
<tr>
<td><strong>Interest Revenue</strong></td>
<td>-$435,842</td>
<td>-$145,281</td>
<td>-$19,351</td>
<td>13.3%</td>
</tr>
<tr>
<td><strong>Reimbursements Revenue</strong></td>
<td>-$96,867</td>
<td>-$32,289</td>
<td>-$22,753</td>
<td>70.5%</td>
</tr>
<tr>
<td><strong>Other Revenue</strong></td>
<td>-$1,655,334</td>
<td>-$551,778</td>
<td>-$5,457</td>
<td>1.0%</td>
</tr>
</tbody>
</table>

**Total Operating Income and Expenditure:**  
-$17,664,291  
-$12,465,308  
-$11,418,984  
-$1,046  
91.6%

#### Gain on sale of Fixed Assets

<table>
<thead>
<tr>
<th></th>
<th>Budget</th>
<th>Year to Date</th>
<th>Actual</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Gain on sale of Fixed Assets</strong></td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>0.0%</td>
</tr>
</tbody>
</table>

#### Loss on Sale of Fixed Assets

<table>
<thead>
<tr>
<th></th>
<th>Budget</th>
<th>Year to Date</th>
<th>Actual</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Loss on Sale of Fixed Assets</strong></td>
<td>$300,000</td>
<td>$100,000</td>
<td>$0</td>
<td>0.0%</td>
</tr>
</tbody>
</table>

#### Underlying (Surplus) / Deficit

<table>
<thead>
<tr>
<th></th>
<th>Budget</th>
<th>Year to Date</th>
<th>Actual</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Underlying (Surplus) / Deficit</strong></td>
<td>$165,457</td>
<td>$0</td>
<td>$0</td>
<td>0.0%</td>
</tr>
</tbody>
</table>

#### Capital Grant Revenue

<table>
<thead>
<tr>
<th></th>
<th>Budget</th>
<th>Year to Date</th>
<th>Actual</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Capital Grant Revenue</strong></td>
<td>-$2,267,676</td>
<td>-$755,892</td>
<td>-$737,301</td>
<td>97.5%</td>
</tr>
</tbody>
</table>

#### Subdivider Contributions

<table>
<thead>
<tr>
<th></th>
<th>Budget</th>
<th>Year to Date</th>
<th>Actual</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Subdivider Contributions</strong></td>
<td>-$430,000</td>
<td>-$143,333</td>
<td>$0</td>
<td>-143  0.0%</td>
</tr>
</tbody>
</table>

#### Capital Revenue

<table>
<thead>
<tr>
<th></th>
<th>Budget</th>
<th>Year to Date</th>
<th>Actual</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Capital Revenue</strong></td>
<td>-$2,697,676</td>
<td>-$899,225</td>
<td>-$737,301</td>
<td>97.5%</td>
</tr>
</tbody>
</table>

**Budget Alteration Requests**  
- For Council authorisation by absolute majority

#### B. Balance Sheet Items

<table>
<thead>
<tr>
<th></th>
<th>Year to Date</th>
<th>Monthly Change</th>
<th>Same time last year</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Cash &amp; Cash Equivalents Balance</strong></td>
<td>$10,346,046</td>
<td>$12,651,000</td>
<td>$10,346,046</td>
<td>0.0%</td>
</tr>
<tr>
<td><strong>- Opening Cash balance</strong></td>
<td>$10,346,046</td>
<td>$12,651,000</td>
<td>$10,346,046</td>
<td>0.0%</td>
</tr>
<tr>
<td><strong>- Cash Inflow</strong></td>
<td>$8,397,103</td>
<td>$502,074</td>
<td>$8,397,103</td>
<td>0.0%</td>
</tr>
<tr>
<td><strong>- Cash Payments</strong></td>
<td>-$6,353,300</td>
<td>-$1,045,225</td>
<td>-$6,353,300</td>
<td>0.0%</td>
</tr>
<tr>
<td><strong>- Closing Cash balance</strong></td>
<td>$12,107,849</td>
<td>$12,107,849</td>
<td>$12,107,849</td>
<td>0.0%</td>
</tr>
</tbody>
</table>

**Account Breakdown**  
- Trading Accounts $271,321
- Investments

<table>
<thead>
<tr>
<th>Investment By Institution</th>
<th>Date</th>
<th>Maturity Date</th>
<th>Rate%</th>
<th>Purchase</th>
<th>Maturity Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tasmanian Public Finance Corporation Call Account</td>
<td>1/10/2016</td>
<td>31/10/2016</td>
<td>1.50</td>
<td>$5,136</td>
<td>$5,143</td>
</tr>
<tr>
<td>CBA Call Account</td>
<td>30/09/2016</td>
<td>31/10/2016</td>
<td>1.40</td>
<td>$1,204,993</td>
<td>$1,206,426</td>
</tr>
<tr>
<td>ANZ</td>
<td>2/10/2016</td>
<td>2/04/2017</td>
<td>2.60</td>
<td>$1,557,144</td>
<td>$1,577,332</td>
</tr>
<tr>
<td>CBA</td>
<td>5/10/2016</td>
<td>5/01/2017</td>
<td>2.51</td>
<td>$1,000,000</td>
<td>$1,006,327</td>
</tr>
<tr>
<td>CBA</td>
<td>14/10/2016</td>
<td>13/02/2017</td>
<td>2.55</td>
<td>$1,000,000</td>
<td>$1,008,523</td>
</tr>
<tr>
<td>CBA</td>
<td>2/08/2016</td>
<td>2/11/2016</td>
<td>2.67</td>
<td>$1,000,000</td>
<td>$1,006,730</td>
</tr>
<tr>
<td>Bass &amp; Equitable</td>
<td>15/07/2016</td>
<td>23/11/2016</td>
<td>3.00</td>
<td>$609,734</td>
<td>$616,299</td>
</tr>
<tr>
<td>CBA</td>
<td>31/08/2016</td>
<td>30/11/2016</td>
<td>2.55</td>
<td>$1,500,000</td>
<td>$1,509,536</td>
</tr>
<tr>
<td>CBA</td>
<td>14/09/2016</td>
<td>14/12/2016</td>
<td>2.50</td>
<td>$1,500,000</td>
<td>$1,509,349</td>
</tr>
<tr>
<td>My State Financial</td>
<td>25/12/2015</td>
<td>25/12/2016</td>
<td>3.75</td>
<td>$1,146,152</td>
<td>$1,189,250</td>
</tr>
<tr>
<td>ANZ</td>
<td>14/05/2016</td>
<td>14/05/2017</td>
<td>2.70</td>
<td>$1,313,367</td>
<td>$1,348,828</td>
</tr>
<tr>
<td>Total Investments</td>
<td></td>
<td></td>
<td></td>
<td>$11,836,527</td>
<td>$11,983,743</td>
</tr>
</tbody>
</table>

Rate Debtors

- **Balance b/fwd**: $1,365,785 (15.0% of $1,017,753)
- **Rates Raised**: $9,657,130 (2016/17: $9,278,156)
- **Total Investments by Rating**
  - AA+: $11,022,916
  - AA-: $10,295,909
  - BBB: $6,142,274
  - Unrated: $5,847,421

Trade Debtors

- **Current balance**: $622,298
  - 30 Days: $514,706
  - 60 Days: $30,357
  - 90 Days: $33,066
  - More than 90 Days: $44,170
Summary of Accounts more than 90 days:
- Norfolk Plains Book sales 1,040
- Hire/lease of facilities 229
- Removal of fire hazards 2,791
- Dog Registrations & Fines 25,607
- Sales 3,500
- Building Plumbing Engineering Fees
- Private Works 11,003

Norfolk Plains Book sales
Paid by outlet as sold

Hire/lease of facilities 229
Sent to Fines Enforcement

Removal of fire hazards 2,791
Arrangement to pay

Dog Registrations & Fines 25,607
Sales 3,500

Building Plumbing Engineering Fees

Private Works 11,003

C. Capital Program

<table>
<thead>
<tr>
<th></th>
<th>Budget ($)</th>
<th>Actual ($)</th>
<th>Target %</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Renewal</td>
<td>$8,691,380</td>
<td>$1,628,873</td>
<td>19%</td>
<td></td>
</tr>
<tr>
<td>New assets</td>
<td>$6,040,100</td>
<td>$936,405</td>
<td>16%</td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td>$14,731,479</td>
<td>$2,565,277</td>
<td>17%</td>
<td></td>
</tr>
</tbody>
</table>

Major projects:
- Lake River Bridge Replacement $1,430,000 $1,596,750 112% Complete
data
- Campbell Town Recreation Ground Design tender assessment stage
- Rossarden Bridge Replacement $300,000 $0 0%
data
- Nile Road reconstruction $264,000 $0 0%
data
- Woolmers Lane reconstruction $510,000 $0 0%
data
- Longford Playspace Equipment $253,000 $143,907 57% Stage 1
- Longford Boat Ramp jetty replacement $140,000 $0 0%
data

* Full year to date capital expenditure for 2015/16 provided as an attachment.

D. Financial Health Indicators

<table>
<thead>
<tr>
<th></th>
<th>Target (%)</th>
<th>Actual (%)</th>
<th>Variance (%)</th>
<th>Trend</th>
</tr>
</thead>
<tbody>
<tr>
<td>Financial Ratios</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>- Rate Revenue / Total Revenue</td>
<td>55.1%</td>
<td>53.8%</td>
<td>1.3%</td>
<td>↑</td>
</tr>
<tr>
<td>- Own Source Revenue / Total Revenue</td>
<td>77%</td>
<td>88.4%</td>
<td>-11.3%</td>
<td>↓</td>
</tr>
<tr>
<td>Sustainability Ratio</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>- Operating Surplus / Operating Revenue</td>
<td>-0.9%</td>
<td>56.8%</td>
<td>-57.7%</td>
<td>↓</td>
</tr>
<tr>
<td>- Debt / Own Source Revenue</td>
<td>0.0%</td>
<td>0.0%</td>
<td>0.0%</td>
<td>↔</td>
</tr>
<tr>
<td>Efficiency Ratios</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>- Receivables / Own Source Revenue</td>
<td>40.8%</td>
<td>55.4%</td>
<td>-14.6%</td>
<td>↓</td>
</tr>
<tr>
<td>- Employee costs / Revenue</td>
<td>29.0%</td>
<td>13.9%</td>
<td>15.1%</td>
<td>↑</td>
</tr>
<tr>
<td>- Renewal / Depreciation</td>
<td>163.1%</td>
<td>122.3%</td>
<td>40.8%</td>
<td>↑</td>
</tr>
<tr>
<td>Unit Costs</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>- Waste Collection per bin</td>
<td>$10.58</td>
<td>$10.46</td>
<td>↔</td>
<td></td>
</tr>
<tr>
<td>- Employee costs per hour</td>
<td>$43.05</td>
<td>$34.77</td>
<td>↑</td>
<td></td>
</tr>
<tr>
<td>- Rate Revenue per property</td>
<td>$1,405.82</td>
<td>$1,385.53</td>
<td>↔</td>
<td></td>
</tr>
<tr>
<td>- IT per employee hour</td>
<td>$3.17</td>
<td>$2.72</td>
<td>↓</td>
<td></td>
</tr>
</tbody>
</table>

E. Employee & WHS scoreboard

<table>
<thead>
<tr>
<th></th>
<th>YTD</th>
<th>This Month</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of Employees</td>
<td>79.8</td>
<td>81</td>
</tr>
<tr>
<td>New Employees</td>
<td>5</td>
<td>1</td>
</tr>
<tr>
<td>Resignations</td>
<td>3</td>
<td>0</td>
</tr>
<tr>
<td>Total hours worked</td>
<td>45787.71</td>
<td>9537.19</td>
</tr>
<tr>
<td>Lost Time Injuries</td>
<td>2</td>
<td>1</td>
</tr>
<tr>
<td>Lost Time Days</td>
<td>5</td>
<td>5</td>
</tr>
<tr>
<td>Safety Incidents Reported</td>
<td>7</td>
<td>0</td>
</tr>
<tr>
<td>Hazards Reported</td>
<td>7</td>
<td>2</td>
</tr>
<tr>
<td>Risk Incidents Reported</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td>Insurance claims - Public Liability</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td>Insurance claims - Industrial</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Insurance claims - Motor Vehicle</td>
<td>3</td>
<td>0</td>
</tr>
<tr>
<td>IT - Unplanned lost time</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Open W/Comp claims</td>
<td>5</td>
<td>2</td>
</tr>
</tbody>
</table>

3 ALTERATIONS TO 2016-17 BUDGET

Following a budget review of income and expenditure items the following alterations/variances are
highlighted and explained: -
  • No items for October 2016.

The following alteration has been approved by the General Manager under delegation:
  • No items for October 2016.

4 OFFICERS COMMENTS

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

5 ATTACHMENTS

5.1 Income & Expenditure Summary for period ending 31 October 2016.
5.2 Account Management Report to end October 2016.

RECOMMENDATION


DECISION

Cr Goninon/Cr Polley

Carried unanimously
316/16 ANNUAL GENERAL MEETING

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 determine a time and date for Council’s Annual General Meeting 2016.

2 INTRODUCTION/BACKGROUND

Section 72A of the Local Government Act (LGA) requires Council to hold an Annual General meeting no later than 15 December 2016.

3 STRATEGIC PLAN 2007/2017

The Strategic Plan 2007/2017 (2012/2013 Revision) provides the guidelines within which Council operates. The goals identified in, “Volume 1 – Mapping Our Direction”, 1.1 Governance are applicable to this report.

4 STATUTORY REQUIREMENTS

The Local Government Act 1993 requires Council to prepare an Annual Plan for the municipal area for each financial year. The Council is also required to prepare an Annual Report which provides a summary of the Annual Plan for the preceding financial year. The Act sets out the details of what must be provided in the Annual Report which includes a copy of the Audit opinion for the preceding financial year.

The Local Government Act 1993 requires:

Section 72. Annual Report
(2) The General Manager is to
(d) advertise in a daily newspaper circulating in the municipal area the availability of the report, together with an invitation to electors to lodge submissions on the report with the council for discussion at its annual general meeting.

Section 72B Annual General Meeting
(1) A council must hold an Annual General Meeting on a date that
(b) is not before 14 days after the date of the first publication of a notice under subsection (2).
(2) a Council must publish a notice in a daily newspaper circulating in the municipal area or other prescribed newspaper specifying the date, time and place of the Annual General Meeting.

5 FINANCIAL IMPLICATIONS

Council prepares the Annual Report internally and distributes the report on disc and/or hard copy.

6 RISK MANAGEMENT

Council has a responsibility under the Local Government Act 1993 to hold an Annual General Meeting.
7 COMMUNITY CONSULTATION

The Annual General Meeting provides an opportunity for Council to inform and engage with the community on current issues within the community. The meeting provides an opportunity for the public to gauge the success of the Council over the twelve month period taking into account the initiatives that were set in the preceding Annual Plan.

