



**NORTHERN  
MIDLANDS  
COUNCIL**

# **AGENDA**

**ORDINARY MEETING OF COUNCIL**

**WEDNESDAY, 26 APRIL 2023**

Des Jennings  
GENERAL MANAGER



## QUALIFIED PERSONS ADVICE

The *Local Government Act 1993* Section 65 provides as follows:

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

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

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

## RECORDING OF COUNCIL MEETINGS

A copy of the recording of the meeting will be placed on Council's website as soon as practicable after the meeting, the Closed Council session of the meeting will be redacted.

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

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

Council's Policy includes the following provisions:

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

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

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Des Jennings  
GENERAL MANAGER



## GUIDELINES FOR COUNCIL MEETINGS

### MEETING CONDUCT

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

### PUBLIC QUESTIONS AND STATEMENTS

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

Public question time is to commence at approximately 5.30pm 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 submission speaker is limited to a maximum of 3 minutes.

### REPRESENTATIONS ON PLANNING ITEMS

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

Each speaker is limited to a maximum of 3 minutes.

### PETITIONS

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



NOTICE IS HEREBY GIVEN THAT THE NEXT MEETING OF THE NORTHERN MIDLANDS COUNCIL WILL BE HELD ON **WEDNESDAY**, 26 APRIL 2023 AT 5.00 PM AT THE COUNCIL CHAMBERS, 13 SMITH STREET, LONGFORD

  
DES JENNINGS  
GENERAL MANAGER  
20 APRIL 2023

4.00pm Councillor Workshop – closed to the public

5.30pm Public Questions & Statements

## 1 ATTENDANCE

### PRESENT

In Attendance:

### APOLOGIES



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### 3 ACKNOWLEDGEMENT OF COUNTRY

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

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### 4 DECLARATIONS OF ANY PECUNIARY INTEREST OF A COUNCILLOR OR CLOSE ASSOCIATE

#### RECOMMENDATION

Council resolved to accept the following Declarations of Interest:

- Mayor Mary Knowles -
- Deputy Mayor Janet Lambert -
- Councillor Dick Adams -
- Councillor Alison Andrews -
- Councillor Richard Archer -
- Councillor Matthew Brooks -
- Councillor Richard Goss -
- Councillor Andrew McCullagh -
- Councillor Paul Terrett -

As per the *Local Government Act 1993, Part 5 - Pecuniary Interests, section 48*:

- (1) *A councillor must not participate at any meeting of a council, council committee, special committee, controlling authority, single authority or joint authority in any discussion, nor vote on any matter, in respect of which the councillor–*
    - (a) *has an interest; or*
    - (b) *is aware or ought to be aware that a close associate has an interest.*
  - (2) *A councillor must declare any interest that the councillor has in a matter before any discussion on that matter commences.*
-



## 5 PROCEDURAL

### 5.1 CONFIRMATION OF COUNCIL MEETING MINUTES

#### 5.1.1 Confirmation Of Minutes: Ordinary Council Meeting

##### RECOMMENDATION

That the Open Council Minutes of the Ordinary Meeting of the Northern Midlands Council held at the Council Chambers, Longford on Monday 20 March 2023 be confirmed as a true record of proceedings.

### 5.2 DATE OF NEXT COUNCIL MEETING

Mayor Knowles advised that the next Ordinary Council Meeting of the Northern Midlands Council would be held at 5.00pm on Monday 15 May 2023 in person only.

### 5.3 MOTIONS ON NOTICE

The following notice of Motion/Motions have been received.

#### 5.3.1 Notice Of Motion: Review Of Local District Committee Structure.

*Responsible Officer:* Des Jennings, General Manager

##### OFFICER'S RECOMMENDATION

Council Officer's support Cr Terrett's recommendation:

That a report be prepared for Council reviewing the structure of the District Committees to provide greater community participation. This report should include, but limited to, their role and function, membership, meeting times, funding and communication with the local community.

Councillor Terrett has requested the below Notice of Motion be tabled at the 26 April 2023 Council Meeting.

##### NOTICE OF MOTION

That a report be prepared for Council reviewing the structure of the District Committees to provide greater community participation. This report should include, but limited to, their role and function, membership, meeting times, funding and communication with the local community.

##### BACKGROUND

When the former Councils of Evandale, Ross, Campbell Town, Longford, and part of Fingal were amalgamated in 1993 to create the Northern Midlands Council, there was a level of concern about the loss of local Council presence and availability. The newly merged Council decided to establish 4 District Committees for Ross, Campbell Town, Evandale, and Avoca as special committees of Council. The Council later introduced additional special committees for Perth, Longford, and Cressy





Objectives of the Local District Committees are to:

- Provide a focal point for information between the Northern Midlands Council and the local community;
- Identify and prioritise needs of the local community;
- Consider and provide feedback to the Northern Midlands Council in respect to key strategic issues for the local community.

Residents and representatives from community interest groups are invited to nominate for membership of the Local District Committee.

Membership appointment is for a 2-year term, the term of membership commences in July and concludes in June. Current memberships expire 30 June 2023.

In the last 30 years there has been significant changes to the demographics of the Northern Midlands area. A number of communities are not represented by District Committees including Devon Hills, Breadalbane, Western Junction, Nile, Bishopsbourne, Toiberry, Blackwood Creek, Lake Leake, Conara, Epping Forest, Cleveland, Liffey and Poatina. Consideration should be given to expanding the committees to give representation for these communities, or a mechanism to permit these areas to have similar representation to council.

Council has struggled at times to attract or retain membership of some committees and as part of this review the council should look at ways to attract wider community representation and an understanding of the role of the District Committees. Council should obtain feedback from past members on why they left the District Committees and any suggestions on how they could be improved.

It is important for council to review the structure and function of the District Committees and how they can operate better. District Committees need to evolve to be a key participant in the strategic planning of council area through empowering our communities.

#### **ATTACHMENTS**

Nil



## 6 COUNCIL COMMITTEES - CONFIRMATION OF MINUTES

### RECOMMENDATION

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

Minutes of meetings of the following Committees are attached:

Date	Committee	Meeting
7 February 2023	Perth Community Centre Management Committee	Ordinary
1 March 2023	Longford Local District Committee	Ordinary
14 March 2023	Evandale Community Centre	Ordinary
29 March 2023	Cressy Local District Committee	Ordinary
4 April 2023	Campbell Town District Forum	Ordinary
4 April 2023	Ross Local District Committee	Ordinary
4 April 2023	Northern Midlands Local Recycling Committee	Ordinary
4 April 2023	Evandale Advisory Committee	Ordinary
4 April 2023	Perth Local District Committee	Ordinary
5 April 2023	Longford Local District Committee	Ordinary

Matters already considered by Council at previous meetings have been incorporated into **Information Item: Officer's Actions**.

In the attached minutes of Council Committees, recommendations of Committees are listed for Council's consideration in the Agenda Item 7 below.



## 7 COUNCIL COMMITTEES - RECOMMENDATIONS

### 7.1 CAMPBELL TOWN DISTRICT FORUM

At the ordinary meeting of the Campbell Town District Forum held on 4 April 2023 the following motion/s were recorded for Council's consideration:

#### SWIMMING POOL HEATERS - 4 APRIL 2023

**Officer Recommendation:**

That the heating of the Campbell Town Swimming Pool be referred for budget consideration.

**Committee Recommendation:**

*That the heaters at the swimming pool be turned on, in the mornings during the swimming season and Council investigate thermostat-controlled heating.*

**Officer Comment:**

Morning swimmers advised that access to the pool in the mornings was fabulous however expressed disappointment that the water was very cold. Forum members also advised that swimming lessons for school students had to be cancelled as the water was too cold to continue.

The heat pump which was expensive to operate, was decommissioned approximately 2 years ago at which time, solar heating was installed however users are claiming they do not heat the water sufficiently.

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#### CAMPBELL TOWN ENTRY STATEMENT - 4 APRIL 2023

**Officer Recommendation:**

That Officers investigate

**Committee Recommendation:**

That the Campbell Town entry statement be relocated to make it more visible and that the words, "thanks for visiting" be installed on the reverse side of the entry statement.

**Officer Comment:**

The writing at the bottom of the entrance statement on the corner of West Street and High Street cannot be seen properly and as the writing is quite small. Can the statement be raised to make it more visible?