8 OFFICER’S COMMENTS/CONCLUSION

The Annual Report is currently being prepared and will be advertised for public comment on Wednesday, 23 November and Saturday, 26 November.

It is recommended that the Annual General Meeting be held at the Longford Council Office on Monday, 12 December 2016 at 5pm, in conjunction with the Council Meeting planned for that date.

RECOMMENDATION 1

That the matter be discussed.

RECOMMENDATION 2

That the Annual General Meeting for the Northern Midlands Council be held at the Longford Council Offices on Monday, 12 December 2016, commencing at 5pm.

DECISION

Cr Goninon/Cr Lambert

That the Annual General Meeting for the Northern Midlands Council be held at the Longford Council Offices on Monday, 12 December 2016, commencing at 5pm. Carried unanimously
317/16  ROUND 2 ASSISTANCE – MAJOR FESTIVALS, EVENTS & PROMOTIONS

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

1 PURPOSE OF REPORT

This report considers round two requests for assistance during 2016-17 by community, sporting and non-profit organisations holding major festivals, events or promotions in the Northern Midlands.

2 INTRODUCTION/BACKGROUND

Community groups, organisations or clubs may apply for assistance towards major festivals, events and promotions that are the only one of their kind in the Northern Midlands in any one year, and attract significant numbers of people to the event and/or attract significant media coverage of the Northern Midlands.

The maximum allocation to an event is $1,650 except in the case of a major new event which can be eligible for a one-off seeding grant of up to $3,300. Major events that are held annually are eligible for up to $1,650 in-kind support each year.

Funding priorities are given to events that have a significant benefit for a wide range of Northern Midlands residents and businesses, are unique within Northern Midlands, or if profit making put the funds back into the community, preferably through community projects that will benefit a wide cross section of the community.

Round 2 Applications for 2016-17 were advertised on 14th and 17th September and closed on 1st November 2015.

Some 14 applications seeking some $27,760 were received by Council.

<table>
<thead>
<tr>
<th>Applicant</th>
<th>Event</th>
<th>Grant Sought</th>
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<tbody>
<tr>
<td>Woolmers Estate</td>
<td>Enchanted Grove Planting Event Spring 2017</td>
<td>$1,100</td>
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<tr>
<td>Woolmers Estate</td>
<td>Built Heritage Tourism Forum May 2017</td>
<td>$3,300</td>
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<tr>
<td>Ross Rodeo</td>
<td>Rodeo February 2017</td>
<td>$1,100</td>
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<tr>
<td>Anglican Church</td>
<td>Annual Fair February 2017</td>
<td>$110</td>
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<tr>
<td>RSL Longford</td>
<td>Remembrance Day 2018</td>
<td>$3,000</td>
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<tr>
<td>Campbell Town Anzac Group</td>
<td>Anzac Day L McGee Medallion presentation</td>
<td>$1,650</td>
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<tr>
<td>CMCA</td>
<td>Network Rally Feb 2017 - Campbell Town</td>
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<tr>
<td>YMCA</td>
<td>Skate Park League Development Program – at Longford</td>
<td>$2,000</td>
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<td>Tour of Tasmania 2016</td>
<td>$5,000</td>
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<tr>
<td>Longford Cycle Club</td>
<td>Longford Street Criterium November 2016</td>
<td>$3,750</td>
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<tr>
<td>Longford RSL</td>
<td>RSL markets</td>
<td>$1,100</td>
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<tr>
<td>Anglican Church Ltd</td>
<td>Lfd Christ Church Art Exhibition March 2017</td>
<td>$1,100</td>
</tr>
<tr>
<td>Launceston Art Society</td>
<td>Artists in Action Exhibition May 2017</td>
<td>$1,650</td>
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<tr>
<td>Launceston Art Society</td>
<td>125th Anniversary Eskleigh Art Exhibition Dec- Jan 2016</td>
<td>$500-$3,000</td>
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</tbody>
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3 STRATEGIC PLAN

This policy is consistent with Council’s adopted Strategic Plan 2007-2017 to provide support to local community and other agencies to identify and address priority needs and solutions through sustainable partnerships, community based activities and development projects.
4 POLICY IMPLICATIONS

The event application guidelines set out a process for a fair and equitable distribution of financial assistance to local community groups.

5 STATUTORY REQUIREMENTS

There is no statutory requirement to provide a community event grant program.

6 CONSULTATION WITH STATE GOVERNMENT

The program is not to be a substitute or in conflict with state government sundry grant programs.

7 OFFICER COMMENTS

A budget allocation during 2016-17 of $52,500 was available with $6,000 plus an additional $5,500 from GM Special Project funding is available for Round 2.

8 ATTACHMENTS

8.1 Funding Schedule
8.2 Copy of applications received

RECOMMENDATION 1

That Council discuss the matter.

RECOMMENDATION 2

That Council allocate Round 2 Special Event Funding as follows (excluding GST):

<table>
<thead>
<tr>
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DECISION

Cr Goninon/Cr Lambert

That the matter be discussed

Carried unanimously
Cr Goss/Cr Knowles

That Council allocate Round 2 Special Event Funding as follows (excluding GST):

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Carried unanimously
318/16  JBS LONGFORD ABATTOIR OPERATIONS

Responsible Officer: Des Jennings, General Manager
Report prepared by: Paul Godier, Senior Planner

1 PURPOSE OF REPORT

This report advises Council that the EPA Tasmania has formally requested JBS Australia Pty Limited (JBS) to obtain advice from the Northern Midlands Council as to whether or not the Council requires a Development Application for increased production by the Longford abattoir to 50,000 tonnes of cold packed product per annum.

2 INTRODUCTION/BACKGROUND

JBS advises that:

- The current licence for the site (licence # 1567) has not been updated since 21/2/1977.
- The licence reflects 8,000 cattle per annum and 16,000 sheep per annum or 8,000 tonnes of cold pack product per annum.
- The site has maintained a production volume capacity of up to 460 beef per day (120,000 per annum) and 1,700 sheep per day (425,000 per annum) and effectively can operate at this volume for 250 days per year subject to stock availability.
- The plant actually processed 115,927 beef and 378,714 sheep for the January – December 2015 year.
- They have been requesting the EPA to revise the licence since January 2010.
- The increased production levels are now to be reflected in the revised licence when incorporating the proposed new Waste Water Treatment Plan Covered Anaerobic Lagoon (CAL).

3 STRATEGIC PLAN 2007/2017

The Strategic Plan 2007/2017 (2012/2013 Revision) provides the guidelines within which Council operates. The following “Volume 1 – Mapping Our Direction” goals have relevance to this issue:

- 4.7 Land Use Planning

4 POLICY IMPLICATIONS

None identified.

5 STATUTORY REQUIREMENTS

An abattoir producing 100 tonnes or more of meat or meat products per year is a Level 2 Activity under the Environmental Management and Pollution Control Act.

6 FINANCIAL IMPLICATIONS

None identified.

7 RISK ISSUES

None identified.
8 CONSULTATION WITH STATE GOVERNMENT

The EPA has requested JBS Australia Pty Limited (JBS) to obtain advice from the Northern Midlands Council concerning whether or not the Council requires a Development Application for increased production by the Longford abattoir to 50,000 tonnes of cold packed product per annum.

9 COMMUNITY CONSULTATION

The proposed Covered Anaerobic Lagoon was placed on public notification and no representations were received.

10 OPTIONS FOR COUNCIL TO CONSIDER

Council can decide that:

- The increased production levels do not require a Development Application, providing the operations continue to be managed in accordance with the EPA licence and do not cause pollution and or harm to the surrounding environment; or
- It requires a Development Application for increased production by the Longford abattoir to 50,000 tonnes of cold packed product per annum.

11 OFFICER’S COMMENTS/CONCLUSION

The Longford abattoir has existing approvals for use as an abattoir, and the continued use of the abattoir does not require further planning approval.

The Land Use Planning & Approvals Act 1993 and the Northern Midlands Interim Planning Scheme 2013 do not regulate the amount of production at an abattoir. The Environmental Management and Pollution Control Act does regulate the amount of production at an abattoir.

It is considered that the increased production is a matter for consideration by the EPA under the Environmental Management and Pollution Control Act, not for Council under the Land Use Planning & Approvals Act.

12 ATTACHMENTS

N/A

RECOMMENDATION 1

That the matter be discussed.

RECOMMENDATION 2

That Council advise JBS Australia and the EPA that as the Land Use Planning & Approvals Act 1993 and the Northern Midlands Interim Planning Scheme 2013 do not regulate the amount of production at the abattoir, a development application is not required for the increase in production.

DECISION

Cr Calvert / Cr Goninon

That the matter be discussed.

Carried unanimously
**Cr Goss/Cr Calvert**

That Council advise JBS Australia and the EPA that Council requires a Development Application for increased production by the Longford abattoir for additional cold packed product per annum.

Carried unanimously

Mayor Downie adjourned the meeting for the meal break at 6.05pm.

Mayor Downie reconvened the meeting after the meal break at 6.45pm at which time Ms Boer and Ms Cunningham attended the meeting.
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

William Street Reserve, Perth

Mr John Stagg, Perth

Mr Stagg advised that he believed that the William Street Reserve at Perth was in the worst condition that he had seen it in approximately 30 years; he raised concerns at the length of the grass, the overgrown bush and the possible presence of snakes due to the unkempt nature of the reserve. He raised further concerns in relation to the removal of sheep from the reserve and the fact that the gates to the reserve were still locked despite the commencement of daylight savings, at which time it was usual for the gates to be unlocked.

Mr Stagg asked why the gates to William Street Reserve were still locked?

Council’s General Manager, Mr Jennings, advised that the question would be taken on notice and that Mr Stagg be informed directly in relation to this matter.

320/16 COUNCIL ACTING AS A PLANNING AUTHORITY

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

DECISION

Cr Goninon/Cr Goss

That the Council intends to act as a Planning Authority under the Land Use Planning and Approvals Act 1993 for Agenda item PLAN 1 – PLAN 3. Carried unanimously
2 STATEMENTS

**PLAN 1** P16-056 - 60 Wellington Street, LONGFORD

**Mrs Karen Bell – Applicant**

Mrs Bell advised that she approached Council because she wished to expand her ice-cream business to include a take-away outlet. She believed that she had complied with all the requirements, however, was only made aware of the need for a permit for the canopy when the plumbers had plumbed-in the canopy. She stressed the need to have other income producing lines, other than ice-cream, for her business to remain sustainable and open. Mrs Bell advised that she employs 3 local persons to assist her in her business.

**PLAN 3** P16-154 - 18 Wilmores Lane (corner Cressy Road), LONGFORD

**Mr Bruce Pitt, Longford**

Mr Pitt advised that he is currently part-owner of the land on which there is a contract of sale to the Barrett’s, the property which is the subject of the application, he advised that the parcel of land comprises 7 acres of undeveloped land.

He noted that:
- there are approximately 30 rural living type properties in the vicinity of the property at South Longford of 8 to 10 acres;
- the land is classed as farming land, but located between Longford House and the town;
- the property is not a large parcel of land and they are not looking to subdivide off agricultural land;
- the application had been advertised and no objections were received; and
- there should be no reason the land should not be allowed to be developed as per the many other properties in the vicinity.

**Mrs Alicia Barrett – Applicant**

Mrs Barrett referred to the recommendation to refuse their application. Mrs Barrett advised that she believed that due to the land classification and location, the land is practicably incapable of supporting an agricultural use; and they have an agronomists report to support their view. Mrs Barrett noted that the Agronico report states that the land is unsuitable for cropping, but is suitable for grazing which, due to the size of the property and the average quality of the soil, is limited. She pointed out that the report states that the property would support a maximum of 10 fat lambs which would be required to be supplement fed. Further, Mrs Barrett noted the application had been advertised with no objections being received.

In closing Mrs Barrett expressed the opinion that the term *practically incapable of supporting an agricultural use* was open to interpretation; and noted that the plans were to construct the dwelling outside of the attenuation area as required by the Planning Scheme.

*Cr Knowles declared an interest in item PLAN 1, signed the register and left the meeting at 6.57pm.*
1 INTRODUCTION

This report assesses an application for 60 Wellington Street, Longford for retrospective approval for a change of use to food services (café and takeaway food premises), installation of extractor fan and signage.

2 BACKGROUND

Applicant: K Bell
Owner: N Madden
Zone: General Business
Codes: Heritage precinct
Classification under the Scheme: Food service & signage
Previous Approved Use: General Retail & Hire (Antique shop)
Deemed Approval Date: 21-Nov-2016
Recommendation: Approve

Discretionary Aspects of the Application
- Heritage precinct
- E6.6.1: Vary car parking provisions
- E6.7.6: Vary Loading bay provision
- E6.8.2: Vary bicycle parking access, safety and security provision

Planning Instrument: Northern Midlands Interim Planning Scheme 2013

Preliminary Discussion
Prior to the application becoming valid, the following requests to the applicant were made for information to make the planning application valid:
- 16.03.2016 – Email to applicant advising fees.
- 18.03.2016 – Email to applicant that Heritage Advisor has concerns with design. Heritage advisor contacted signage designer about issues and for a new design to be submitted.
- 10.05.2016 – Reminder to applicant.
- 22.06.2016 – Reminder to applicant.
- 22.08.2016 – Further information request – floor and site plans, change of use requirements & amended planning application.
- 14.09.2016 – Complaint received about use of building.
- 21.09.2016 – Planning application form revised to include use & application became valid.
3 STATUTORY REQUIREMENTS

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

The applicant has breached legislative requirements, as a change of use has commenced, and signage and an extractor fan have been installed without a planning permit. An Intention to Issue an Enforcement Notice was served on the applicant regarding the illegal use and development. The notice required the applicant to show cause within 14 days why an Enforcement Notice requiring a valid planning application (for the change of use and installation of signage and extractor fan) to be made by 01 November 2016 should not be issued. It also noted that until a planning permit was granted, and in effect, that no cooking of fried foods was to take place and any breach may result in an infringement notice being issued.

NOTE: USE OF THE FRYER, AND THE SALE OF FRIED FOODS MUST NOT COMMENCE WITHOUT A PLANNING PERMIT granted and in effect in accordance with the Act and the provisions of the Planning Scheme.

If such use commences it will constitute a breach of the Planning Scheme.

Council has the ability to issue an Infringement Notice each day the scheme is breached, for a fine of $2,355 for a person or $11,775 for a company.

4 ASSESSMENT

4.1 Proposal

It is proposed to:

- Obtain planning approval for a change of use to food services (café and takeaway food premises); &
- Install extractor fan & signage.
Façade:
Floor Plan
4.2 Zone and land use

Zone Map – General Business

The land is zoned General Business and is within the Heritage Precinct. The relevant Planning Scheme definition is:

| Food services | Use of land for preparing or selling food or drink for consumption on or off the premises. Examples include a cafe, restaurant and take-away food premises. |

Food service is Permitted in the zone.