When exiting the Campbell Town community there is nothing on the back of the entry statement to say, "thank you for visiting Campbell Town". Can the words "thank you for visiting Campbell Town," be incorporated onto the back of the signage in a font size that is visible from a motor vehicle. The entry statement on the southern end is fine.



## 7.2 EVANDALE ADVISORY COMMITTEE

At the ordinary meeting of the Evandale Advisory Committee held 4 April 2023 the following motion/s were recorded for Council's consideration:

### PLANNING CONSULTATION PROCESSES - 4 APRIL 2023

**Officer Recommendation:**

That Council continue to consult with the community on relevant matters as required when matters arise.

**Committee Recommendation:**

That Committees be advised of Planning consultation processes so that members are aware and can make submissions individually.

**Officer Comment:**

Members of the Evandale Advisory Committee believed that strategic and structural planning related to Northern Tasmania has occurred and that they had not been informed about this, therefore were unable to make representation about matters concerning the Evandale community.

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### TRADERS IN PURPLE DEVELOPMENT - 4 APRIL 2023

**Officer Recommendation:**

That Council notes the concerns of the Evandale Advisory Committee.

**Committee Recommendation:**

That the Evandale Advisory committee formally proposes to the Northern Midlands Council that the Council make no decisions regarding the endorsement or otherwise of the proposal by Traders in Purple Ltd. to seek a change to the extant land zoning in Evandale without full consultation with the residents and ratepayers of Evandale and other interested parties. Such consultation should include but not necessarily be limited to, public meetings, public disclosure of any draft Council decision(s) and the calling for and proper consideration of written submissions.

**Officer Comment:**

After Traders in Purple undertook community consultation in Evandale about the proposed Logan Road development, members expressed concern stating that many of the community concerns raised were not addressed or they felt as though they were fobbed off. Concerns were specifically related to:

- Greater Launceston Plan – urban extension west of the airport? How far and what impact will this have on Evandale.
- Evandale growth (Evandale Development Plan May 2012) was planned to be capped at 2,000 people to ensure it maintained its heritage value and village feel however, the Traders in Purple development will be in addition to other developments occurring in the Evandale area and will push this number way beyond the planned cap. This will have flow on effects for traffic management and the commercial centre of the village as well as impact on the sewerage capacity.
- Members felt that Traders in Purple had not addressed any of these concerns during their community consultation process.

The Evandale Development Plan May 2012 refers to multiple reports as follows:

Wendy Morris Plan and Report 1990:



*The Morris plan worked hard to achieve a balanced and blended new development area. Morris's key design principles were based on capping the population at around 2600 persons and development that enhanced the rural landscapes and reflected the existing village whilst directing growth away from the airport. The road layout worked well in isolation but did not link to other possible development area.*

The Glen Smith Report 1992:

*The report recommends that the preservation and enhancement of this character be maintained. The report highlights the need to maintain the character of the town throughout, rather than just the historic precinct. Further it discusses a number of issues in relation to; new developments, the layout of subdivisions, design aspects, traffic and parking.*

Northern Midlands Strategic Plan 2007 – 2017:

*As part of the development of their Strategic Plan the Northern Midlands Council took the innovative step of including a section relative to the views and aspirations of each of their key townships in the final document.*

Planning & Development

- *Strengthen and enforce development controls and building standards*
- *Ensure new development respects the historic character of the village on all significant criteria based on compatibility of density, form, scale, and presentation consistent with the Glen Smith Study and P Goldin Report recommendations*
- *Street network and treatment of the rest of the village to be consistent with the Wendy Morris Plan principles*
- *Plan residential capacity at existing density for a target population of 2,000*
- *Develop policy detailing the extent, sequence, thresholds and process for release of residential land for development to meet the population target*
- *Develop policy to cope with any subsequent residential development pressure*
- *Direct further commercial development into the existing centre*
- *Develop a strategy to provide sufficient space to accommodate the commercial needs of the target population in the existing centre without loss to its character*
- *Develop policy for subsequent pressure for additional commercial space*
- *Develop a detailed servicing plan for the village to ensure infrastructure capacity for the target population*

It is noted that a population cap was not included in the recommendations contained within the report. The Evandale Development Plan May 2012 is outdated and the Northern Midlands Strategic Plan 2007 – 2017 has had several incarnations since 2012, however it provides a context to the expectations of the Evandale community in relation to a "cap" to population growth and the preservation of the "village feel" of Evandale.

At this time, no development application has been received by Council. If an application is lodged, it will require a Local Provision Schedule amendment (from agriculture to general residential) at which time Council will have the opportunity to agree or refuse to amend the Local Provisions Schedule (*section 38 Land Use Planning Approvals Act 1993*). If approved, the draft amendment will be prepared and exhibited for 28 days at which time, community members will have the opportunity to make representation.



### 7.3 LONGFORD LOCAL DISTRICT COMMITTEE

At the ordinary meeting of the Longford Local District Committee held on 5 April 2023 the following motion/s were recorded for Council's consideration:

#### LONGFORD ROUNDABOUT SIGNAGE - 5 APRIL 2023

**Officer Recommendation:**

That an update be provided to the Longford Local District Committee about the entry statement to be located on the roundabout on the northern side of Longford as per the 20 February 2023 decision of Council.

**Committee Recommendation:**

The LLDC requests that the NMC provide a report on the 'Longford' sign on the roundabout on the northern side of Longford, as to why this issue has not progressed.

**Officer Comment:**

The Longford Local District Committee are of the misunderstanding that this item has not previously been presented to Council. The "Longford" signage on the roundabout at the northern side of Longford is again being raised by the Longford Local District Committee. An extract from the Council meeting held 20 February 2023 is repeated below:

**LONGFORD ROUNDABOUT SIGNAGE:**

**MINUTE NO. 23/049**

DECISION

*Cr Adams/Cr Brooks*

*That an update be provided to the Longford Local District Committee about the entry statement to be located on the roundabout on the northern side of Longford.*

*Carried Unanimously*

*Voting for the Motion:*

*Mayor Knowles, Deputy Mayor Lambert, Cr Adams, Cr Andrews, Cr Archer, Cr Brooks, Cr Goss, Cr McCullagh and Cr Terrett*

*Voting Against the Motion:*

*Nil*

**Officer Recommendation:**

*That an update be provided to the Longford Local District Committee about the entry statement to be located on the roundabout on the northern side of Longford.*

**Committee Recommendation:**

*The LLDC requests that the NMC provide a report on the 'Longford' sign on the roundabout on the northern side of Longford, as to why this issue has not progressed.*

**Officer Comment:**

*Longford Local District Committee have requested an update on the signage at the roundabout on the northern side of Longford as feedback was provided to Lange Designs via the committee meeting held 6 April 2022 however there has been no update on the status of this project.*

*Committee members added that a simple design like what has been installed at the north and south entrance to Perth would be best rather than trying to overcomplicate it.*



**NORFOLK PLAINS HERITAGE COLLECTION, CURRENTLY HELD AT CLARENDON - 5 APRIL 2023**

**Officer Recommendation:**

That Council endorse the creation of a subcommittee of the Longford Local District Committee for the purposes of retrieving, cataloguing, and managing the collection on behalf of the National Trust (Tasmania).

**Committee Recommendation:**

- (1) With consideration of the positive discussions 21.03.2023 between representatives of the National Trust (Tas), NMC Councillors and Council Officers, members of LLDC and other concerned citizens; the LLDC request that the NMC provide a letter to National Trust (Tas) confirming that NMC supports the LLDC in facilitating the return of the Norfolk Plains Collection from Clarendon to Longford.
- (2) The LLDC request the NMC allow the use of the top floor of the library, at least as a temporary measure, to store and catalogue the Norfolk Plains collection.
- (3) The LLDC requests the NMC allow the establishment of a sub-committee of the LLDC to organise the relocation of the Norfolk Plains Collection back to its original home of Longford and continue to manage the collection long term. Cr Andrews to be the Council representative on the sub-committee.
- (4) This subcommittee meets within 5 weeks of this meeting.

**Officer Comment:**

Longford Local District Committee are keen to see the Norfolk Plains Heritage Collection which is currently held at Clarendon, to be returned to the Longford Community, to be housed at the top floor of the Longford library for the purpose of cataloging.

Following a meeting with the National Trust (Tasmania) which included NMC Councillors and Council Officers and members of LLDC, it is suggested that a subcommittee of LLDC be formed to undertake the process of retrieving, cataloguing, and managing the collection.