Building Fascia sign is ‘No permit required’ in the zone.

The application became dictionary due to use and development of the signage and extractor fan being within the heritage precinct and variation to the parking provisions.

4.3 Subject site and locality

The author of this report carried out site inspections on 27 September 2016, 6 October 2016 and 25 October 2016. The subject site is located in Archer Street, Longford, diagonally opposite Victoria Square (Longford Village Green). The site contains ‘Regal House’, a c.1826 painted-brick commercial building. The site is part of a strata plan, with the property to the west. The land between the two buildings is common property. Land in front of the building is a public carpark that was created by the former Longford Council. The main access to the building is on the eastern side of the building off the carpark, and a personal access on the western side of the building.
Aerial photograph of area

Photographs of subject site

Subject site
4.4 Permit/site history

Relevant permit history includes:
- DA101/01 Alterations
- DA15/02 Freestanding sign
- P16-056 Change of use, signage & extractor fan (current application)
- P16-221 Planning compliance notice

4.5 Representations

Notice of the application was given in accordance with Section 57 of the Land Use Planning & Approvals Act 1993. A review of Council’s Records management system after completion of the public exhibition period revealed that representations (attached) were received from:
- Peter & Sharin Imlach, 58 Wellington Street, Longford
- Sallie & John Talbot, 6 Archer Street, Longford

Map showing location of representors properties in relation to subject site

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

**Issue 1**
- Fumes from extraction fan being installed: noise and odours due to close proximity to residence

**Planner’s comment:**

The extractor fan is a requirement under the Food Act 2003. Noise readings of the fan were taken by Council’s Environmental Health Officer, Chris Wicks, and should be used as a guide only. The measurements were taken in the day, between the exterior northern side wall of the shop and the external southern wall of the adjoining house, below the roof vent. The first measurement with the fan off was 42dB, whilst the second reading was 44.4dB. Mr Wicks, suspected that, with a more precise measuring device, the reading is likely to be less than 44.4dB. These measurements meet the acceptable solution of the Planning Scheme.

Air Quality is controlled under the Environmental Management and Pollution Control (Distributed Atmospheric Emissions) Regulations 2007. This is enforced by either Environmental Health Officers or Environmental Health Practitioners. There are no zone standards or amenity
standards regarding odour to meet and, as the application is a permitted use, it cannot be refused on potential odour complaints.

The applicant advised that there is currently one deep fryer for doughnuts and one for other fried foods. Both are bench-top fryers, with the smaller of the two for doughnuts. The largest one is a twin-basket fryer, with dual controls, which allows for only one side to be used in quieter times. Each basket is able to fry up to a kilo of chips at a time.

_Photo of double deep fryer_

**Issue 2**
- Tradespersons accessing land

_Planter’s comment:_

Not a planning concern.

**Issue 3**
- Operating hours

_Planter’s comment:_

Proposed development meets all the Planning Scheme requirements for amenity; therefore, it cannot be refused on this concern. It can however have conditions placed upon the permit to ensure compliance with the Planning Scheme’s acceptable solutions for noise levels.

The applicant has advised that the operating hours are currently:
- 10:30am – 5:30pm Monday, Wednesday and Thursday
- 9:30am – 8:00pm Friday & Saturday (summer)
- 10:30am – 5:30pm Friday & Saturday (winter)

The General Business zone does not have any restrictions on operating hours, as the zone purpose is ‘to provide for business, community, food, professional and retail facilities serving a town or group of suburbs’. Although the zone does allow for residential uses, it does not provide protection for residential uses, as a residential zone would. There are two mechanisms that can potentially restrict operating hours: noise levels and commercial vehicles entering the site. Use of commercial vehicles entering the site is restricted to the hours of 6.00am and 10.00pm.
Monday to Sunday. The applicant has advised that delivery drivers either park in the street or in the front carpark. As there will be a condition on the permit restricting commercial vehicles parking on site and most stock deliveries would be between the hours of 6am and 10pm, this would not curtail the operational hours.

Noise restrictions for daytime and night time could potentially have an impact on opening hours. But as the noise reading is well within the allowable daytime level, this would not curtail the operational hours. However, if the operator wanted to open after 10pm, the noise levels would need to comply with the required night time noise level. As such, a condition has been placed upon the permit to ensure that night time amenity of the area is protected.

The opening hours are not considered excessive or out of the normal for a commercial business in a Business zone.

**Issue 4**

- Use of carpark on objector’s property at 58 Wellington Street

**Planner’s comment:**

Not a valid planning concern and the application cannot be refused on this concern. The land in front of 58 & 60 Wellington Street has been used for a carpark since the 1960s. In the early 1990s, the Longford Council made an *ex gratia* payment to the owner of 60 Wellington Street for the parcel of land under the *Local Governments (Highways) Act* 1982. The land was subsequently deemed a highway and became part of Council’s assets. As such, the area can be used by the public and all users must obey road rules.

**Issue 5**

- Parking in driveway

**Planner’s comment:**

Not a valid planning concern and the application cannot be refused on this concern. The site plan for the application shows one parking space at the rear of the shop; as it is unclear if this is allowable under the strata scheme on common property, any planning approval shall not include reference to the one parking space.

Both representations objected to the use of their driveway. The objection received from 58 Wellington Street was opposed to vehicles parking in their driveway. This parcel of land is common property of Strata Scheme 58179, which includes properties at 60 Wellington Street and 6A Archer Street. The objection received from the owners of 6 Archer Street (who also own 6A Archer Street) was concerned with the number of vehicles using the driveway. The use of this common property is subject to the strata by-laws and should be available from the body corporate. Any concerns with the use of the common property for parking and access to other properties is not a Council issue; if it cannot be resolved satisfactorily by the body corporate, an appeal could be lodged with the Land Titles Office. The Department of Primary Industry and Water have a booklet ‘Strata Living in Tasmania’ that is a good guide to the rules and regulations of strata title requirements.
Photograph of common property of strata scheme 58179

Stratum plan
Issue 6
- Smoking in a smoke-free zone

Planner’s comment:
Not a valid planning issue and the application cannot be refused on this concern. Smoking is controlled and enforced under the Public Health Act 1997. The applicant’s response has advised that she has told staff not to smoke at the rear of the building.

Issue 7
- Loss of privacy and diminished aspect when viewed from neighbouring dwelling due to variation to car park variation and smoking area.

Planner’s comment:
The Planning Scheme has no mechanism for privacy control in the General Business zone. The proposed parking variation is to vary the car parking numbers on-site that a use would be required to provide to meet the Acceptable Solutions of the Planning Scheme. There is one car park proposed at the rear of 60 Wellington Street. As this parking area would be partially within the title boundary of 60 Wellington Street and partially within the common property, any planning approval shall remove the parking shown. Parking within the common property is either controlled by the strata scheme’s by-laws, or, if there no by-laws, it is an issue for the body corporate of the strata scheme to resolve. If the body corporate did not resolve it, an appeal to Land Titles Office could resolve the matter.

Issue 8
- Clarification of the proposed changes
- Delivery vehicles parking
- Customer parking
- Requirements under Food Act 2003 (Tas) and National Food Standards Code 2003.

Planner’s comment:
- A condition of the permit shall be that commercial delivery vehicles and customers are not to use the common property for parking.
- Requirements of the Food Act 2003 (Tas) and National Food Standards Code 2003 are not valid planning concerns. Enforcement of these Acts, for this type of food business, is generally managed by Council’s Environmental Health Officer.
- The requirement for the installation of a grease trap is controlled by TasWater through a Trade Waste Agreement. It is enforceable and regulated under the Water and Sewerage Industry Act 2008 and Water and Sewerage Industry (Pricing and Regulations) 2011.

4.6 Referrals
The application required the following referrals:

<table>
<thead>
<tr>
<th>TasWater</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Precis:</strong> The application was referred to Taswater and a Submission to Planning Authority Notice was issued on 08/11/2016 (Taswater Ref: TWDA 2016/01579-NMC).</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Heritage Adviser</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mr Denman’s review is included as an attachment to this report.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Environmental Health Officer</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Precis:</strong> Council’s Environmental Health Officer, Chris Wicks, has inspected the property for food licensing and also advises that if there are only 20 seats in the dining room, no sanitary provisions are required for the customers.</td>
</tr>
</tbody>
</table>
4.7 Planning Scheme Assessment

### GENERAL BUSINESS ZONE

<table>
<thead>
<tr>
<th>ZONE PURPOSE</th>
</tr>
</thead>
</table>
| To provide for business, community, food, professional and retail facilities serving a town or group of suburbs. 
To create through good urban design:
- an attractive and safe environment; and
- activity at pedestrian levels with active road frontages offering interest and engagement to shoppers and; and
- appropriate provision for car parking, pedestrian access and traffic circulation. |

**Assessment:** The proposal meets the zone purpose.

### LOCAL AREA OBJECTIVES

To consolidate growth within the existing urban land use framework of the towns of Campbell Town, Longford and Perth.
To manage development in the General business zone so as to conserve and enhance the quality of the Heritage Precincts in the Campbell Town, Longford, and Perth town centres.
To ensure developments within street reservations contribute positively to the context of the Heritage Precincts in each settlement.

**Assessment:** The proposal meets the local area objectives.

#### General Business zone use table

<table>
<thead>
<tr>
<th>Permitted Use Class</th>
<th>Qualification</th>
</tr>
</thead>
<tbody>
<tr>
<td>Food services</td>
<td></td>
</tr>
</tbody>
</table>

**Comment:** The proposal is a permitted use within the General Business zone; therefore, it cannot be refused on the proposed use.

### 21.3 Use Standards

#### 21.3.1 Amenity

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

**Acceptable Solutions**

| A1 | Commercial vehicles (except for visitor accommodation and recreation) must only operate between 6.00am and 10.00pm Monday to Sunday. |
| A2 | Noise levels at the boundary of the site with any adjoining land must not exceed:
  a) 50dB(A) day time; and
  b) 40dB(A) night time; and
  c) 5dB(A) above background for intrusive noise. |

**Comment:** Application complies with acceptable solutions; therefore, cannot be refused on amenity issues. Measurements of the noise levels have been undertaken by Council’s Environmental Health Officer. Mr Wicks took a reading of 44.4dB, which is well below the daytime noise level requirement of 50dB(A). The proposed earliest opening time is 9.30am and latest closing time is 8pm, fall within the daytime hours. Daytime is considered to be from 7am to 10pm and night time from 10pm to 7am.

### 21.4 Development Standards

#### 21.4.1 Siting, Design and Built Form

Objective: To ensure that buildings are visually compatible with surrounding development.

**Acceptable Solutions**

| A1 | The entrance of a building must be:
  a) clearly visible from the road or publically accessible areas on the site; and  
  b) provide a safe access for pedestrians. |
| A2 | Building height must not exceed: |

**Performance Criteria**

| P1 | No performance criteria. |
| P2 | Building height must: |
a) 8m; or
b) 1m greater than the average of the heights of buildings on immediately adjoining lots.

a) be consistent with the local area objectives if any, and
b) have regard to the streetscape and the desirability of a greater setback for upper floors from the frontage; and
c) avoid unreasonable levels of overshadowing to public places or adjoining properties.

A3.1 Buildings must be: set back the same as or less than the setback of an immediately adjoining building;
A3.2 Extensions or alterations to existing buildings must not reduce the existing setback.

P3 Building setbacks must:
a) provide for enhanced levels of public interaction or public activity; and
b) ensure the efficient use of the site; and
c) be consistent with the established setbacks within the immediate area and the same zone; and
d) be consistent with the local area objectives, if any; and
e) provide for emergency vehicle access.

Comment: Proposal meets all the Acceptable Solutions of development standards; therefore, cannot be refused on siting, design and built form. The extractor fan is considered to be a minor structure and, if not located within the heritage precinct, would have been exempt from planning approval.

21.4.2 Subdivision – NA

<table>
<thead>
<tr>
<th>CODES</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>E1.0 BUSHFIRE PRONE AREAS CODE</td>
<td>N/a</td>
</tr>
<tr>
<td>E2.0 POTENTIALLY CONTAMINATED LAND</td>
<td>N/a</td>
</tr>
<tr>
<td>E3.0 LANDSLIP CODE</td>
<td>N/a</td>
</tr>
<tr>
<td>E4.0 ROAD AND RAILWAY ASSETS CODE</td>
<td>N/a</td>
</tr>
<tr>
<td>E5.0 FLOOD PRONE AREAS CODE</td>
<td>N/a</td>
</tr>
<tr>
<td>E6.0 CAR PARKING AND SUSTAINABLE TRANSPORT CODE</td>
<td>See code assessment below</td>
</tr>
<tr>
<td>E7.0 SCENIC MANAGEMENT CODE</td>
<td>N/a</td>
</tr>
<tr>
<td>E8.0 BIODIVERSITY CODE</td>
<td>N/a</td>
</tr>
<tr>
<td>E9.0 WATER QUALITY CODE</td>
<td>N/a</td>
</tr>
<tr>
<td>E10.0 RECREATION AND OPEN SPACE CODE</td>
<td>N/a</td>
</tr>
<tr>
<td>E11.0 ENVIRONMENTAL IMPACTS &amp; ATTENUATION CODE</td>
<td>N/a</td>
</tr>
<tr>
<td>E12.0 AIRPORTS IMPACT MANAGEMENT CODE</td>
<td>N/a</td>
</tr>
<tr>
<td>E13.0 LOCAL HISTORIC HERITAGE CODE</td>
<td>See Heritage Adviser’s assessment</td>
</tr>
<tr>
<td>E14.0 COASTAL CODE</td>
<td>N/a</td>
</tr>
<tr>
<td>E15.0 SIGNS CODE</td>
<td>See code assessment below</td>
</tr>
</tbody>
</table>
### E6.0 CAR PARKING AND SUSTAINABLE TRANSPORT CODE

#### Code purpose

The purpose of this provision is to:

- ensure that an appropriate level of car parking facilities are provided to service new land use and development having regard to the operations on the land and the nature of the locality; and
- ensure that cycling, walking and public transport are encouraged as a means of transport in urban areas; and
- ensure access for cars and cyclists and delivery of people and goods is safe and adequate; and
- ensure that parking does not adversely impact on the amenity of a locality and achieves high standards of urban design; and
- ensure that the design of car and bicycle parking space and access meet appropriate design standards; and
- provide for the implementation of parking precinct plans.