## 7.4 PERTH LOCAL DISTRICT COMMITTEE

At the ordinary meeting of the Perth Local District Committee held 4 April 2023 the following motion/s were recorded for Council's consideration:

### MAINTENANCE OF SCULPTURES AND MURALS

**FOR NOTING: Operational Matter – no decision required:**

Advice to be provided to the Committee.

**Committee Recommendation:**

What is the plan for ongoing maintenance of the sculptures at the Train Park and the murals in various locations around the town.

**Officer Comment:**

The Committee to be advised that the maintenance of all Council assets is subject to a maintenance program and regular inspections. If required additional maintenance is undertaken on an as needs basis.

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### 2022/2023 BUDGET MATTERS

**FOR NOTING: Operational Matter – no decision required**

Advice to be provided to the Committee.

**Committee Recommendation:**

The committee requests that all outstanding budgetary matters be completed as a matter of priority.

**Officer Comment:**

Council officers determine the allocation of resources depending upon weather, design, approval process and availability of contractors, and staff and equipment for all priority and budgeted works. Where possible works are undertaken within the financial year.

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### SPREAD OF RICE GRASS IN THE SOUTH ESK RIVER PARKLANDS

**FOR NOTING: Customer Request Matter – no decision required**

Matter to be investigated and advice to be provided to the Committee.

**Committee Recommendation:**

That the Council take as a matter of concern the spread of rice grass in South Esk River at the north end of William St and notify the relevant government authorities.

**Officer Comment:**

It is noted on the Department of Natural Resources and Environment website that there are several species of wild rice in the genus *Zizania*, all species of wild rice are declared weeds in Tasmania under the *Tasmanian Weed Management*





Act 1999.

Customer request matter.

The information provided by the Committee provides general information in relation to the location of the infestation. The Committee is to be requested to submit a Customer Request to Council inclusive of specific information relating to the location of the infestation and, if possible, include photographic evidence so that the information can be forwarded to the Department.

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#### **MAIN ROAD STREETScape UPGRADE**

**FOR NOTING: Advice to be provided – no decision required**

Advice to be provided to the Committee.

**Committee Recommendation:**

Request for an update on streetscape relating to Main Rd of Perth.

**Officer Comment:**

Advice to be provided to the Committee on the current status of the project.

---



## 8 INFORMATION ITEMS

### RECOMMENDATION

That the Open Council Information items be received.

### 8.1 COUNCIL WORKSHOPS/MEETINGS HELD SINCE THE LAST ORDINARY MEETING

Responsible Officer: Des Jennings, General Manager

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

Date Held	Purpose of Workshop
27 March 2023	<b>Council Workshop</b> Presentations: <ul style="list-style-type: none"> <li>Campbell Town Tourist Park</li> <li>Stormwater System Management Plans &amp; 10-Year Capital Works Program</li> </ul>
3 April 2023	<b>Council Workshop</b> Presentations: <ul style="list-style-type: none"> <li>TRANSlink Intermodal Facility</li> <li>Longford Racecourse Master Plan</li> </ul> Discussion: <ul style="list-style-type: none"> <li>Local District Committee MOU's</li> <li>Perth Main Street</li> </ul>
26 April 2023	<b>Council Workshop</b> Discussion: <ul style="list-style-type: none"> <li>Council Meeting Agenda items</li> </ul>
26 April 2023	<b>Council Meeting</b>

### 8.2 MAYOR'S ACTIVITIES ATTENDED & PLANNED

Mayor's Activities Attended & Planned for the period 21<sup>st</sup> March to 26<sup>th</sup> April 2023 are as follows:

Date	Activity
21 Mar 2023	Attended Avoca Anzac Day meeting and working bee, Avoca
22 Mar 2023	Attended interview with Campbell Town Hospital Feasibility Study consultants, Campbell Town
23 Mar 2023	Attended meeting with TasWater re mural project, Avoca
24 Mar 2023	Attended meeting with Longford Bowls Club, Longford
24 Mar 2023	Attended NTFA football season launch, UTAS stadium
26 Mar 2023	Attended Gastronomy Kitchen Table event, Brickendon
27 Mar 2023	Attended Red Cross meeting, Longford
27 Mar 2023	Attended NMC Workshop
28 Mar 2023	Attended NM Visitor Centre meeting, Avoca
28 Mar 2023	Attended Cressy solar farm info session, Cressy
28 Mar 2023	Attended Traders in Purple briefing, Longford
28 Mar 2023	Attended Salvador Dali exhibition launch, Launceston
29 Mar 2023	Attended Health Dept Lift Local Grants Workshop, Oatlands
30 Mar 2023	Attended Tas 7 News interview re Mill Dam damage and closure, Longford
30 Mar 2023	Attended Longford Primary Eco-Committee event, Longford
30 Mar 2023	Attended Youth Advisory Group meeting, Longford
30 Mar 2023	Attended ABC Drive interview re Mill Dam closure, Longford
31 Mar 2023	Attended meeting with TasFire re Devon Hills Fire Plan, Longford



Date	Activity
31 Mar 2023	Attended ABC radio interview re Longford odour, Longford
31 Mar 2023	Officiated at the Official Opening of the Cressy Pool and Cressy Rec Ground upgrades
31 Mar 2023	Attended Traders in Purple community info session, Evandale
3 Apr 2023	Attended NMC Workshop
4 Apr 2023	Attended meeting with Dorset Community House Youth Worker, Longford
4 Apr 2023	Attended Recycling Meeting, Longford
5 Apr 2023	Officiated at the Official Opening of the Gatty Street Detention Basin, Translink
5 Apr 2023	Attended the Royal Flying Doctor Service cheque handover from the Longford Truck Run, Western Junction
5 Apr 2023	Attended NTDC Board Member Meeting via Zoom, Longford
6 Apr 2023	Attended NTDC Economic Devt all day Training, Tamar Function Centre
10 Apr 2023	Attended Rossarden Landcare Meeting, Gipps Creek
12 Apr 2023	Attended lunch with northern Mayors, Launceston
13 Apr 2023	Attended meeting with Longford resident, Longford
13 Apr 2023	Attended NTDC Nth Tas Sports Facility Plan presentation, Longford
18 Apr 2023	Attended meeting with Youth Officer, Longford
18 Apr 2023	Attended meeting with Minister Anthony Chisholm, Assistant Minister for Regional Development, Longford
19 Apr 2023	Attended Municipality Bus Tour, from Longford
20 Apr 2023	Planned to attend LGAT candidate presentation, Longford
21 Apr 2023	Planned to attend ALGWA Tas online meeting, Gipps Creek
25 Apr 2023	Plan to attend the Ross Anzac Day Dawn Service, Ross
25 Apr 2023	Plan to officiate at the Avoca Anzac Day Service, Avoca
26 Apr 2023	Planned to attend Council Workshop and Council Meeting, Longford
	Attended to email, phone, and mail enquiries

### 8.3 GENERAL MANAGER'S ACTIVITIES

General Manager's Activities Attended & Planned for the period 21 March to 26 April 2023 are as follows:

Meetings were attended either in-person, or via electronic means (on-line or via conference call).

Date	Activity
21/03/2023	Met with legal counsel
22/03/2023	Meeting with consultant re entry statements
22/03/2023	Met with proponent re development proposal
24/03/2023	General Manager's meeting, including meeting with Office of the Coordinator General and TasPorts tour
27/03/2023	Attended Council workshop
28/03/2023	Met with proponents re development proposal
30/03/2023	Met with Meander Valley Council officers re resource sharing
31/03/2023	Attended official opening of Cressy Memorial Swimming Pool and Cressy Recreation Ground
03/04/2023	Attended Council workshop
05/04/2023	Attended official commissioning of the Gatty Street Detention Basin
18/04/2023	Met with Senator, the Honourable Anthony Chisholm, Assistant Minister for Regional Development
19/04/2023	Council's Annual Municipal Bus Tour
20/04/2023	Met with Rebecca White MP, Tasmanian Leader of the Opposition
21/04/2023	Met with Senator Wendy Askew
21/04/2023	Met with legal counsel
25/04/2026	Attended ANZAC Day Dawn ceremony at Longford
26/04/2026	Attended Council meeting



## 8.4 PETITIONS

### PURPOSE OF REPORT

In accordance with the Vision, Mission and Values of Council as identified in the *Council's Strategic Plan 2021-2027* and the *Local Government Act 1993, S57-S60*, provision is made for Council to receive petitions tabled at the Council Meeting.

### OFFICER'S COMMENT

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

#### Section 57. Petitions

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

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

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

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

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

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

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

(e) at the end of the petition –

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

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

(3) In this section –

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

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

**petition** means a paper petition or electronic petition;

**signatory** means –

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

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

#### 58. Tabling petition

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

(a) . . . . .

(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.

### PETITIONS

No petitions received.

## 8.5 CONFERENCES & SEMINARS: REPORT ON ATTENDANCE BY COUNCIL DELEGATES

No reports relating to attendance at Conferences and Seminars have been received.

## 8.6 132 & 337 CERTIFICATES ISSUED

In relation to the issue of 132 and 337 certificates, the following provisions of the *Local Government Act 1993*, Section 132 and Section 337, should be noted:

#### S132. Certificate of liabilities

(1) A person referred to in [subsection \(2\)](#) may apply to the general manager for a certificate stating–

(a) the amount of any liability for rates, whether due or not on the land and outstanding interest or penalty payable in relation to the land;

(b) any amount received on account of rates that is held in credit against future liabilities for rates in relation to the land; and

(c) the amount of any charge on the land recoverable by the council.

#### S337. Council land information certificate



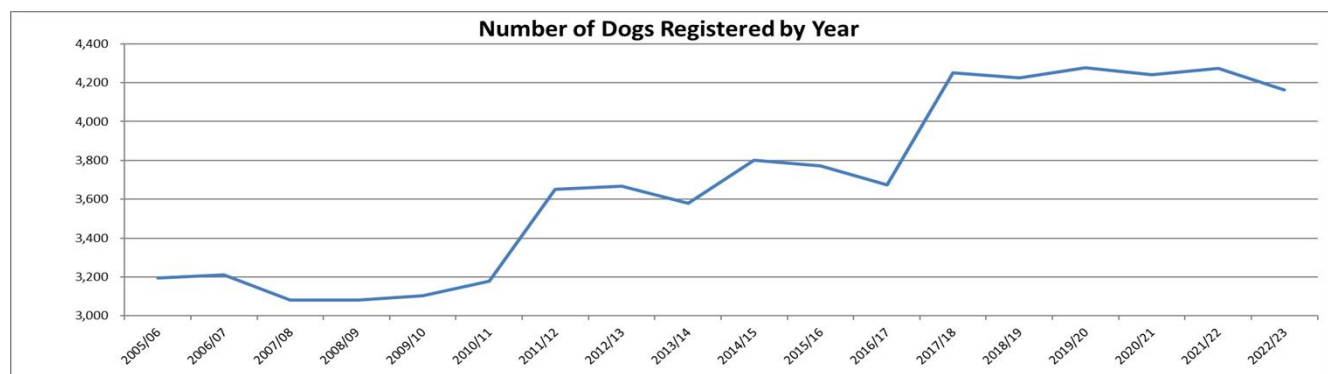
- (1) A person may apply in writing to the general manager for a certificate in respect of information relating to land specified and clearly identified in the application.
- (2) The general manager, on receipt of an application made in accordance with [subsection \(1\)](#), is to issue a certificate in the prescribed form with answers to prescribed questions that are attached to the certificate.
- (3) A certificate under [subsection \(2\)](#) relates only to information that the council has on record as at the date of issue of the certificate.
- (4) A prescribed fee is payable in respect of the issue of a certificate.
- (5) The general manager, on request, may provide in or with the certificate any other information or document relating to the land that the general manager considers relevant.
- (6) A council does not incur any liability in respect of any information provided in good faith from sources external to the council.
- (7) A person, with the consent of the occupier or owner of specified land, may request in writing to the general manager that an inspection be carried out of that land to obtain supplementary information relevant to that land.
- (8) If the general manager agrees to a request under [subsection \(5\)](#) or [\(7\)](#), the general manager may impose any reasonable charges and costs incurred.
- (9) In this section –
  - land** includes –
    - (a) any buildings and other structures permanently fixed to land; and
    - (b) land covered with water; and
    - (c) water covering land; and
    - (d) any estate, interest, easement, privilege or right in or over land.

	No. of Certificates Issued 2022/2023 year												Total 2022/2023 YTD	Total 2021/2022
	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June		
<b>132</b>	77	77	69	78	62	69	56	58	66				<b>612</b>	<b>995</b>
<b>337</b>	47	35	43	26	36	43	29	25	30				<b>314</b>	<b>530</b>

## 8.7 ANIMAL CONTROL

Prepared by: Martin Maddox, Accountant

Item	Income/Issues 2021/2022		Income/Issues for March 2023		Income/Issues 2022/2023	
	No.	\$	No.	\$	No.	\$
Dogs Registered	4,272	109,997	37	1,969	4,163	106,056
Dogs Impounded	30	4,302	6	545	32	1,908
Euthanised	1				1	
Re-claimed	25		7		28	
Re-homed/Dogs Home	4				3	
New Kennel Applications	19	1,368	1	75	6	520
Renewed Kennel Licences	83	3,652			83	3,818
Infringement Notices (paid in full)	28	5,142	3	724	19	4,358
Legal Action						
Livestock Impounded						
<b>TOTAL</b>		<b>124,461</b>		<b>3,313</b>		<b>116,660</b>





## 8.8 ENVIRONMENTAL HEALTH SERVICES

Prepared by: Kate Clark, Environmental Health Officer

Achieve improved levels of environmental and public health by ongoing monitoring, inspection, education and, where necessary, by applying corrective measures to comply with legislation.

Ensure safe standards of food offered for sale are maintained.

Investigations/ Licences Issued	Inspections/ 2019/2020	Prior Years	
		2020/2021	2021/2022
Notifiable Diseases	1	0	1
Inspection of Food Premises	111	67	170
Place of Assembly Approvals		1	14

Actions	2022/2023												
	YTD	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June
Routine Fixed Food Inspections	36 / 208	5	15	16	9	5	3	5	3				
Routine Mobile/Market stall Food Inspections	1	1	1	0	1	1	1	2	1				
Preliminary Site Visits – Licensed Premises	8	8	3	0	0	0	0	0	0				
On-site wastewater Assessments	0	0	0	0	0	9	6	5	2				
Complaints/Enquiries – All Types	10	10	11	6	15	24	34	39	52				
Place of Assembly approvals	0	0	0	0	1	1	1	0	1				
Notifiable Diseases	0	0	0	1	0	0	0	1	1				

All Food premises are due for at least one inspection from 1 July of each year. The number of inspections in the table above is the total number carried out since 1 July in each financial year.

Inspections are conducted according to a risk-based assessment and cover all aspects of food storage, handling and preparation.

A total of 35 criteria are assessed for either compliance, non-compliance or serious non-compliance.

The Tasmanian Department of Health has produced a legal framework, the Food Business Risk-Classification System (RCS), to classify food premises for registration and notification purposes under the *Food Act 2003*.

Actions, including follow-up inspections, are taken according to the outcome of inspections, the RCS can be used to prioritise the inspection of food businesses, with inspection frequency being increased for high risk classified food premises. In addition, poorly performing food premises would be inspected more frequently.

For those enquiring about opening a food business i.e. Home based food business, officers inspect the premises and after a risk assessment determine whether a food licence is to be issued.

The following is applicable regarding food business registrations:

- A Food Business Application is to be completed and lodged with Council each year (Financial) Sections 84 or 87 or 89 of the *Food Act*.
- Council conducts a desk top assessment of the application in accordance with the Food Business Risk Classification System issued by Tasmanian Department of Health. The assessment is based on the information provided by the applicant.
- Based on the Risk assessed an invoice is issued to the applicant.
- Upon receipt of payment Council issues a Certificate of Registration.
- Council conducts an inspection of the premises during their operation to ensure compliance with the *Food Act* and Regulations and the Food Standards Code. The business is also assessed in line with their Risk Classification.
- Further inspections may be required to ensure any non-compliance issued have been addressed.

On-site Wastewater Assessments are completed after receiving a system design report from a consultant which basically determines what type of sewage system is required (septic or AWTS) and the method of distributing the sewage effluent on site based on AS1547.

A place of assembly is required for any mass outdoor public event. This means an event with over 1000 people for 2 hours or more. It may be any performance, exhibition, circus, festival, food festival, pageant, regatta, sports event, dance or publicly advertised lecture.