**Assessment:** The proposal meets the code purpose.

### 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.

**Performance Criteria**

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

**Comment:** A variation to the car parking provisions is required. The previous use, Retail and Hire, required 10 parking spaces. The use, Food Services, requires 19 spaces; therefore, an additional nine spaces are required for the change of use. There are no designated parking spaces on-site, but there is ample parking provided within the public carpark at the front of the building and on the street. Both public transport and on-street parking is available within easy walking distance. People are also likely to park within the vicinity and utilise a number of other services, businesses and parks in the area. On-street parking within easy walking distance is clearly marked and does not impact on the safety of other road users. Given that the operation of the business is restricted to 20 seats due to sanitary facilities, the impact on public parking would be minimal.
Use | Parking Requirement
---|---
Food services (restaurant, café, take-away) | 1 space per 15m² net floor area + 6 queuing spaces for drive-through
Retail and hire (amusement centre, betting agency, department store, market, supermarket, video shop) | 1 space per 30m² net floor area

Floor area approximately 290m².

**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.

<table>
<thead>
<tr>
<th>Acceptable Solutions</th>
<th>Performance Criteria</th>
</tr>
</thead>
<tbody>
<tr>
<td>A1.1</td>
<td>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</td>
</tr>
<tr>
<td>A1.2</td>
<td>The number of spaces must be in accordance with a parking precinct plan contained in Table E6.6: Precinct Parking Plans.</td>
</tr>
</tbody>
</table>

**Comment:** Complies – four spaces required, ample storage spaces provided on-site.

**E6.7 Development Standards**

**E6.7.3 Car Parking Access, Safety and Security**

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

<table>
<thead>
<tr>
<th>Acceptable Solutions</th>
<th>Performance Criteria</th>
</tr>
</thead>
<tbody>
<tr>
<td>A1</td>
<td>Car parking areas with greater than 20 parking spaces must be:</td>
</tr>
<tr>
<td>a)</td>
<td>secured and lit so that unauthorised persons cannot enter or;</td>
</tr>
<tr>
<td>b)</td>
<td>visible from buildings on or adjacent to the site during the times when parking occurs.</td>
</tr>
</tbody>
</table>

**E6.7.4 Parking for Persons with a Disability**

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

<table>
<thead>
<tr>
<th>Acceptable Solutions</th>
<th>Performance Criteria</th>
</tr>
</thead>
<tbody>
<tr>
<td>A1</td>
<td>All spaces designated for use by persons with a disability must be located closest to the main entry point to the building.</td>
</tr>
<tr>
<td>A2</td>
<td>One of every 20 parking spaces or part thereof must be constructed and designated for use by persons with disabilities in accordance with Australian Standards AS/NZ 2890.6 2009.</td>
</tr>
</tbody>
</table>
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

<table>
<thead>
<tr>
<th>Acceptable Solutions</th>
<th>Performance Criteria</th>
</tr>
</thead>
<tbody>
<tr>
<td>A1</td>
<td>For retail, commercial, industrial, service industry or warehouse or storage uses:</td>
</tr>
<tr>
<td>a)</td>
<td>at least one loading bay must be provided in accordance with Table E6.4; and</td>
</tr>
<tr>
<td>b)</td>
<td>loading and bus bays and access strips must be designed in accordance with Australian Standard AS/NZS 2890.3 2002 for the type of vehicles that will use the site.</td>
</tr>
<tr>
<td>P1</td>
<td>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.</td>
</tr>
</tbody>
</table>

Comment: Variation required for a loading bay as there is no room on site for a dedicated loading/unloading space. As there are minimal stock deliveries and adequate parking is available at the front of the building or on the street, the variation to the loading-bay provision is considered acceptable.

Table E6.4: Loading bays

<table>
<thead>
<tr>
<th>Floor area of the Building</th>
<th>Minimum Loading Bay Dimensions</th>
</tr>
</thead>
<tbody>
<tr>
<td>2600m² or less in a single occupation</td>
<td>Required Area: 27.4m²</td>
</tr>
</tbody>
</table>

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

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

Comment: Variations for bicycle parking, access and safety are required as there is no proposed lit, secure space for a rail/hoop. There is room at the front and rear of the shop for bicycles to be safely parked.
E6.8.5 Pedestrian Walkways – NA

E15.0 SIGNS CODE

<table>
<thead>
<tr>
<th>Code purpose</th>
</tr>
</thead>
<tbody>
<tr>
<td>The purpose of this Code is to regulate the construction or putting up for display of a sign or hoarding.</td>
</tr>
</tbody>
</table>

A Building Fascia sign is proposed for the front of the building, to replace the ‘PARKSIDE ANTIQUES’ signage and signage on the front windows.

**Photomontage of signage**

A sign on the front of a building.

**Building Fascia Sign**

A sign on the front of a building.
### E15.5 Standards for Use or Development

#### E15.5.2 Heritage Precincts

**Objective:** To ensure that the design and siting of signs complement or enhance the streetscape of Heritage Precincts.

<table>
<thead>
<tr>
<th>Acceptable Solutions</th>
<th>Performance Criteria</th>
</tr>
</thead>
<tbody>
<tr>
<td>A1 No acceptable solution</td>
<td>P1 If within the Heritage Precincts Specific Area Plan, shall be consistent with the Character Statements.</td>
</tr>
</tbody>
</table>

**Comment:** Proposal is consistent with the requirements of the Heritage Precincts Specific Area Plan character statement.

#### E15.5.3 Design and siting of signage

**Objective:** To ensure that the design and siting of signs complement or enhance the characteristics of the natural and built environment in which they are located.

**Building Fascia Sign**

<table>
<thead>
<tr>
<th>Acceptable Solutions</th>
<th>Performance Criteria</th>
</tr>
</thead>
</table>
| A15 A building fascia sign must be located in the following zones:  
- Community Purpose; or  
- General Business (no permit required); or  
- General Industrial; or  
- Light Industrial; or  
- Local Business (no permit required); or  
- Village. | P15 No performance criteria |

| A16 A building fascia sign, if contained wholly within the building fascia must:  
a) not project above or below the fascia of the building; and  
b) not exceed two-thirds the depth of the fascia band; and  
c) not exceed 950mm; and  
d) not project more than 200mm from the vertical face of the fascia;  
e) only be illuminated through the use of internal lighting, neon, or external spot-lighting sensitively designed to minimize glare and overspill of light; and  
f) not be flashing; and  
g) not extend over a window or significant architectural feature; and  
h) be in keeping with the design of the building. | P16 No performance criteria |

| A17 A building fascia sign, if not contained within the building fascia must:  
a) be limited to two signs on the front of the building; and  
b) together with any other signage, not cover more than 25% of the front of the building. | P17 No performance criteria |

| A18 A building fascia sign, if not contained within the building fascia must:  
a) have a maximum area of 15m²; and  
b) not be illuminated. | P18 A building fascia sign, if not contained within the building fascia:  
a) if larger than 15m²; and/or  
b) being illuminated (not flashing or rotating) |
must demonstrate that:

a) it is sympathetic to the architectural character and detailing of the building; and

b) it is of appropriate dimensions so as not to dominate the streetscape or premises on which it is located; and

c) it will not result in loss of amenity to neighbouring properties; and

d) it will not contribute to or exacerbate visual clutter; and

e) it will not distract motorists as a result of size illumination or movement; and

f) Illumination is sensitively designed to minimize glare and overspill of light, through the use of neon, internal lighting or by sympathetically designed external spot-lighting.

Comment: The application complies with the acceptable solutions of the building fascia signage requirements. If a permit is issued, a condition of the permit shall be that the handwritten signage in the windows is removed.
The proposal is consistent with all State Policies.

**OBJECTIVES OF LAND USE PLANNING & APPROVALS ACT 1993**

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

**STRATEGIC PLAN/ANNUAL PLAN/COUNCIL POLICIES**

The proposal is consistent with the *Strategic Plan 2007-2017*.

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:
1. Impacts the installation of the extractor fan and signage will have on the heritage precinct; and
2. Any detrimental impacts that the variations to the parking provisions (vehicle, bicycle and loading bay) will have on the amenity of the surrounding area.

Most of the matters that the representors’ have raised are not valid planning concerns, not enforceable by the Planning Scheme, or are matters that need to be resolved by the body corporate. Council has no control over the use of common ground in a strata scheme; this is controlled by the body corporate and the by-laws; if there is no body corporate or by-laws in place, a request can be made to the recorder of titles for these to be made.

**Change of use**

The proposed change of use is a permitted use in the *General Business* zone and, as the proposal meets all the Acceptable Solutions, the application cannot be refused on the use. A condition should be placed upon the permit to ensure that if the opening hours of the business extend into night time hours, that noise levels remain compliant with the acceptable solutions of the Planning Scheme.

**Variation to parking provisions (vehicle, bicycle and loading bay)**

The application requires a variation to the parking provisions of the Planning Scheme. The application is deemed to meet the performance criteria for the *Car Parking and Sustainable Transport Code*. There is ample parking available at the front of the business and on-street parking within easy walking distance to serve the requirements of customers and staff. A condition of the permit should be that commercial delivery vehicles and customers are not to use the common property for parking, and approved plans shall remove reference to the use of this area for one parking space.

**Heritage Code & Heritage Precinct**

The extractor fan is not visually intrusive to the heritage area, as, due to its location, it is only visible from minimal vantage points in Wellington Street. If the proposed signage wasn’t in the heritage precinct, it would not require a planning permit. The signage meets all the requirements of the Planning Scheme and it is not visually intrusive to the heritage precinct. The handwritten signage on the front windows is not part of this approval and should be removed.
Conditions that relate to any aspect of the application can be placed on a permit. The proposal will be conditioned to be used and developed in accordance with the proposal plans.

8 ATTACHMENTS

- Application & plans, correspondence with applicant
- Responses from referral agencies
- Representations & applicant’s response
- Planning scheme heritage code & Heritage Precincts Specific Area Plan assessment

RECOMMENDATION

That land at 60 Wellington Street, Longford be approved to be developed and used for a change of use to food services (café and takeaway food premises), installation of extractor fan and signage, in accordance with application P16-056, and subject to the following conditions:

1 Layout not altered
   The use and development shall be in accordance with the endorsed plans numbered P1 – P3:
   P1 Photomontage of signage
   P2 Hand drawn floor plan of building
   P3 Hand drawn section of building, showing setout of extraction fan.

2 Delivery hours
   Deliveries to and from the site (including waste collection) must only take place between:
   • 6:00am and 10:00pm Monday to Sunday

3 Signage
   The location and details of signs and signwriting shall be in accordance with the endorsed documents. All handwritten signage on the front windows must be removed. The signs shall not contain any flashing light, chase, rotate or contain any moving parts.

4 Removal of signs if use ceases
   If the use ceases for a period of four continuous months, the signage shall be removed or covered up.

5 Exterior and security lighting
   Exterior lighting and security lighting must be designed, baffled and located in accordance with the relevant Australian Standard, such that no direct light is emitted outside the boundaries of the subject land.

6 Noise emissions
   Noise levels at the boundary of the site with any adjoining land must not exceed:
   • 50dB(A) day time; and
   • 40dB(A) night time; and
   • 5dB(A) above background for intrusive noise.

7 Exposed storage
   Goods, equipment and packaging material must not be stored or left exposed outside a building so as to be visible from any public road.

8 Loading and unloading
   Commercial delivery vehicles and customers’ vehicles are not to use the common property for parking and loading and unloading of vehicles. The loading and unloading of goods from vehicles and the delivery of goods must at all times be carried out so as to cause minimum interference with other vehicular traffic.
9  TasWater conditions
Sewer and water services shall be provided in accordance with TasWater’s Planning Authority Notice (reference number TWDA 2016/01579-NMC).

DECISION
Cr Goss/Cr Lambert
That the matter be discussed.
Carried unanimously

Cr Polley/Cr Goninon
That application P16-056 for a change of use to food services (café and takeaway food premises), installation of roof vent and signage at 60 Wellington Street, Longford be refused on the following grounds:
• The proposed development does not satisfy the required car parking provision of clause E6.6.1 of the Planning Scheme. No traffic impact statement has been provided to support the reduction in car parking numbers. The effect of the non-compliance for a reduction of an additional nine spaces is increased car parking in the off-street public car park, which increases the loss of amenity to 58 Wellington Street. An empirical assessment of available parking and the likelihood of increased parking in Wellington is also likely to have an impact on the amenity of the area, safety and convenience of road users.
• The proposed development does not satisfy the required loading bay provision of clause E6.7.6 of the planning scheme. The effect of the non-compliance for one loading bay is that the loading and unloading of the owner’s vehicle at the rear of the shop results in loss of amenity and access to the adjoining strata titled property for access.

Lost

Voting for the Motion:
Cr Adams, Cr Goninon, Cr Polley

Voting against the Motion:
Mayor Downie, Cr Calvert, Cr Gordon, Cr Goss, Cr Lambert

Cr Goss/Cr Lambert
That land at 60 Wellington Street, Longford be approved to be developed and used for a change of use to food services (café and takeaway food premises), installation of extractor fan and signage, in accordance with application P16-056, and subject to the following conditions:

1  Layout not altered
The use and development shall be in accordance with the endorsed plans numbered P1 – P3:
P1  Photomontage of signage
P2  Hand drawn floor plan of building
P3  Hand drawn section of building, showing setout of extraction fan.

2  Delivery hours
Deliveries to and from the site (including waste collection) must only take place between:
• 6:00am and 10:00pm Monday to Sunday

3  Signage
The location and details of signs and signwriting shall be in accordance with the endorsed documents. All handwritten signage on the front windows must be removed. The signs shall not contain any flashing light, chase, rotate or contain any moving parts.

4  Removal of signs if use ceases
If the use ceases for a period of four continuous months, the signage shall be removed or covered up.
5 Exterior and security lighting
Exterior lighting and security lighting must be designed, baffled and located in accordance with the relevant Australian Standard, such that no direct light is emitted outside the boundaries of the subject land.

6 Noise emissions
Noise levels at the boundary of the site with any adjoining land must not exceed:
   • 50dB(A) day time; and
   • 40dB(A) night time; and
   • 5dB(A) above background for intrusive noise.

7 Exposed storage
Goods, equipment and packaging material must not be stored or left exposed outside a building so as to be visible from any public road.

8 Loading and unloading
Commercial delivery vehicles and customers’ vehicles are not to use the common property for parking and loading and unloading of vehicles. The loading and unloading of goods from vehicles and the delivery of goods must at all times be carried out so as to cause minimum interference with other vehicular traffic.

9 TasWater conditions
Sewer and water services shall be provided in accordance with TasWater’s Planning Authority Notice (reference number TWDA 2016/01579-NMC).

Carried

Voting for the Motion:
   Mayor Downie, Cr Calvert, Cr Gordon, Cr Goss, Cr Lambert

Voting against the Motion:
   Cr Adams, Cr Polley, Cr Goninon (abstention)
1 INTRODUCTION

This report assesses an application for 11 Badajos Street, Ross to use an existing dwelling as visitor accommodation.

2 BACKGROUND

Applicant: N Jones  
Owner: N Jones  
Zone: General Residential  
Codes: Heritage precinct  
Classification under the Scheme: Visitor accommodation  
Existing Use: Dwelling  
Deemed Approval Date: 18.11.16  
Recommendation: Approve

Discretionary Aspects of the Application
- Discretionary use - visitor accommodation;
- Reliance on the performance criteria of the Car Parking and Sustainable Transport Code due to unsealed car parking area;
- Reliance on the performance criteria of the Heritage Code (within Heritage Precinct);
- Reliance on the performance criteria of the Environmental Impacts and Attenuation Code (partially within attenuation distance of sewage treatment plant).


Preliminary Discussion
Prior to the application being placed on public exhibition, further information was requested from the applicant to satisfy the application document requirements and the Environmental Impacts and Attenuation Code.

3 STATUTORY REQUIREMENTS

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

4.1 Proposal

It is proposed to:

- Use the existing dwelling as visitor accommodation.

Site Plan

4.2 Zone and land use

Zone Map – General Residential; Heritage Precinct
The land is zoned General Residential, and is within the Heritage precinct. The relevant Planning Scheme definition is:

| Visitor accommodation | use of land for providing short or medium term accommodation for persons away from their normal place of residence. Examples include a backpackers hostel, bed and breakfast establishment, camping and caravan park, holiday cabin, holiday unit, motel, overnight camping area, residential hotel and serviced apartment. |

Visitor accommodation is discretionary (permit required) in the zone.

4.3 Subject site and locality

The author of this report carried out a site visit on the 11th October 2016. The subject site has a total area of approximately 1921.5m² and currently contains an existing dwelling and garage. The site is surrounded by established residential uses, with local business zoned land across the road to the south west of the site.

Aerial photograph of area
4.4 Permit/site history

Relevant permit history includes:
- DA29/01 – Dwelling additions
- P10-403 - Dwelling additions
- BLD 01/033 - Garage
4.5 Representations

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

- P Fost & H McQuade of Ross Motel

**Map showing location of representor properties in relation to subject site**

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

**Issue 1**
- Over representation of accommodation businesses in Ross.

Planner’s comment:
Council, as the planning authority, is required to consider each application individually on its merits. There are no provisions in the Planning Scheme which allow assessment against the balance of commercial and accommodation businesses within the township. Market forces and competition between businesses will ultimately determine the number of accommodation businesses required to meet demand.

**Issue 2**
- Lack of approvals needed for Bed and Breakfast Accommodation businesses.

Planner’s comment:
Planning approval is required for Bed and Breakfast Accommodation, which fits within the use class Visitor Accommodation; hence the current proposal for a change of use from a single dwelling to visitor accommodation.

**Issue 3**
- Lack of standards to be met [for B&B's] in keeping with the tourism industry and personal safety
requirements for clients.

**Planner's comment:**

Tourism Industry Standards are outside the scope of the planning approval process and any concerns regarding industry standards should be directed to the relevant industry body. Building safety requirements are dealt with by the Building Permit process, with assessment to be undertaken by a qualified Building Surveyor to ensure the building meets the requirements of the Building Code of Australia.

The applicant provided a response to the representation (see Attachment C), noting that the Ross area has a lack of affordable, family friendly self-contained accommodation and that this proposal seeks to fill that gap.

### 4.6 Referrals

The only referral required was to:

<table>
<thead>
<tr>
<th>Heritage Adviser</th>
</tr>
</thead>
<tbody>
<tr>
<td>Council’s Heritage Advisor, David Denman, reviewed the application on the 11th October 2016. Mr. Denman commented that he had no objections to the proposal. The development does not involve any works to the interior or exterior of the building.</td>
</tr>
</tbody>
</table>

### 4.7 Planning Scheme Assessment

#### GENERAL RESIDENTIAL ZONE

**ZONE PURPOSE**

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.

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

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.

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

**Assessment:** The proposal is consistent with the zone purpose and is not anticipated to negatively impact on the residential amenity of the site.

#### LOCAL AREA OBJECTIVES

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

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

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

**Assessment:** The proposal does not conflict with the local area objectives. The development utilises an existing building and does not propose any works; therefore, the heritage precinct will remain largely unaffected.

#### DEVELOPMENT STANDARDS

**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.

<table>
<thead>
<tr>
<th>Acceptable Solutions</th>
<th>Performance Criteria</th>
</tr>
</thead>
<tbody>
<tr>
<td>A1</td>
<td>P1</td>
</tr>
</tbody>
</table>

If for permitted or no permit required uses. The use must not cause or be likely to cause an environmental nuisance through emissions including...
<table>
<thead>
<tr>
<th>Acceptable Solutions</th>
<th>Performance Criteria</th>
<th>Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>A1</td>
<td>Commercial vehicles for discretionary uses must be parked within the boundary of the property.</td>
<td>P1</td>
</tr>
<tr>
<td>Comment:</td>
<td>Car parking for occupiers of the building will be available within the boundary of the property.</td>
<td></td>
</tr>
<tr>
<td>A2</td>
<td>Goods or material storage for discretionary uses must not be stored outside in locations visible from adjacent properties, the road or public land.</td>
<td>P2</td>
</tr>
<tr>
<td>Comment:</td>
<td>While it is not anticipated that any goods or material storage will be stored in locations visible from public viewpoints, a condition could be applied to the permit to ensure compliance.</td>
<td></td>
</tr>
<tr>
<td>A3</td>
<td>Waste material storage for discretionary uses must:</td>
<td>P3</td>
</tr>
<tr>
<td>a)</td>
<td>not be visible from the road to which the lot has frontage; and</td>
<td></td>
</tr>
<tr>
<td>b)</td>
<td>use self-contained receptacles designed to ensure waste does not escape to the environment.</td>
<td></td>
</tr>
<tr>
<td>Comment:</td>
<td>Complies with A3 (b). The site has access to waste removal services and wheelie bins are provided for this. A condition could be applied to the permit to ensure compliance.</td>
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</tbody>
</table>

### 10.4 Development Standards

#### 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

**Comment:** N/a – the development does not fit within the Residential use class.

#### 10.4.14 Non Residential Development

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

Comment: 

Complies with Performance Criteria P1. The use of the site for self-contained accommodation is unlikely to cause an environmental nuisance through emissions including noise and traffic movement, smoke, odour, dust and illumination.

**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.

Comment: 
The impact of vehicle movements generated by the use of the building for self-contained accommodation is likely to be similar to that of a normal residential use for a single dwelling.

**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.

Comment: 
No changes to external lighting are proposed. Nevertheless, a condition could be applied to a permit to ensure future compliance with this clause.

### 10.3.2 Residential Character – Discretionary Uses

**Objective:** To ensure that discretionary uses support:

a) the visual character of the area; and

b) the local area objectives, if any.

<table>
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<th>Acceptable Solutions</th>
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</tr>
</tbody>
</table>
### Acceptable Solutions

**A1** If for permitted or no permit required uses.

### Performance Criteria

**P1** Development must be designed to protect the amenity of surrounding residential uses and must have regard to:

a) the setback of the building to the boundaries to prevent unreasonable impacts on the amenity, solar access and privacy of habitable room windows and private open space of adjoining dwellings; and

b) the setback of the building to a road frontage and if the distance is appropriate to the location and the character of the area, the efficient use of the site, the safe and efficient use of the road and the amenity of residents; and:

c) the height of development having regard to:

i) the effect of the slope of the site on the height of the building; and

ii) the relationship between the proposed building height and the height of existing adjacent and buildings; and

iii) the visual impact of the building when viewed from the road and from adjoining properties; and

iv) the degree of overshadowing and overlooking of adjoining properties; and

d) the level and effectiveness of physical screening by fences or vegetation; and

e) the location and impacts of traffic circulation and parking and the need to locate parking away from residential boundaries; and

f) the location and impacts of illumination of the site; and

g) passive surveillance of the site; and

h) landscaping to integrate development with the streetscape.

**Comment:** The provisions of Performance Criteria P1 (a-h) are not applicable, as the building is existing, no works are proposed and the application is for a change of use only.

### Codes

<table>
<thead>
<tr>
<th>Code</th>
<th>Description</th>
<th>Complies</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>E1.0</td>
<td>BUSHFIRE PRONE AREAS CODE</td>
<td>N/a</td>
<td></td>
</tr>
<tr>
<td>E2.0</td>
<td>POTENTIALLY CONTAMINATED LAND</td>
<td>N/a</td>
<td></td>
</tr>
<tr>
<td>E3.0</td>
<td>LANDSLIP CODE</td>
<td>N/a</td>
<td></td>
</tr>
<tr>
<td>E4.0</td>
<td>ROAD AND RAILWAY ASSETS CODE</td>
<td>N/a – no intensification of use.</td>
<td></td>
</tr>
<tr>
<td>E5.0</td>
<td>FLOOD PRONE AREAS CODE</td>
<td>N/a</td>
<td></td>
</tr>
<tr>
<td>E6.0</td>
<td>CAR PARKING AND SUSTAINABLE TRANSPORT CODE</td>
<td>Complies – See code assessment below</td>
<td></td>
</tr>
<tr>
<td>E7.0</td>
<td>SCENIC MANAGEMENT CODE</td>
<td>N/a</td>
<td></td>
</tr>
<tr>
<td>E8.0</td>
<td>BIODIVERSITY CODE</td>
<td>N/a</td>
<td></td>
</tr>
<tr>
<td>E9.0</td>
<td>WATER QUALITY CODE</td>
<td>N/a</td>
<td></td>
</tr>
<tr>
<td>E10.0</td>
<td>RECREATION AND OPEN SPACE CODE</td>
<td>N/a</td>
<td></td>
</tr>
<tr>
<td>E11.0</td>
<td>ENVIRONMENTAL IMPACTS &amp; ATTENUATION CODE</td>
<td>Complies – see code assessment below.</td>
<td></td>
</tr>
<tr>
<td>E12.0</td>
<td>AIRPORTS IMPACT MANAGEMENT CODE</td>
<td>N/a</td>
<td></td>
</tr>
<tr>
<td>E13.0</td>
<td>LOCAL HISTORIC HERITAGE CODE</td>
<td>Complies - see code assessment below.</td>
<td></td>
</tr>
<tr>
<td>E14.0</td>
<td>COASTAL CODE</td>
<td>N/a</td>
<td></td>
</tr>
<tr>
<td>E15.0</td>
<td>SIGNS CODE</td>
<td>N/a</td>
<td></td>
</tr>
</tbody>
</table>

**Assessment Against E6.0 Car Parking & Sustainable Transport Code**

**E6** Car Parking and Sustainable Transport Code

**E6.1** Purpose of Code

**E6.1.1** The purpose of this provision is to:

(a) ensure that an appropriate level of car parking facilities are provided to service new land use and development having regard to the operations on the land and the nature of the locality; and
(b)  ensure that cycling, walking and public transport are encouraged as a means of transport in urban areas; and
(c)  ensure access for cars and cyclists and delivery of people and goods is safe and adequate; and
(d)  ensure that parking does not adversely impact on the amenity of a locality and achieves high standards of urban design; and
(e)  ensure that the design of car and bicycle parking space and access meet appropriate design standards; and
(f)  provide for the implementation of parking precinct plans.

E6.2 Application of Code
E6.2.1 This code applies to all use and development of land.

E6.3 Required Application Information
E6.3.1 In addition to the normal requirements of development applications and where car parking or sustainable transport facilities are required to be provided, a plan drawn to scale and dimensioned must be provided as part of the application showing:
(a)  all car spaces to be provided on the site (or being relied on as part of the development); and
(b)  access strips and manoeuvring and circulation spaces; and
(c)  all access strips onto the site from roads; and
(d)  details of the existing and proposed surface treatments for all car parking access strips and manoeuvring and circulation spaces; and
(e)  all facilities proposed for cycling or public transport users.

E6.3.2 Council may also require a Traffic Impact Assessment from a suitably qualified person to accompany a development application where it is assessed as having the potential to adversely impact on the traffic circulation, safety or network efficiency in the surrounding area.

E6.4 Definition of Terms
Category 1 – Trunk Road means as defined in *Tasmania State Road Hierarchy (DIER, 2007)*
Category 2 – Regional Freight Route means as defined in *Tasmania State Road Hierarchy (DIER, 2007)*
Category 3 – Regional Access Road means as defined in *Tasmania State Road Hierarchy (DIER, 2007)*
Category 4 – Feeder Road means as defined in *Tasmania State Road Hierarchy (DIER, 2007)*
Category 5 – Other Road means as defined in *Tasmania State Road Hierarchy (DIER, 2007)*
Parking Precinct Plan means a strategic plan relating to the parking of cars, bicycles and other vehicles within a defined area which is incorporated into the planning scheme and listed as additional component to this Code. A Parking Precinct Plan must include the following information:
   a)  the purpose of the plan; and
   b)  the area to which the plan applies; and
   c)  the parking outcomes to be achieved by the plan; and
   d)  an assessment of car parking demand and supply in the precinct area; and
   e)  the locational, financial, landscape and other actions or requirements necessary to implement the parking precinct plan.
Parking Precinct Plans are contained in Table E6.6 to this code.

E6.5 Use or Development Exempt from this Code
E6.5.1 There are no exemptions to this code.

E6.6 Use Standards
E6.6.1 Car Parking Numbers

<p>| Objective: To ensure that an appropriate level of car parking is provided to service use. |</p>
<table>
<thead>
<tr>
<th>Acceptable Solutions</th>
<th>Performance Criteria</th>
</tr>
</thead>
<tbody>
<tr>
<td>A1 The number of car parking spaces must not be less than the requirements of:</td>
<td>P1 The number of car parking spaces provided must have regard to:</td>
</tr>
<tr>
<td></td>
<td>a) the provisions of any relevant location specific car parking plan; and</td>
</tr>
</tbody>
</table>
a) Table E6.1; or
b) a parking precinct plan contained in Table E6.6: Precinct Parking Plans (except for dwellings in the General Residential Zone).

c) the availability of public car parking spaces within reasonable walking distance; and
d) 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
e) the availability and frequency of public transport within reasonable walking distance of the site; and
f) site constraints such as existing buildings, slope, drainage, vegetation and landscaping; and
g) 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
h) an empirical assessment of the car parking demand; and
i) the effect on streetscape, amenity and vehicle, pedestrian and cycle safety and convenience; and
j) the recommendations of a traffic impact assessment prepared for the proposal; and
k) for residential buildings and multiple dwellings, whether parking is adequate to meet the needs of the residents having regard to:
i) the size of the dwelling and the number of bedrooms; and
ii) the pattern of parking in the locality; and
iii) any existing structure on the land.

Comment:
Complies. Three bedrooms available; therefore, six beds are expected. Two (2) parking spaces are required and will be made available within the existing garage. Additional parking area is available between the dwelling and garage.