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



## 8.9 CUSTOMER REQUEST RECEIPTS

Operational Area	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Animal Control				4	5	5	3	1	2			
Building & Planning	6	1	5	1	7	14	4	1				
Community Services	4	1	4	1	4	2	14		5			
Corporate Services	3	3			1	2	2					
Governance				3	10	2	4					
Waste					5	2	2		2			
Works	29	18	28	20	47	39	32	19	38			

## 8.10 GIFTS & DONATIONS (UNDER SECTION 77 OF THE LGA)

Date	Recipient	Purpose	Amount \$
3-Aug-22	Reptile Rescue	Donation to service	\$1,000.00
3-Aug-22	Campbell Town District High School	Inspiring Positive Futures Program	\$7,272.73
12-Oct-22	Cressy District High School	Inspiring Positive Futures Program	\$8,000.00
3-Aug-22	Andrew G Upton	Donation - State Rep for Darts Tas Senior Mens Team	\$100.00
17-Aug-22	Lucy Johnston	Aust Interschools Championships Equestrian 2022	\$100.00
17-Aug-22	Debbie Mahar	Aust Multi Disability Bowls Champions 2022	\$100.00
21-Sep-22	Ryan Sansom	Represent Tasmanian Junior 8-Ball Team in Nationals	\$100.00
19-Oct-22	C'Town, Cressy, Evandale, Longford	End of Year School Presentations 2022	\$450.00
19-Oct-22	Longford Fire Brigades	Christmas Lolly run 2022	\$100.00
10-Oct-22	Jonty Nicolson	Second Instalment further education bursary	\$1,000.00
12-Oct-22	Kalani C Brain	Second Instalment further education bursary	\$1,000.00
18-Oct-22	Erica Kirk	Second Instalment further education bursary	\$1,000.00
18-Oct-22	Alex Airey	Second Instalment further education bursary	\$1,000.00
15-Nov-22	Longford Care a Car	Donation	\$1,000.00
15-Nov-22	Helping Hand Association	Donation	\$1,500.00
7-Feb-23	Riley Flood	First Instalment further education bursary	\$1,000.00
7-Feb-23	Danielle Smith	First Instalment further education bursary	\$1,000.00
7-Feb-23	Charlotte McClennan	First Instalment further education bursary	\$1,000.00
7-Feb-23	Tasmanian Truck Owners Assoc	40th Annual Truck Run 2023	\$200.00
14-Feb-23	Jessica Hutton	First Instalment further education bursary	\$1,000.00
21-Feb-23	Bree Lavelle	Second Instalment further education bursary	\$1,000.00
8-Mar-23	Northern Tasmanian Croquet Centre	Donation to Mayor's Croquet Challenge 2023	\$100.00
	Rhiana Morrison	U18 Boys Singles Bowls Australia Open	\$100.00
		TOTAL	\$29,122.73

## 8.11 ACTION ITEMS: COUNCIL MINUTES

Meeting Date	Item No.	Item	Status	Action Required	Assignees	Action Taken
	1.3	16/03/2020 - Deferred Item - GOV8 Overhanging Trees/Hedges: Evandale	Awaiting external response	Deferred to provide opportunity for the community to attend.	Des Jennings, Gail Eacher	29/09/2021 Harbour Software Support No further action to be taken at this time. To be workshopped and report to be relisted. Discussion held with property owner, formal advice requested. Correspondence to be forwarded to property owner. 25/01/2022 Gail Eacher Correspondence forwarded to property owner, awaiting response. 14/02/2022 Gail Eacher Letter received from property owner. Draft response to queries raised prepared. 01/04/2022 Gail Eacher Letter sent to property owner, response awaited. 08/07/2022 Gail Eacher Further information being sought prior to workshop discussion. 13/02/2023 Gail Eacher Correspondence sent to the property owners on





Meeting Date	Item No.	Item	Status	Action Required	Assignees	Action Taken
						27 January 2023. 27/02/2023 Gail Eachers No response to date.
20/03/2023	13.1	Australian Local Government Association (ALGA) - 2023 National General Assembly of Local Government: Call for Motions and Conference Attendance	Completed	That Council ...b) submit the following motions for consideration at the ALGA conference: - Provision of Funding Streams to Local Government to improve liveability and provide sporting facilities	Gail Eachers, Lorraine Green	22/03/2023 Gail Eachers ALGA Motion submitted.
28/11/2022	13.5	Avoca Primary School Premises	Completed	That Scouts Tasmania be requested to: i) provide Council with a Business Plan; and ii) make a presentation to a Council Workshop; and iii) note that if Council were to enter into an agreement with Scouts Tasmania, that it would be at no cost to Council or the ratepayers.	Des Jennings, Gail Eachers	06/12/2022 Gail Eachers Scouts Tasmania advised of outcome of meeting and progressing preparation of a business plan. 13/02/2023 Gail Eachers Scouts Tasmania invited to present to Council Workshop. 27/02/2023 Gail Eachers Presentation to 6 March 2023 Council Workshop. 23/03/2023 Gail Eachers Report to April Council meeting.
27/06/2022	9.8	Commonwealth Bank Customer Advocate Visit to the Northern Midlands	Completed	That Council a)...; and b) write to the Commonwealth Bank to ask what their intentions are in relation to the provision of banking services in the Northern Midlands; and c) revisit the conversation relating to the provision of banking services by Bendigo Bank.	Lorraine Green	04/07/2022 Lorraine Green Letter forwarded to the Commonwealth Bank Customer Advocate on 4 July 2022, seeking advice as to how the information collected during the Advocate's visit in April 2022 had been applied, and an indication of what the intentions of the Commonwealth Bank are in relation to the future provision of banking services in the Northern Midlands. The issue of revisiting the conversation relating to the provision of banking services by the Bendigo Bank has been referred to the agenda of a forthcoming Council Workshop. 20/07/2022 Lorraine Green A survey of Commonwealth customers is being progressed. 14/03/2023 Gail Eachers CBA attended 6 March Council Workshop.
20/03/2023	13.3	Councillor Attendance at ANZAC Day Services	Completed	That ... ii) Councillors attend the 2023 ANZAC Day services ...	Lorraine Wyatt	23/03/2023 Gail Eachers Councillors advised wreaths to be provided.
20/03/2023	7 1.2	CTDF Recommendation 1 - Traffic Management - Heavy Haulage - 3 March 2023	Completed	That Council notes the matters raised by Campbell Town District Forum and officers continue to monitor roads being utilised by heavy haulage.	Leigh McCullagh, Lorraine Wyatt	23/03/2023 Lorraine Wyatt Council decision communicated to CTDC by email 23/03/2023.
20/03/2023	13.2	Local Roads and Community Infrastructure Program - Laycock Street Playground	Completed	That Council approve the nomination of the Laycock Street (Longford) Playground Development project for funding through Phase Four of the Local Roads and Community Infrastructure Program, with the Laycock Street Playground project to receive \$500,768.	Lorraine Green	23/03/2023 Gail Eachers Application to be made.
20/02/2023	5 3.1	Notice of Motion: Cycleway Strategy	Completed	That in relation to Councillor Terrett's Notice of Motion, Council Officer's refer the request to review the 2010 Trails and Bikeway strategy to the Bicycle Advisory Committee for review and comment prior to the preparation of a report to a future Council meeting. The report to include costings and funding opportunities.	Trent Atkinson	28/02/2023 Gail Eachers Matter to be placed on the Bicycle Advisory Committee Agenda. 23/03/2023 Gail Eachers Budget allocation made.
20/03/2023	11.1	Section 40K	Completed	That the Council planning authority,	Paul Godier	23/03/2023 Gail Eachers Tasmanian Planning