Table E6.1: Parking Space Requirements

<table>
<thead>
<tr>
<th>Use</th>
<th>Parking Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Visitor accommodation (bed and breakfast, camping,</td>
<td>1 space per unit or 1 space per 4 beds whichever is</td>
</tr>
<tr>
<td>caravan park, unit/cabin, backpacker hostel,</td>
<td>greater</td>
</tr>
<tr>
<td>motel, serviced apartments)</td>
<td>1 space per 10 beds</td>
</tr>
</tbody>
</table>

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

Comment:
Complies. Parking space for a bicycle is available within the existing garage.

E6.6.3 Taxi Drop-off and Pickup

Objective: To ensure that taxis can adequately access developments.

Acceptable Solutions | Performance Criteria
---------------------|-------------------------------------------------------------
A1 One dedicated taxi | P1 No performance criteria.                                  |
drop-off and pickup   |                                                             |
               space must be provided for every 50 car spaces required by Table E6.1 |
E6.6.4 Motorbike Parking Provisions

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

<table>
<thead>
<tr>
<th>Acceptable Solutions</th>
<th>Performance Criteria</th>
</tr>
</thead>
<tbody>
<tr>
<td>A1</td>
<td></td>
</tr>
<tr>
<td>One motorbike parking space must be provided for each 20 car spaces required by Table E6.1 or part thereof.</td>
<td>P1 No performance criteria.</td>
</tr>
</tbody>
</table>

Comment: N/a

E6.7 Development Standards

E6.7.1 Construction of Car Parking Spaces and Access Strips

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

<table>
<thead>
<tr>
<th>Acceptable Solutions</th>
<th>Performance Criteria</th>
</tr>
</thead>
<tbody>
<tr>
<td>A1</td>
<td></td>
</tr>
</tbody>
</table>
| All car parking, access strips manoeuvring and circulation spaces must be:  
a) formed to an adequate level and drained; and  
b) except for a single dwelling, provided with an impervious all weather seal; and  
c) except for a single dwelling, line marked or provided with other clear physical means to delineate car spaces. | P1 All car parking, access strips manoeuvring and circulation spaces must be readily identifiable and constructed to ensure that they are useable in all weather conditions. |

Comment: Conditions required to ensure compliance with performance criteria P1.

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.

<table>
<thead>
<tr>
<th>Acceptable Solutions</th>
<th>Performance Criteria</th>
</tr>
</thead>
<tbody>
<tr>
<td>A1.1</td>
<td></td>
</tr>
</tbody>
</table>
| Where providing for 4 or more spaces, parking areas (other than for parking located in garages and carports for dwellings in the General Residential Zone) must be located behind the building line; and | P1 The location of car parking and manoeuvring spaces must not be detrimental to the streetscape or the amenity of the surrounding areas, having regard to:  
a) the layout of the site and the location of existing buildings; and  
b) views into the site from the road and adjoining public spaces; and  
c) the ability to access the site and the rear of buildings; and  
d) the layout of car parking in the vicinity; and  
e) the level of landscaping proposed for the car parking. |
| A1.2                 |                      |
| Within the General residential zone, provision for turning must not be located within the front setback for residential buildings or multiple dwellings. |                      |

Comment:
A1.1 – N/a
A1.2 – Complies.

A2.1 Car parking and manoeuvring space must:  
a) have a gradient of 10% or less; and  
b) where providing for more than 4 cars, provide for vehicles to enter and exit the site in a forward direction; and  
c) have a width of vehicular access no less than prescribed in Table E6.2 and Table E6.3, and | P2 Car parking and manoeuvring space must:  
a) be convenient, safe and efficient to use having regard to matters such as slope, dimensions, layout and the expected number and type of vehicles; and  
b) provide adequate space to turn within the site unless reversing from the site would not adversely affect the safety and convenience of users and passing traffic. |
| A2.2                 |                      |
| The layout of car spaces and access ways must be designed in accordance with *Australian Standards AS 2890.1 - 2004 Parking Facilities, Part 1: Off Road Car Parking.* |                      |
### E6.7.3 Car Parking Access, Safety and Security

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

<table>
<thead>
<tr>
<th>Acceptable Solutions</th>
<th>Performance Criteria</th>
</tr>
</thead>
<tbody>
<tr>
<td>A1 Car parking areas with greater than 20 parking spaces must be: a) secured and lit so that unauthorised persons cannot enter or; b) visible from buildings on or adjacent to the site during the times when parking occurs.</td>
<td>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: levels of activity within the vicinity; and opportunities for passive surveillance for users of adjacent building and public spaces adjoining the site.</td>
</tr>
</tbody>
</table>

**Comment:** N/a

### E6.7.4 Parking for Persons with a Disability

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

<table>
<thead>
<tr>
<th>Acceptable Solutions</th>
<th>Performance Criteria</th>
</tr>
</thead>
<tbody>
<tr>
<td>A1 All spaces designated for use by persons with a disability must be located closest to the main entry point to the building.</td>
<td>P1 No performance criteria.</td>
</tr>
<tr>
<td>A2 One of every 20 parking spaces or part thereof must be constructed and designated for use by persons with disabilities in accordance with <em>Australian Standards AS/NZ 2890.6 2009</em>.</td>
<td>P2 No performance criteria.</td>
</tr>
</tbody>
</table>

**Comment:** Space is available for disability parking if required, adjacent to the building.

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

**Objective:** To ensure adequate access for people and goods delivery and collection and to prevent loss of amenity and adverse impacts on traffic flows.

<table>
<thead>
<tr>
<th>Acceptable Solutions</th>
<th>Performance Criteria</th>
</tr>
</thead>
<tbody>
<tr>
<td>A1 For retail, commercial, industrial, service industry or warehouse or storage uses: a) at least one loading bay must be provided in accordance with Table E6.4; and b) loading and bus bays and access strips must be designed in accordance with <em>Australian Standard AS/NZS 2890.3 2002</em> for the type of vehicles that will use the site.</td>
<td>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.</td>
</tr>
</tbody>
</table>

**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.

<table>
<thead>
<tr>
<th>Acceptable Solutions</th>
<th>Performance Criteria</th>
</tr>
</thead>
<tbody>
<tr>
<td>A1.1 Bicycle parking spaces for customers and visitors must:</td>
<td>P1 Bicycle parking spaces must be safe, secure, convenient and located where they will encourage use.</td>
</tr>
</tbody>
</table>
a) be accessible from a road, footpath or cycle track; and
b) include a rail or hoop to lock a bicycle to that meets Australian Standard AS 2890.3 1993; 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 Australian Standard AS/NZS 1158 2005 Lighting Category C2 during the times they will be used; and

A1.2 Parking space for residents’ and employees’ bicycles must be under cover and capable of being secured by lock or bicycle lock.

A2 Bicycle parking spaces must have:

P2 Bicycle parking spaces and access must be of dimensions that provide for their convenient, safe and efficient use.

Comment: Sufficient space is available within the garage for bicycle parking.

E6.8.5 Pedestrian Walkways

Objective: To ensure pedestrian safety is considered in development

Acceptable Solution

<table>
<thead>
<tr>
<th>Performance Criteria</th>
</tr>
</thead>
<tbody>
<tr>
<td>P1 Safe pedestrian access must be provided within car park and between the entrances to buildings and the road.</td>
</tr>
</tbody>
</table>

Comment: Complies with A1 – no separate access required.

Table E6.5: Pedestrian Access

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

Notes

a) In parking areas containing spaces allocated for disabled persons, a footpath having a minimum width of 1.5m and a gradient not exceeding 1 in 14 is required from those spaces to the principal building.

b) Separation is deemed to be achieved by:
   i) a horizontal distance of 2.5m between the edge of the driveway and the footpath; or
   ii) protective devices such as bollards, guard rails or planters between the driveway and the footpath; and
   iii) signs and line marking at points where pedestrians are intended to cross driveways or parking aisles.

ASSESSMENT AGAINST E11
ENVIRONMENTAL IMPACTS AND ATTENUATION CODE

<table>
<thead>
<tr>
<th>E11.1 Purpose of the Code</th>
</tr>
</thead>
<tbody>
<tr>
<td>E11.1.1 The purpose of this provision is to:</td>
</tr>
<tr>
<td>a) ensure appropriate consideration of the potential for environmental harm or environmental nuisance in the location of new sensitive land uses; or</td>
</tr>
<tr>
<td>b) ensure the environmental impacts of new development are considered to eliminate, reduce or mitigate potential for environmental harm or environmental nuisance.</td>
</tr>
</tbody>
</table>
**E11.2 Application of the Code**

E11.2.1 The code applies to use or development of land for:

a) sensitive use located within the attenuation distance of existing or approved uses with the potential to create environmental harm and environmental nuisance or within a buffer area shown on the planning scheme map; and

b) uses listed in Table E11.1 or E11.2.

**E11.3 Definitions**

Site specific study means an environmental impact assessment carried out by a suitably qualified person in accordance with s.74 Environmental Management and Pollution Control Act 1994.

Attenuation distance means the distance listed in Tables E11.1 and E11.2.

**E11.4 Use or Development Exempt from this Code**

E11.4.1 The following use or development is exempt from this code:

a) Level 2 activities assessed by the Board of Environmental Management and Pollution Control.

**E11.5 Required Application Information**

In addition to the requirements of Clause 8.1, all applications for uses listed in Tables E11.1 and E11.2 must provide the following:

A locality plan showing:

a) the boundaries of the property; and

b) routes used for transport of goods and materials into and out of the site; and

c) the locations of any sensitive uses within the relevant attenuation distance as set out in Tables E11.1 and E11.2; and

d) any watercourses within the relevant attenuation distance as set out in Tables E11.1 and E11.2; and

A site plan showing:

a) areas for storage internally or externally of materials, waste or finished products; and

b) location of equipment that may produce noise, smoke or odour; and

b) the location of any equipment for containing, treating or disposing of liquid wastes; and

c) the location of any points of emissions from the site, e.g. chimneys, exhaust points, storm water drains; and

d) the location of any points of emissions from the site, e.g. chimneys, exhaust points, storm water drains; and

Description of the development including:

a) types and quantities of raw materials of the raw materials and the quantities of finished products; and

b) the stages of development; and

b) the type and quantities of any machinery used as part of the production process; and

c) the type and quantities of any machinery used as part of the production process; and

d) the hours of operation; and

b) the location of any equipment for containing, treating or disposing of liquid wastes; and

e) the number and frequency of vehicle movements; and

b) the location of any points of emissions from the site, e.g. chimneys, exhaust points, storm water drains; and

f) the type and quantities of any hazardous or flammable materials; and

f) details of process that may give rise to emissions to air, ground and water and details of how these emissions are to be dealt with; and

f) details of process that may give rise to emissions to air, ground and water and details of how these emissions are to be dealt with; and

h) details of any solid waste created and details of how this is proposed to be dealt with; and

h) details of any solid waste created and details of how this is proposed to be dealt with; and

i) the plans or measures to deal with any accidental spills.

**E11.6 Use Standards**

**E11.6.1 Attenuation Distances**

Objective: To ensure that potentially incompatible use or development is separated by a distance sufficient to ameliorate any adverse effects.

<table>
<thead>
<tr>
<th>Acceptable Solutions</th>
<th>Performance Criteria</th>
</tr>
</thead>
<tbody>
<tr>
<td>A1 No acceptable solution</td>
<td>P1 Sensitive use or subdivision for sensitive use within an attenuation area to an existing activity listed in Tables E11.1 and E11.2 must demonstrate by means of a site specific study that there will not be an environmental nuisance or environmental harm, having regard to the:</td>
</tr>
</tbody>
</table>
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a) degree of encroachment; and
b) nature of the emitting operation being protected by the attenuation area; and
c) degree of hazard or pollution that may emanate from the emitting operation; and
d) the measures within the proposal to mitigate impacts of the emitting activity to the sensitive use.

Comment:
A Site Specific Study was submitted by the applicant to address the performance criteria P1 and made the following conclusions:

a) The 200m attenuation distance from the sewer lagoons boundary dissects the lot, with the shed within the attenuation distance and the existing dwelling outside the attenuation distance. All buildings are greater than 200m from the actual sewer ponds.
b) Sewer Lagoons typically emit odours.
c) The emissions are not hazardous; however, may cause a nuisance. The applicant noted that emissions were not experienced at the site.
d) Given the existing use of the site for a residential use, lack of emissions noted at the site and buffer of existing residences between the sewer lagoons and the subject site; additional mitigation measures are not considered necessary.

E11.7 Development Standards - Not used in this Scheme.

ASSESSMENT AGAINST E13
LOCAL HISTORIC HERITAGE CODE

E13.1 Purpose
E13.1.1 The purpose of this provision is to:

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

E13.2 Application of the Code
E13.2.1 This code applies to use or development of land that is:

a) within a Heritage Precinct;
b) a local heritage place;
c) a place of identified archaeological significance.
E13.5 Use Standards
E13.5.1 Alternative Use of heritage buildings - NA

E13.6 Development Standards
E13.6.1 Demolition - NA
E13.6.2 Subdivision and development density - NA
E13.6.3 Site Cover - NA
E13.6.4 Height and Bulk of Buildings - NA
E13.6.5 Fences - NA
E13.6.6 Roof Form and Materials - NA
E13.6.7 Wall materials - NA
E13.6.8 Siting of Buildings and Structures - NA
E13.6.9 Outbuildings and Structures – NA

E13.6.10 Access Strips and Parking
Objective: To ensure that access and parking does not detract from the historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.

<table>
<thead>
<tr>
<th>Acceptable Solutions</th>
<th>Performance Criteria</th>
</tr>
</thead>
<tbody>
<tr>
<td>A1</td>
<td>Car parking areas for non-residential purposes must be:</td>
</tr>
<tr>
<td>a)</td>
<td>located behind the primary buildings on the site; or</td>
</tr>
<tr>
<td>b)</td>
<td>in accordance with the acceptable development criteria for access and parking as within a precinct identified in Table 1: Heritage Precincts, if any.</td>
</tr>
<tr>
<td>P1</td>
<td>Car parking areas for non-residential purposes must not:</td>
</tr>
<tr>
<td>a)</td>
<td>result in the loss of building fabric or the removal of gardens or vegetated areas where this would be detrimental to the setting of a building or its historic heritage significance; and</td>
</tr>
<tr>
<td>b)</td>
<td>detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.</td>
</tr>
</tbody>
</table>

Comment: Complies with acceptable solution A1. Car parking will be made available within a garage at the rear of the dwelling.

E13.6.11 Places of Archaeological Significance - NA
E13.6.12 Tree and Vegetation Removal - NA
E13.6.13 Signage - NA

Table E13.1: Local Heritage Precincts
For the purpose of this table, Heritage Precincts refers to those areas listed, and shown on the Planning Scheme maps as Heritage Precincts.

Existing Character Statement - Description and Significance

2 ROSS HERITAGE PRECINCT CHARACTER STATEMENT
The Ross Heritage Precinct is unique because it is the intact core of a nineteenth century townscape, with its rich and significant built fabric and the village atmosphere. Its historic charm, wide tree lined streets and quiet rural environment all contribute to its unique character. Its traditional buildings comprise simple colonial forms that are predominantly one storey, while the prominent elements are its significant trees and Church spires. Most commercial activities are located in Church Street as the main axis of the village, which directs attention to the War Memorial and the Uniting Church on the hill. The existing and original street pattern creates linear views out to the surrounding countryside. The quiet rural feel of the township is complemented by a mix of businesses serving local needs, tourism and historic interpretation. Ross’ heritage ambience has been acknowledged, embraced and built on by many of those who live in or visit the village.

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

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
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</tr>
</thead>
<tbody>
<tr>
<td>F1.0</td>
<td>TRANSLINK SPECIFIC AREA PLAN</td>
</tr>
<tr>
<td>F2.0</td>
<td>HERITAGE PRECINCTS SPECIFIC AREA PLAN</td>
</tr>
</tbody>
</table>

ASSESSMENT AGAINST F2.0
(HERITAGE PRECINCTS SPECIFIC AREA PLAN)

F2.1 Purpose of Specific Area Plan
F2.1.1 In addition to, and consistent with, the purpose of E13.0 Local Historic Heritage Code, the purpose of this Specific Area Plan is to ensure that development makes a positive contribution to the streetscape within the Heritage Precincts.

F2.2 Application of Specific Area Plan
F2.2.1 This Specific Area Plan applies to those areas of land designated as Heritage Precincts on the Planning Scheme maps.

F2.3 Definitions
F2.3.1 Streetscape
For the purpose of this specific area plan ‘streetscape’ refers to the street reservation and all design elements within it, and that area of a private property from the street reservation; including the whole of the frontage, front setback, building façade, porch or verandah, roof form, and side fences; and includes the front elevation of a garage, carport or outbuilding visible from the street (refer Figure F2.1 and F2.2).

F2.4 Requirements for Design Statement
F2.4.1 In addition to the requirements of clause 8.1.3, a design statement is required in support of the application for any new building, extension, alteration or addition, to ensure that development achieves consistency with the existing streetscape and common built forms that create the character of the streetscape.

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

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

Comment: Although the subject site is within the Heritage Precincts Specific Area Plan, the proposal will not have an effect on the streetscape.

SPECIAL PROVISIONS

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>9.1 Changes to an Existing Non-conforming Use</td>
<td>N/a</td>
</tr>
<tr>
<td>9.2 Development for Existing Discretionary Uses</td>
<td>N/a</td>
</tr>
<tr>
<td>9.3 Adjustment of a Boundary</td>
<td>N/a</td>
</tr>
<tr>
<td>9.4 Demolition</td>
<td>N/a</td>
</tr>
<tr>
<td>9.5 Subdivision</td>
<td>N/a</td>
</tr>
</tbody>
</table>

STATE POLICIES

The proposal is consistent with all State Policies.

OBJECTIVES OF LAND USE PLANNING & APPROVALS ACT 1993

The proposal is consistent with the objectives of the Land Use Planning & Approvals Act 1993.
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 applies to the discretionary use of the dwelling as visitor accommodation; reliance on the performance criteria of the Car Parking and Sustainable Transport Code due to unsealed car parking area, the site’s location within the Heritage Precinct and partial location within the attenuation distance of the Ross Sewerage Treatment Plant.

A representation was received and raised the following concerns:

- Oversupply of accommodation businesses in Ross;
- Lack of approvals required; and
- Lack of industry standards for B & B accommodation.

Under clause 8.10.1:

In determining an application for any permit the planning authority must, in addition to the matters required by ss51(2) of the Act, take into consideration:

(a) all applicable standards and requirements in this planning scheme; and
(b) any representations received pursuant to and in conformity with ss57(5) of the Act,

but in the case of the exercise of discretion, only insofar as each such matter is relevant to the particular discretion being exercised.

The matters raised in the representation are not directly relevant to the particular discretions being exercised. Demand and supply are generally dictated by market forces; planning and building approvals will be required for the change of use and industry standards are outside the scope of the planning approval process.

Conditions that relate to any aspect of the application can be placed on a permit. It is recommended that the proposal be conditioned to be used and developed in accordance with the proposal plans and relevant requirements of the planning scheme.

8 ATTACHMENTS

A) Application & plans
B) Responses from referral agencies
C) Representations & applicant’s response

RECOMMENDATION

That land at 11 Badajos Street, Ross be approved to use dwelling as visitor accommodation, in accordance with application P16-206, and subject to the following conditions:
1 Layout not altered
The use and development shall be in accordance with the endorsed plans numbered P1 – P2 *(Site Plan & Floor plan)* & D1 *Site Specific Study, dated 05.10.2016.*

2 Waste and material storage
2.1 All goods or material storage must not be stored outside in locations visible from adjacent properties, the road or public land.
2.2 All waste material storage must:
   a) not be visible from the road to which the lot has frontage; and
   b) use self-contained receptacles designed to ensure waste does not escape to the environment.

3 Lighting
3.1 Floodlighting or security lights shall be designed, baffled and located to the satisfaction of the General Manager, to prevent any unreasonably impact on the amenity of adjoining land; and
3.2 All direct light will be contained within the boundaries of the site.

4 Access and car parking areas
4.1 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.
4.2 The vehicle access strip shall have a minimum width of 3m.

Cr Knowles returned to the meeting at 7.06pm.

**DECISION**

Cr Goss/ Cr Gordon

That land at 11 Badajos Street, Ross be approved to use dwelling as visitor accommodation, in accordance with application P16-206, and subject to the following conditions:

1 Layout not altered
The use and development shall be in accordance with the endorsed plans numbered P1 – P2 *(Site Plan & Floor plan)* & D1 *Site Specific Study, dated 05.10.2016.*

2 Waste and material storage
2.1 All goods or material storage must not be stored outside in locations visible from adjacent properties, the road or public land.
2.2 All waste material storage must:
   a) not be visible from the road to which the lot has frontage; and
   b) use self-contained receptacles designed to ensure waste does not escape to the environment.

3 Lighting
3.1 Floodlighting or security lights shall be designed, baffled and located to the satisfaction of the General Manager, to prevent any unreasonably impact on the amenity of adjoining land; and
3.2 All direct light will be contained within the boundaries of the site.

4 Access and car parking areas
4.1 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.
4.2 The vehicle access strip shall have a minimum width of 3m.

Carried unanimously
### PLANNING APPLICATION P16-154
18 WILMORES LANE (CNR CRESSY RD), LONGFORD

<table>
<thead>
<tr>
<th>Responsibility Officer:</th>
<th>Des Jennings, General Manager</th>
</tr>
</thead>
<tbody>
<tr>
<td>Report prepared by:</td>
<td>Paul Godier, Senior Planner</td>
</tr>
<tr>
<td>File Number:</td>
<td>114000.055</td>
</tr>
</tbody>
</table>

#### 1 INTRODUCTION

This report assesses an application for 18 Wilmore Lane (corner of Cressy Road), Longford to construct a dwelling and two sheds.

#### 2 BACKGROUND

**Applicant:** Rebecca Green & Associates (obo L&A Barrett)

**Owner:** L Pitt, J Pitt, B Pitt, G Anderson, L Dunn, K Miller & M Fellows

**Zone:** Rural Resource

**Codes:**
- Road and Railway Assets Code
- Carparking and Sustainable Transport Code
- Environmental impacts & attenuation Code
- Tasmanian Gas Pipeline Planning Corridor

**Classification under the Scheme:** Residential (Single Dwelling)

**Existing Use:** Farmland

**Deemed Approval Date:** 25 November 2016

**Recommendation:** Refusal

**Discretionary Aspects of the Application**
- Development and use of a single dwelling in the Rural Resource zone.
- Variation to setbacks for dwelling in the Rural Resource zone.
- Development and use of a dwelling in the attenuation area around Austral Bricks.
- Development and use of a new access.

**Planning Instrument:** Northern Midlands Interim Planning Scheme 2013

**Preliminary Discussion**

Prior to the application being placed on public exhibition, further information was requested from the applicant – copies of outgoing correspondence attached.
3 STATUTORY REQUIREMENTS

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

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

4 ASSESSMENT

4.1 Proposal

It is proposed to construct a single dwelling and two outbuildings.

Site Plan
Elevations

The land is zoned Rural Resource. It is partly within the attenuation distance of the Austral brickworks and is within the Tasmania Gas Pipeline planning corridor.

The relevant Planning Scheme definitions are:

<table>
<thead>
<tr>
<th>Description</th>
<th>Definition</th>
</tr>
</thead>
<tbody>
<tr>
<td>single dwelling</td>
<td>means a dwelling on a lot on which no other dwelling is situated; or a dwelling and an ancillary dwelling on a lot on which no other dwelling is situated.</td>
</tr>
<tr>
<td>outbuilding</td>
<td>means a non-habitable detached building of Class 10a of the Building Code of Australia and includes a garage, carport or shed.</td>
</tr>
</tbody>
</table>
Residential (single dwelling) is Discretionary in the zone.

26.2 Use Table

<table>
<thead>
<tr>
<th>Use Class</th>
<th>Qualification</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>If for single dwelling</td>
</tr>
</tbody>
</table>

4.3 Subject site and locality

The author of this report carried out a site visit on 8th September 2016. The site is a 3 ha title to the south of Longford, on the corner of Cressy Road and Wilmores Lane. It adjoins a similar property to the north. It adjoins an unmade road reserve to the west, over which is a rural property. Over Cressy Road to the east is the Longford brickworks. Over Wilmores Lane to the south is a 4.2ha property containing a house.

Aerial photograph of area

Photograph of subject site on right and reserved road on left, from Burghley Street
Land Capability

4.4 Permit/site history

Council’s file contains no relevant permit or site history.

4.5 Representations

Notice of the application was given in accordance with Section 57 of the Land Use Planning & Approvals Act 1993. A review of Council’s Records management system after completion of the public exhibition period revealed that no representations were received.

4.6 Referrals

<table>
<thead>
<tr>
<th>Council’s Works &amp; Infrastructure Department</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Precis:</strong> Council’s Works &amp; Infrastructure Department (Jonathan Galbraith) provided the attached recommended conditions.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>TasWater</th>
</tr>
</thead>
<tbody>
<tr>
<td>Not applicable to this application</td>
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</table>

<table>
<thead>
<tr>
<th>Heritage Adviser</th>
</tr>
</thead>
<tbody>
<tr>
<td>Not applicable to this application</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Tasmanian Heritage Council</th>
</tr>
</thead>
<tbody>
<tr>
<td>Not applicable to this application</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Department of State Growth</th>
</tr>
</thead>
<tbody>
<tr>
<td>Not applicable to this application</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Launceston Airport</th>
</tr>
</thead>
<tbody>
<tr>
<td>Not applicable to this application</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Tasrail (adjoining landowner)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Not applicable to this application</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Environmental Health Officer</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Precis:</strong> Council’s Environmental Health Officer advises that the site is suitable for on-site waste water disposal.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Natural Resource Management Facilitator</th>
</tr>
</thead>
<tbody>
<tr>
<td>Not applicable to this application</td>
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</table>

<table>
<thead>
<tr>
<th>Environment Protection Agency (level 2 under EMPCA)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Not applicable to this application</td>
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</tbody>
</table>
4.7 Planning Scheme Assessment
See attached assessment against the Planning Scheme provisions.

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

Discretion to refuse the application is limited to:

- **Variation to setbacks for dwelling in the Rural Resource zone.**
  Comment:
  The variations are supported as they will not have a negative impact on surrounding agricultural use.

- **Development and use of a dwelling in the attenuation area around Austral Bricks.**
  Comment:
  The development is supported as it is on the outside edge of the attenuation area, and the prevailing wind is from the site towards the brickworks.

- **Development and use of a new access.**
  Comment:
  The new access to Wilmores Lane is acceptable in terms of road safety and efficiency.

- **Development and use of a single dwelling in the Rural Resource zone.**
  Comment:
  The objective of Clause 26.3.2 is to ensure that dwellings are:
  
  a) incidental to resource development; or
  b) located on land with limited rural potential where they do not constrain surrounding agricultural operations.

  The relevant performance criteria is P1.1 b):
  
  A dwelling may be constructed where it is demonstrated that the site is practically incapable of supporting an agricultural use or being included with other land for agricultural or other primary industry use, having regard to:
  
  i) limitations created by any existing use and/or development surrounding the site; and
ii) topographical features; and

iii) poor capability of the land for primary industry operations (including a lack of capability or other impediments).

The applicant states that:

The land on the corner of Wilmores Lane and Cressy Road, Longford has been reported as class 4 agricultural land by both Ives and Chilvers.

The site is bordered by Longford House to the North, Wilmores Lane to the South, industry on Cressy Road to the East and a road reserve with adjacent farm land to the west. This adjacent farm land is a different soil type than the subject land and is prone to flooding and water logging and only suitable for grazing. The regional soil map shows this as class 5 agricultural land (Note: The LIST Land Capability layer shows it as Class 4).

According to the Guidelines for the Classification of Agricultural Land (Grose, 1999), class 4 land can only be cropped between 2 and 4 years out of 10, with class 5 land unsuitable for cropping at all.

Although the land capability of the subject land is class 4, the site is not suitable for any profitable agricultural activities due to its size, location and limited water access. The following crop/enterprise rotations for the 7 acre block shows the gross margin expected for agricultural activities undertaken on the site.

<table>
<thead>
<tr>
<th>Year</th>
<th>Enterprise</th>
<th>Gross Margin</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Grazing fat lambs (max 10 head)</td>
<td>$300</td>
</tr>
<tr>
<td>2</td>
<td>Grazing fat lambs (max 10 head)</td>
<td>$300</td>
</tr>
<tr>
<td>3</td>
<td>Barley (dryland max 4 tonne/ha)</td>
<td>$200</td>
</tr>
<tr>
<td>4</td>
<td>Wheat (dryland max 3 tonne/ha)</td>
<td>$150</td>
</tr>
<tr>
<td>5</td>
<td>Grazing fat lambs (max 10 head)</td>
<td>$300</td>
</tr>
<tr>
<td>6</td>
<td>Grazing fat lambs (max 10 head)</td>
<td>$300</td>
</tr>
<tr>
<td>7</td>
<td>Grazing fat lambs (max 10 head)</td>
<td>$300</td>
</tr>
<tr>
<td>8</td>
<td>Barley (dryland max 4 tonne/ha)</td>
<td>$200</td>
</tr>
<tr>
<td>9</td>
<td>Wheat (dryland max 3 tonne/ha)</td>
<td>$150</td>
</tr>
<tr>
<td>10</td>
<td>Grazing fat lambs (max 10 head)</td>
<td>$300</td>
</tr>
</tbody>
</table>

Average net income each year over 10 years = $250/year. Even if this land were to be joined to the two blocks to the north, it would only increase to $750/year. Furthermore, the land cannot be adhered to any adjacent land to the west as the soil types are different and this require different management regimes. Any change of use of this site will not fetter agricultural production of adjacent farmland because minimum clearance distances can be achieved for ground spraying and machinery use between the different land uses.