Meeting Date	Item No.	Item	Status	Action Required	Assignees	Action Taken
		Report on Draft Amendment 03 to the Northern Midlands Local Provisions Schedule, 38 & 44 Phillip Street, Perth		under section 40K of the Land Use Planning and Approvals Act 1993 , provide the Tasmanian Planning Commission with the report at attachment 11.1.1 of this report in relation to draft amendment 03 to the Northern Midlands Local Provisions Schedule ...		Commission advised.
20/03/2023	11.2	Section 40K Report on Draft Amendment 04 to the Northern Midlands Local Provisions Schedule, 18 Wilmores Lane, 116, 120 & 140 Catherine Street and 130 Brickendon Street, Longford	Completed	That the Council planning authority, under section 40K of the Land Use Planning and Approvals Act 1993 , provide the Tasmanian Planning Commission with the report at attachment 11.2.1 of this report in relation to draft amendment 04 to the Northern Midlands Local Provisions Schedule ...	Paul Godier	23/03/2023 Gail Eachers Tasmanian Planning Commission advised.
20/03/2023	11.3	Section 40K Report on Draft Amendment 06 to the Northern Midlands Local Provisions Schedule, folio of the Register 169994/1, Honeysuckle Road, Ross	Completed	That the Council planning authority, under section 40K of the Land Use Planning and Approvals Act 1993 , provide the Tasmanian Planning Commission with the report at attachment 11.3.1 of this report in relation to draft amendment 06 to the Northern Midlands Local Provisions Schedule:	Paul Godier	23/03/2023 Gail Eachers Tasmanian Planning Commission advised.
30/01/2023	13.4	Stakeholder Engagement Strategy for: Communication & Engagement; Economic Development; Health & Wellbeing; Arts & Culture; Youth	Completed	That Council a) endorse the draft strategies for community consultation purposes, seek a further report and produce a schedule for the proposed consultation; b) engage with the Local District Committees and seek written submissions on the draft strategy; and c) engage with stakeholders through the following methods - written submission by way of promoting the strategies through the media, newspapers, facebook and website - drop-in sessions at the following locations: Avoca, Campbell Town, Cressy, Evandale, Longford, Perth and Ross	Des Jennings, Gail Eachers, Lorraine Green	13/02/2023 Gail Eachers Investigating suitable consultants available to assist with community consultation. 23/03/2023 Gail Eachers Consultants engaged.
20/02/2023	13.3	Stormwater System Management Plan: 10-Year Capital Works Program	Completed	That Council defer a decision and the matter be discussed at a Council Workshop prior to referral to a future Council meeting.	Des Jennings	14/03/2023 Gail Eachers Council Workshop schedule being prepared. Awaiting confirmation of date from presenter. 23/03/2023 Gail Eachers Discussed at 27 March Council Workshop and listed on Council Agenda.
30/01/2023	7 5.2	Train Park Signage	Completed	That Council note that the Committee has been advised that the placement of Children signage on Little Mulgrave Street is to be included in the Works Program.	Jonathan Galbraith	13/02/2023 Gail Eachers Signs on order to be installed when received. 14/03/2023 Jonathan Galbraith Signage has been installed.
20/03/2023	15.3	Transfer of Ownership: Perth Community Centre and Perth Tennis Court	Completed	That Council agree to accept ownership from Department of Education of the Perth Community Centre and Perth Tennis Court property parcels known as PID 7257319 and PID 7257327	Maree Bricknell	23/03/2023 Gail Eachers Department of Education advised.



Meeting Date	Item No.	Item	Status	Action Required	Assignees	Action Taken
15/08/2022	9.5	Youth Advisory Group	Completed	That Council endorse the progression of the Northern Midlands Youth Advisory Group.	Natalie Dell	14/09/2022 Natalie Dell Terms of Reference being prepared. Commencement plan: recruit young people for YAG during Term 4, commence group in Term 1. 19/04/2023 Gail Eacher 26/4/2023 Report to Council.
30/01/2023	7 3.2	Short Stay Accommodation Policy	Completed	That the request by Evandale Advisory Committee, that Council develop a Short Stay Accommodation policy, be investigated and a report provided to Council.	Erin Miles, Paul Godier	13/02/2023 Paul Godier Investigation commenced. 06/04/2023 Paul Godier Council's Project Officer - Community and Development, is preparing a report. 19/4/2023 Report to Council.
24/10/2022	7 1.2	CTDF Recommendation 1	In progress	That the request by the Campbell Town District Forum for a community meeting to discuss community concerns about the future of the swimming pool be investigated and a report be provided to Council (the report to include additional costings).	Leslie Hall, Lorraine Wyatt, Trent Atkinson	23/11/2022 Gail Eacher Report to future Council Meeting.
30/01/2023	13.1	Live Streaming of Open Council Meetings	In progress	That Council a) provide an allocation within the 2023/2024 Draft budget to implement improvements to the Council meeting room Information Technology (IT) to allow for the live streaming of open council meetings .b) Officers prepare a Guide to the Live Streaming of Open Council Meetings for Council's consideration.	Ben Badcock, Maree Bricknell	15/02/2023 Gail Eacher Quotes being sought.
20/02/2023	13.1	Local Government Reform	In progress	That a report on modelling be brought back to Council, the modelling to inform if amalgamation was to occur, information on the impacts relevant to specific areas, and to include losses and gains.	Des Jennings, Gail Eacher	27/02/2023 Gail Eacher Submission sent. Further report to Council to be prepared.
20/03/2023	5 3.1	Notice of Motion: Reconciliation Action Plan	In progress	That Council a) develop a Reconciliation Action Plan (RAP) in consultation with Tasmanian Aboriginal groups, such as Reconciliation Tasmania and the local Tasmanian Aboriginals community; and b) provide a funding allocation in the Draft 2023/2024 Municipal Budget to prepare a Reconciliation Action Plan.	Lorraine Green, Maree Bricknell	23/03/2023 Gail Eacher Budget allocation to be made. 27/03/2023 Lorraine Green further work progressing towards development of the plan
24/10/2022	7 3.2	Playground Policy and Shade Structures	In progress	That Council receive a report on the audit of playgrounds currently being undertaken, together with a draft Playground Policy document for discussion prior to consideration of the 2023/2024 municipal budget.	Gail Eacher	22/11/2022 Gail Eacher Playground audit in progress. 27/02/2023 Gail Eacher Report finalised. 20/04/2023 Gail Eacher Report to be listed for discussion at future Council workshop.
28/11/2022	5 3.2	Sale of Campbell Town Hall	In progress	That Council Officer's prepare a report on the notice of motion to be presented to a future Council Meeting; and That the Officers report specifies: actions specified in the resolution; whether actions have been wholly or substantially carried out; and That no further action be taken until the further report is considered by Council. 1) Council does not proceed with the sale of the Campbell Town Hall . 2) Minute No 122/21,176/21,	Des Jennings, Gail Eacher	06/12/2022 Gail Eacher Report to be prepared post a workshop presentation. 13/02/2023 Gail Eacher Matter discussed at recent workshop, report to be prepared. 23/03/2023 Gail Eacher Awaiting offers.



Meeting Date	Item No.	Item	Status	Action Required	Assignees	Action Taken
				284/21, 22/23 and 22/296 be rescinded 3) Minute No. 122/21, 22/23 and 22/296 any discussion, decision, report or document be released to the public 4) A further updated report be brought back to Council on the maintenance, restoration, and future use for the building with a fully modelled and costed works programme. 5) That a committee be appointed to look at alternative strategies and uses for the building and a business model be developed for the building.		
20/03/2023	16.1	Sticky Beaks Cafe Corner (cnr Wellington and Marlborough Streets): Upgrades and Safety	In progress	That the JMG report Option Two (steel bollards) be revisited and that a time-line be put in place to implement this recommendation should that be an approved solution. Further that a report be undertaken to develop a detailed analysis for the intersection and the traffic flows in the centre of Longford.	Des Jennings, Jonathan Galbraith, Leigh McCullagh	23/03/2023 Gail Eachar Meeting arranged with Garry Hills, Dept. of State Growth. 17/04/2023 Jonathan Galbraith Council officers met with Garry Hills on March 30, 2023. The Department of State Growth has agreed to do engage a consultant to carry out an independent traffic study of the intersection. Awaiting further information from the Department of State Growth.
15/08/2022	9.8	Swimming Pool Operations: 2021-2022 Full Season Update	In progress	That Council receives a further report with matters clarified and that templates be created so that the information received from the facilities is consistent.	Leslie Hall, Maree Bricknell	09/09/2022 Leslie Hall New process being put in place for 2022/23 season. Currently reviewing process, and looking to utilise new WHS inspection reporting. Report will be prepared once review is complete. New reporting will address inconsistencies with reporting accuracy. Corporate services are liaising with Committees to look to align financial reporting from committees with the pool season, as opposed to current Calendar Year reporting periods. 10/10/2022 Gail Eachar INFO item to Council after commencement of season and system is up and running.
30/01/2023	7 4.2	Viewing Area Located on Pateena Road	In progress	That Council officers meet with Longford Local District Committee members on site to at Newry corner and provide a report back to Council about the proposal including infrastructure requirements and associated costs, for consideration.	Jonathan Galbraith, Leigh McCullagh	15/02/2023 Gail Eachar Meeting to be organised. 10/03/2023 Jonathan Galbraith Meeting to be organised upon return of Works Manager 17/04/2023 Jonathan Galbraith Councils Works Manager and Engineering Officer met with the Longford district committee on March 31. Currently liaising with TasNetworks regarding access to their facilities on the proposed site
28/11/2022	5 3.4	Waste Dump Point at Evandale	In progress	That Council Officer's prepare a report on the notice of motion to be presented to a future Council Meeting. That a report be prepared for council to examine the installation of a new Recreational Vehicle waste pump point in the Evandale area. The report should include costs to install a new pump point and possible sites in the Evandale area. The report should be sent to the Evandale District Committee for comment.	Des Jennings, Gail Eachar	06/12/2022 Gail Eachar Investigation commenced. 24/03/2023 Gail Eachar Investigation currently being undertaken by engineers (plumbing & construction). Advice expected to be received by end April.
24/10/2022	7 3.4	William Street Reserve - Naming of Bridge and Installation of Bench	In progress	That Council: 1) agree to the proposal to install a bench seat and plaque in honour of John Stagge near the William Street Reserve footbridge; 2) agree to the secretarial assistance allocation of the PLDC being contributed toward	Gail Eachar, Leigh McCullagh, Maree Bricknell	22/11/2022 Gail Eachar Committee advised of Council decision. Matter to be progressed. 19/01/2023 Gail Eachar PLDC have advised that the wording for seat plaque has been given to the family for consideration. PLDC Chair to liaise with Council regarding provision and placement of park bench. 19/04/2023 Gail Eachar



Meeting Date	Item No.	Item	Status	Action Required	Assignees	Action Taken
				the installation of the memorial seat; and 3) on completion of the William Street Reserve bridge, invite the PLDC and the Perth community to make submissions for the naming of the bridge, prior to a report to Council.		Wording for the plaque has been provided by the PLDC.

## 8.12 RESOURCE SHARING SUMMARY: 01 JULY 2021 TO 30 JUNE 2022

Resource Sharing Summary 1/7/22 to 30/6/23 As at 28/02/23	Units Billed	Amount Billed GST Exclusive \$
<b>Meander Valley Council</b>		
<b>Service Provided by NMC to MVC</b>		
Street Sweeping Plant Operator Wages and Oncosts	164.50	9,066
Street Sweeper - Plant Hire Hours	163.50	15,417
<b>Total Services Provided by NMC to Meander Valley Council</b>		<b>24,482</b>
<b>Service Provided by Meander Valley Council to NMC</b>		
<b>Wages and Oncosts</b>		
Plumbing Inspector Services	507.50	38,763
Engineering Services	-	-
<b>Total Service Provided by MVC to NMC</b>		<b>38,763</b>
<b>Net Income Flow</b>	<b>- 343.50</b>	<b>- 14,281</b>
<b>Total Net</b>		<b>- 14,281</b>
<b>Private Works and Council Funded Works for External Organisations</b>		
	<b>Hours</b>	<b>Amount \$</b>
	<b>333.50</b>	<b>31,785</b>

## 8.13 VANDALISM

Prepared by: Jonathan Galbraith, Engineering Officer

Incident	Location	March 2023	Estimated Cost of Damages	
			Total 2022/23	Total 2021/22
Vandalism in Victoria Square toilets (several occasions)	Longford	\$ 1,000		
Vandalism at train park toilets (several occasions)	Perth	\$ 1,500		
Vandalism at Valentines Square toilets	Campbell Town	\$ 500		
<b>TOTAL COST VANDALISM</b>		<b>\$ 3,000</b>	<b>\$ 8300</b>	<b>\$ 10,200</b>

## 8.14 YOUTH PROGRAM UPDATE

Prepared by: Natalie Dell, Youth Officer

### PCYC Program

Council fund PCYC activities in the Northern Midlands. The program is currently being facilitated in Perth on Thursdays during school terms. Attendance numbers for the Perth program in March as follows:

	Date of Session	Attendance	Comment
Perth			
	2-3	11	
	9-3	16	
	16-3	13	
	23-3	14	
	30-3	15	



Free2B Girls Program

The Free2B Girls program is funded by Tasmania Community Fund and has commenced in Longford and Campbell Town. Free2b Girls Longford numbers have had a significant increase and currently at maximum attendance numbers. The grant period has now ended for Free2b Girls Longford. The group has received a donation for the ongoing support of a Program Facilitator for an initial period of 12 months from Longford Rotary and JBS Australia. Free2b Girls Campbell Town will continue under the grant for 10 more sessions. Attendance for the month of March as follows:

Session Venue	Date of Session	Attendance	Comment
Campbell Town			
	8-3	4	First session
	15-3	3	
	22-3	6	
	29-3	0	Instructor Illness
Longford			
	7-3	12	
	14-3	15	
	21-3	15	
	28-3	15	Relationships Aus visited

Northern Midlands Active Youth Program

The program is funded by Healthy Tasmania and has commenced in Campbell Town and Cressy. The program is conducted during school lunch time and is meeting with great success. Schools are incredibly supportive of the program; offering students to participate in activities that support their health and wellbeing. Encouraging development of new friendships and promoting physical activity. Attendance for the month of March as follows:

Session Venue	Date of Session	Attendance	Comment
Campbell Town			
	7/3	32	
	14/3	30	
	21/3	36	
	28/3	28	
Cressy			
	2/3	32	
	9/3	29	
	16/3	34	
	23/3	23	
	30/3	32	

Meetings

Natalie Dell represents Council on the Northern Youth Coordinating Committee and the Northern Midlands Interagency Meetings.

Breakfast Club- Cressy: The Cressy Breakfast program has been further developed liaising with the School Chaplain and Youth Officer, to provide freely available Breakfast items for 30+ students. The School has identified several young people who will benefit from participating in the cooking program. The program will help address students' health, well-being, and food security. The program provides nearly double the numbers of previous years. This program is being well received by the students and School.

Quote from students:

'The best part about all of it is that I get come and help, and I get to cook with Gabi' Year 3 student

'This activity is so beneficial for the student in my class that regularly participates. She is an alternative educational



program and the teaching of life skills in a calm and supportive environment is exactly what she needs and enjoy and is directly linked to her individual educational plan goals for the year.’ Teacher, CDHS

SPARK: Youth Officer received an application from Campbell Town District High School; students project focus: support student mental/physical health and wellbeing. Their project is student left; offering range of games for young people to participate in at lunch time- offering opportunities to foster new friendships and participate in a wide range of activities whilst encouraging leadership development opportunities.

Program aim: To help foster leadership and support youth focused initiatives in Schools. School Representative Councils (SRC) can apply for funding of projects (up to \$300/year) to be held in their schools. Supporting education and employment opportunities for young people.

Youth Advisory Group: Information session was held during March, Youth Officer will be helping participants and members to action ideas and work together on projects, whilst offering opportunity to develop leadership skills. The first Meeting will be held during April.

Youth Week: Youth Officer is currently working with Student Leaders at Cressy and the School Chaplain to plan a school event for Youth Week. The theme of: Acceptance, Be Bold, Be You- with the overarching goal of providing ‘fun stuff’ for young people. Providing opportunities to participate in activities that support health & well-being.

NM Youth Health Expo: Following excellent feedback from Campbell Town District High School Staff, Students and Service Providers, aiming to make the Expo for Mental Health week an annual event.