Therefore the proposal complies with P1.1 b) of Clause 26.3.2.

The scheme allows a dwelling to be constructed where it is demonstrated that the site is:

- Practically incapable of supporting an agricultural use; or
- Being included with other land for agricultural or other primary industry use, having regard to:
  - limitations created by any existing use and/or development surrounding the site; and
  - topographical features; and
  - poor capability of the land for primary industry operations (including a lack of capability or other impediments).

The scheme defines ‘agricultural use’ as “use of the land for propagating, cultivating or harvesting plants or for keeping and breeding of animals, excluding pets” and does not limit consideration of agricultural use to the particular property or to the financial viability of the agricultural use.
It is considered that the land is capable of supporting an agricultural use, and of being included with other land for agricultural use. It is therefore considered that the proposal does not comply with clause 26.3.2 P1.1 (b).

Council has previously sought to rezone land in the south Longford area, including the subject site, to allow for rural living/low density residential development. The rezoning was unsuccessful with the Planning Commission advising that further background work was required, including a development plan for the south Longford area.

8 ATTACHMENTS

A Application & plans, correspondence with applicant
B Responses from referral agencies
C Planning Scheme Assessment

RECOMMENDATION

That application P16-154 to develop and use a dwelling & two sheds & new access - attenuation area at 18 Wilmores Lane (corner Cressy Road), Longford be refused on the following grounds:

• The proposal has not demonstrated compliance with clause 26.3.2 P1.1 (b).

DECISION

Cr Knowles/Cr Polley

That the matter be discussed. Carried unanimously

Cr Polley/Cr Goninon

That land at 18 Wilmores Lane (cnr Cressy Rd), Longford be approved to be developed and used for a dwelling & two sheds (vary setbacks in rural zone) & new access - attenuation area - in accordance with application P16-154, and subject to the following condition:

1 Layout not altered
The use and development shall be in accordance with the endorsed plans.

2 Council’s Works & Infrastructure Department conditions

2.1 Stormwater
a) Stormwater drainage from all roofs and hardstand areas to be contained within the property.
b) Concentrated stormwater must not be discharged into neighbouring properties

2.2 Access
a) A hotmix sealed apron Wilmores Lane to the property boundary in accordance with Council standard drawing TSD R03 and the Traffic Impact Assessment prepared by RJK Consulting.
b) Access works must not commence until an application for vehicular crossing has been approved by Council.
c) The driveway must be sealed for a minimum of 6m from the edge of the road even if this extends inside the property boundary.

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

### 2.4 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 & Infrastructure Manager.

b) Twenty-four (24) hours notice must be given to the Works & Infrastructure Department to inspect works within road reserve, and before placement of concrete or seal. Failure to do so may result in rejection of the vehicular access or other works and its reconstruction.

### 2.5 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 works 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 naturestrip, footpath and road pavement). Any material that is deposited on the road reserve must be removed by the developer/property owner. Should Council be required to clean or carry out works on any of their infrastructure as a result of pollutants being released from the site the cost of these works may be charged to the developer/property owner.

### 2.6 Works & Infrastructure damage bond

a) Prior to the application for a building permit, a $500 bond must be provided to Council, which will be refunded if Council’s infrastructure is not damaged.

b) This bond is not taken in place of the Building Department’s construction compliance bond.

c) The nature strip, crossover, apron and kerb and gutter and stormwater infrastructure must be reinstated to Council’s standards if damaged.

d) The bond will be returned after building completion if no damage has been done to Council’s infrastructure and all engineering works are done to the satisfaction of the Works & Infrastructure Department.

### 2.7 Naturestrips

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

### 3 Gas Pipeline

Any activity within the Tasmanian Gas Pipeline easement or activity over the pipeline requires contact through Dial before you Dig 1100.

Carried

Voting for the Motion:

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

Voting against the Motion:

Cr Adams
324/16 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 Goss/Cr Gordon

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

Carried unanimously

*Ms Boer and Ms Cunningham left the meeting at 7.14pm.*
325/16 LONGFORD CARAVAN PARK & CARINS PARK FENCE

Responsible Officer: Arend Boog, Works & Infrastructure Manager
Report prepared by: Arend Boog; Works & Infrastructure Manager

1 PURPOSE OF REPORT

The purpose of this report is to provide Council with a recommended design for replacing the fence between Carins Park and the Longford Caravan Park.

2 INTRODUCTION/BACKGROUND

The existing cyclone wire fence was severely damaged in several recent floods and cannot be viably repaired.

The Longford Local District Committee have requested Council investigated the installation of a Hawthorn hedge in place of or in addition to the erection of a fence between the Longford Caravan Park and Carins Park.

The Caravan Park would like to see existing or improved levels of security achieved.

Council resolved that W&I recommend a suitable design and course of action.

3 STRATEGIC PLAN 2007/2017

The Strategic Plan 2007/2017 (2012/2013 Revision) provides the guidelines within which Council operates. The following “Volume 1 – Mapping Our Direction” goals have relevance to this issue:

• 5.31 Community Facilities
  Provide reserves, public open spaces, recreational facilities, cemeteries, public buildings and other council amenities which are designed, developed and maintained to meet the needs of the Northern Midlands Municipality.

4 POLICY IMPLICATIONS

N/A

5 STATUTORY REQUIREMENTS

N/A

6 FINANCIAL IMPLICATIONS

Estimated costs for building a structural fence are approximately $10,000. The installation of the Hawthorn hedge is likely to add a further $10,000.

7 RISK ISSUES

There are two competing priorities in the design of the fence:

• The capacity to structurally withstand a flood event (let water and debris through)
• The ability to provide security for the Caravan Park (keep people out)

The risk is that one or both of these criteria may not be met with the approved design.
8 CONSULTATION WITH STATE GOVERNMENT

N/A

9 COMMUNITY CONSULTATION

Works and Infrastructure has consulted with the Longford Local District Committee and the management of the Caravan Park, the results of which have motivated this report.

10 OPTIONS FOR COUNCIL TO CONSIDER

1) The installation of 3m treated pine posts (to a fence height of approximately 2m) with farm fence wire strung and secured horizontally across the posts at 100mm spacings.

2) The engagement of a specialist contractor to begin installation of a Hawthorn hedge on the upstream side of the fence (inside the Caravan Park).

11 OFFICER’S COMMENTS/CONCLUSION

After significant investigations, we believe this design presents the best solution to achieve safety and mitigation of flood risks, while minimising the financial impact to council.

RECOMMENDATION 1

That the matter be discussed.

RECOMMENDATION 2

That council approves the suggested design and engagement of appropriate contractors to undertake the fence replacement work and installation of the Hawthorn hedge.
DECISION

Cr Goss/Cr Adams
That the matter be discussed.
Carried unanimously

Cr Knowles/Cr Lambert
That council approves the suggested design and engagement of appropriate contractors to undertake the fence replacement work and installation of the Hawthorn hedge – temporary type fencing (6m span of 2 panels in a gate type arrangement).
Carried unanimously

Cr Polley left the meeting at 7.20pm.
Cr Polley returned to the meeting at 7.23pm.
1 PURPOSE OF REPORT

A summary of the investigation into guardrail requirements at Illawarra Road / Bishopsbourne Road as per Councillor Polley’s request.

2 INTRODUCTION/BACKGROUND

While Council is responsible for maintenance on Bishopsbourne Road, the Department of State Growth is the road authority for Illawarra Road Highway.

The intersection has been inspected and it certainly meets the intervention levels required for the installation of guardrail. However, most of Illawarra Road between Longford and the Bishopsbourne Road intersection also meets this intervention level, as well as the Mill Dam intersection on the opposite side of the road; and many other sites within the local area. The risk is primarily concentrated on the far side of the travelling lane. The intersection does not stand out as unsafe within the area and does not have a history of incidents.

The issue of guardrail at this intersection has been raised on several occasions in the recent past:

18 Apr 2012 – Traffic Committee minutes record that a Councillor had requested additional guardrail at this intersection and that this had been passed onto DIER’s assets department. Adrian Coomber (DIER) was to report back once information was received from Assets.

13 Jun 2012 – Investigation by DIER confirmed that new guardrail was required. Assets department to prioritise works and carry out when funding is available.

7 Aug 2013 – Traffic Committee minutes record that it was agreed that more guardrail may be needed and that Nick Browne would follow up with State Growth’s assets division

4 Jun 2014 – State Growth agreed that existing guardrail could be improved and additional rail may be required. Nick Browne followed up and it is on the State Growth list of works to be completed. Jonathan Galbraith advised Councillor Carins of this outcome.

As far as can be ascertained, the intersection remains on the list to upgrade guardrail when funding is available for the works.

3 STRATEGIC PLAN 2007/2017

The Strategic Plan 2007/2017 (2012/2013 Revision) provides the guidelines within which Council operates. The following “Volume 1 – Mapping Our Direction” goals have relevance to this issue:

- 5.1 Transport Infrastructure Operations
  Ensure that council’s roads, bridges, footpaths and related assets are planned, designed, developed, constructed and maintained to meet service, safety, and efficiency standards acceptable to the community.
4 POLICY IMPLICATIONS
N/A

5 STATUTORY REQUIREMENTS
N/A

6 FINANCIAL IMPLICATIONS

To undertake the works ourselves will be expensive. W-beam guardrail is one of the most expensive road safety devices to install. The cost of works is estimated at approximately $20,000 on that side only. Permission would have to be sought from State Growth if Council attempted to undertake any works.

7 RISK ISSUES

There is certainly a risk to public safety, but consistent with the risk in many other areas of the municipality. As the road authority, the Department of State Growth is responsible for this risk and Council can only highlight this issue to them.

8 CONSULTATION WITH STATE GOVERNMENT

No further consultation has taken place with State Government beyond that outlined above.

9 COMMUNITY CONSULTATION

N/A

10 OFFICER’S COMMENTS/CONCLUSION

The intersection can certainly be upgraded and safety outcomes improved with the installation of additional guardrail. It does not however pose a greater risk than many other sites in the Council area and even in the immediate vicinity of Illawarra Road.

Council is not the road authority and has no jurisdiction over the intersection. Council has previously raised the issue with Department of State Growth (and can do so again) but it remains on their programme of works when funding and priorities permit.

A cost-effective interim measure may be to request white fog lines be painted around the intersection to clearly define the edge of lanes. This will not prevent cars leaving the road, but clearly identify the extent of road clear of the batters.

RECOMMENDATION 1

That the matter be discussed.

RECOMMENDATION 1

Council address their concerns to State Growth by way of letter, requesting the extension of guardrail at Bishopsbourne Road intersection be considered of significant importance to Northern Midlands Council.
DECISION

Cr Polley/Cr Goss
That the matter be discussed.
Carried unanimously

Cr Polley/Cr Knowles
Council address their concerns to State Growth by way of letter, requesting the extension of guardrail at Bishopsbourne Road intersection be considered of significant importance to Northern Midlands Council.
Carried unanimously

Mr Godier left the meeting at 7.29pm.
## CON – ITEMS FOR THE CLOSED MEETING

### DECISION

**Cr Goninon/Cr Gordon**

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

Carried unanimously

### 327/16 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**

### 328/16 APPLICATIONS BY COUNCILLORS FOR LEAVE OF ABSENCE

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

### 329/16 (1) PERSONNEL MATTERS

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

### 329/16 (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**

### 329/16 (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**

### 329/16 (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**

### 329/16 (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*.  

**Compliance**

### 329/16 (6) 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*.  

**Land Issues / Property Review**
329/16 (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.

Compliance

330/16 MORVEN PARK RECREATION GROUND MASTER PLAN

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

Morven Park Recreation Ground Master Plan – expressions of interest

**DECISION**

Cr Goss/Cr Knowles

1) That Council:
   i) Engage Lange Design to undertake the preparation of the Morven Park Recreation Ground Master Plan, and
   ii) Allocate $14,220 in the 2016/17 budget to fund the preparation of the Morven Park Recreation Ground Master Plan.

2) That Council make this decision available to the public.

Carried unanimously

331/16 FURTHER EDUCATION BURSARY PROGRAM 2016

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

Northern Midlands Further Education Bursary Program 2016

**DECISION**

Cr Goninon/Cr Lambert

That the matter be discussed.

Carried unanimously

Cr Goninon/Cr Adams

1) That Council:
   i) endorse the recipient list for the 2016 Northern Midlands Further Education Bursary Program and maintain the list as confidential until the schools’ award ceremonies have been held;
   ii) Inform the schools of the outcome of their students’ applications and request that a Councillor and where applicable, a Cape Hope Foundation representative, be invited to present the bursaries at the award ceremonies;
   iii) write to the two students that applied for the bursaries and were not selected, to thank them for their applications and advise of the competitive nature of the 2016 Northern Midlands Further Education Bursary Program.
   iv) undertake a review of the process by which the Bursaries are granted.

2) That Council make this decision available to the public.

Carried unanimously

332/16 ACCELERATED LOCAL GOVERNMENT CAPITAL PROGRAM – PRIORITY TWO

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

Toosey Aged Care Facility
DECISION

Cr Polley/ Cr Goninon
That the matter be discussed.
Carried unanimously

Cr Goss/Cr Adams
That Council
1) agree to apply as Priority Two under the State Government ALGCP program for $1.9 million up front funding for the Toosey Residential Building Extension Project.
2) make this decision available to the public.
Carried unanimously

333/16 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.

Supreme Court Proceeding

334/16 RESTORATION BL 15LB MARK I NO. 788 FIELD GUN, ROSS

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

Restoration of Field Gun at Ross

DECISION

Cr Polley/Cr Adams
That the matter be discussed.
Carried unanimously

Cr Polley/Knowles
1) a) Council accepts the quote of MSCD construction to restore the BL 15lb Mark I No. 788 Field Gun, Ross;
   b) Upon conclusion of the restoration Council directs officers to develop a maintenance plan for the BL 15lb Mark I No. 788 Field Gun;
   c) Council enters into an agreement with the Ross RSL Sub-branch for the upkeep and maintenance of the BL 15lb Mark I No. 788 Field Gun;
   d) Council officers formally approach the Tasmanian Wool Centre and the Ross RSL Sub-branch seeking a contribution toward the cost of the restoration of the BL 15lb Mark I No. 788 Field Gun; and
   e) Council officers initiate community consultation in respect to covering of the BL 15lb Mark I No. 788 Field Gun to ensure its longevity.
2) That Council make this decision available to the public.
Carried unanimously

DECISION

Cr Goninon/Cr Gordon
That Council move out of the closed meeting.
Carried unanimously

Mayor Downie closed the meeting at 8.50pm.