## 8.15 INTEGRATED PRIORITY PROJECTS & STRATEGIC PLANS UPDATE

Prepared by: Maree Bricknell, Corporate Services Manager & Lorraine Green, Project Officer

### CURRENT AS OF 1 APRIL 2023

Progress Report:

Not Started (obstacles)
  On Hold
  On Track
  Completed

### INTEGRATED PRIORITY PROJECTS PLAN:

Project	Status	Budget 2022-23	\$	Scheduled	
<b>1 Progress: Economic health and wealth - grow and prosper</b>					
<i>Foundation Projects</i>					
4.1 <i>Main Street Upgrades: Campbell Town, Longford &amp; Perth</i>	Gov	<b>Campbell Town</b> Construction of Midland Highway underpass at Campbell Town completed. Building Better Regions Fund application submitted for funding towards implementation of Stage 1 of the Urban Design Strategy. Outcome awaited. Business Case being prepared to secure the 2022 Election Commitment	Budget allocation 2022-23 plus contribution from \$8m Federal Govt Election Commitment 2022.	1,450,000	Commence Dec-Oct 23
	Gov	<b>Longford</b> Commitment of \$4m from National Party prior to 2019 Federal Election. Memorial hall upgrade contractor selected at Council's February 2023 agenda.	Budget allocation 2022-23. Designed and at DA	1,293,000	Finalising Documentation for DA
	C&D	<b>Perth</b> Council has endorsed the plan and draft amendments to planning scheme to be prepared. Main Street upgrades included in NMC Priority Projects document Business Case being prepared to secure the 2022 Election Commitment	Budget allocation 2022-23 plus contribution from \$8m Federal Govt Election Commitment 2022.	1,141,000	Costing options for Council Consideration
4.4 <i>TRANSLink</i>	Gov	Including precinct renewal – stormwater	Federal Election commitment of \$5m	5,000,000	Preliminary





Project		Status	Budget 2022-23	\$	Scheduled
<i>Intermodal Facility</i>		& gas pipeline. Seeking grant assistance to fund planned works. Included in NMC Priority Projects document.	for planning stage. No Council funded Budget allocation 2022-23. Further \$30m commitment subject to planning stage.		discussions commence immediately
<b>Enabling Projects</b>					
5.1 <i>Perth Sports Precinct &amp; Community Centre</i>	Gov	Concept master plan developed October 2020. Included in NMC Priority Projects document.	Valuation for land provided to property owner for consideration. No budget allocation 2022-23 staff resources only.	-	Not scheduled at this stage
5.1 <i>Ben Lomond Public Shelter Development</i>	Gov	<b>Feasibility Study: Investment in Ben Lomond Ski Field Northern Tasmania</b> Study being driven by external stakeholders, Council support provided when requested. Included in NMC Priority Projects document. Government has committed to infrastructure expenditure and development of a master plan.	No allocation 2022-23 staff resources only.	-	Not scheduled at this stage
5.3 <i>Campbell Town – Town Hall Sale or Lease</i>	Gov	Expressions of interest for selling the hall advertised closed 20 May 2022. Agent appointed.	Small gain/loss in Budget 2022-23 expected if sold.	884,000	Report being prepared
5.3 <i>Longford Library &amp; exhibition Building on the Village Green</i>	Gov	<b>Longford Motor Sport Museum</b> Alternative sites for museum being sought by proponents. Included in NMC Priority Projects document.	No allocation 2022-23 staff resources only.	-	Not scheduled at this stage
5.3 <i>Power Undergrounding in Evandale, Longford &amp; Perth</i>	Works	Awaiting funding streams to come available. Included in NMC Priority Projects document.	No allocation 2022-23 staff resources only.	-	Not scheduled at this stage
5.4 <i>Subdivisions (several – Cressy, Evandale, Longford &amp; Perth)</i>	C&D	Council to identify opportunities to provide infrastructure and secure funding. Included in NMC Priority Projects document	<b>Evandale</b> Drainage Easement secured. Awaiting DA from subdivider. No allocation 2022-23.	-	Not scheduled at this stage
<b>2 People: Cultural and society – a vibrant future that respects the past</b>					
<b>Enabling Projects</b>					
5.1 <i>Oval Upgrades (several)</i>	Gov	<b>Campbell Town War Memorial Oval Precinct</b> Implementation of Final Stages. Included in NMC Priority Projects document.	Irrigation system adjacent to tennis area \$45,000, building acoustics and minor improvements \$41,500, and carpark sealing \$126,000 included in 2022-23 Budget.	212,500	Commence Nov 22
	Gov	<b>Cressy Recreation Ground</b> Implementation of Final Stages Levelling the Playing Field funding received – building work completed. Final report and acquittal submitted. BBQ facility & landscaping to be funded through Local Roads and Community Infrastructure grant. Cricket Australia funding secured towards the upgrade of the practice facility..	Budget allocation in 2022-23 Budget - BBQ shelter completion.  Cricket Australia grant \$18,500 State Government 2021 Election commitment \$5,400 NMC \$13,100	128,000	Completed  Completion Mar 23
5.1 <i>Morven Park Master Plan</i>	Gov	Implementation of Final Stages Works substantially completed: grant acquittal report submitted. Relocation of cricket nets completed – acquittal report submitted to State Govt	Budget commitment 2022-23 towards future drainage improvements \$26,582. Budget allocation for removal of old cricket nets and surrounds \$10,000.	10,000	Drainage when balance funding sought. Cricket net removed Dec 22
5.1 <i>Swimming Pool Upgrades (several)</i>	Gov	<b>Covering of Campbell Town &amp; Cressy Swimming Pools</b>	No allocation 2022-23 staff resources only.	-	Not scheduled at this stage



Project	Status	Budget 2022-23	\$	Scheduled	
	Gov	Included in NMC Priority Projects document. <b>Cressy</b> Implementation of final stages. State election funding grant of \$100,000 received. \$400,000 commitment from National Party prior to 2019 federal election. Grant acquittals submitted. Concourse, carpark and landscaping completed 2022/2023	Budget allocation 2022-23 for renewal of concourse and fencing. LRCI grant allocated to the project.	600,000	Completed
	Gov	<b>Ross</b> Pool operation to continue (as per the current funding model) whilst structurally/operationally safe to do so.	Budget allocation 2022-23 towards WHS issues.	10,000	Oct-22
5.2 Shared Pathways	Gov	Committee established and program to be prepared. Included in NMC Priority Projects document.	State Vulnerable User Grant funding 2022-23.	250,000	Design stage
<b>4 Place: Nurture our heritage environment</b>					
<b>Foundation Projects</b>					
4.2 Perth South Esk River Parklands	Gov	Building Better Regions Fund grant secured towards the extension of the walkway, installation of footbridge and BBQ. Grant Agreement executed Feb 2022. Progress report submitted October 2022. Included in NMC Priority Projects document..	Budget allocation for footbridge construction, footpath connection and BBQ. Building Better Regions Fund grant of \$187,500	310,000	Underway.
4.3 Sheepwash Creek Corridor & Open Space	Gov	Grants to be sought for major new/improved infrastructure. Included in NMC Priority Projects document.	Supplementary Budget project 2022-23.	200,000	Not scheduled at this stage
4.5 Municipal Tree Planting Program		Annual program being implemented. Included in NMC Priority Projects document.	Budget allocation 2022-23.	100,000	Ongoing
<b>Enabling Projects</b>					
5.1 Conara Park Upgrade	Gov	Concept prepared: awaiting funding opportunities. Included in NMC Priority Projects document.	No allocation 2022-23 staff resources only.	-	Not scheduled at this stage
5.3 Redevelop Cressy Park	Gov	Liaising with Local District Committee to establish/prepare plans for upgrade.	No allocation 2022-23 staff resources only.	-	Not scheduled at this stage
			<b>Total 2022-23 Budget Allocation</b>	<b>11,588,500</b>	

## 8.16 TOURISM & EVENTS AND HERITAGE HIGHWAY TOURISM REGION ASSOCIATION (HHTRA) UPDATE

Prepared by: Fiona Dewar, Tourism Officer

### Tourism update:

- Events:
  - Liaise with event organisers re planning and information required. Provide assistance to event organisers to fulfil Council compliance requirements.
  - Assist event organisers seeking funding and in-kind support.
  - Keep event list updated and distribute.
  - Update NMC website calendar.
  - Provide events editorial to Let's Go Kids website and online newsletter.
- Progress Town Promotion Video project.
- Liaise with local tourism operators to provide industry information.
- Liaise with NM visitor centres re brochure requirements and projects.





- Longford Legends: liaise with committee re upcoming inductions.
- Progress planning for the Bishopsbourne History Interpretation panel unveiling.
- Progress 2023 Northern Midlands Community Expo planning and prospectus design and print.
- Host Tourism Visitor Information Network (TVIN) northern representatives quarterly forum.
- Longford Lych Gate interpretation panels installed and project completed.

**HHTRA update:**

- Ongoing marketing activities include website blog posts and social media.
- Heritage Highway website maintenance.
- Progress meeting actions.
- Progress reprint of HHTRA Touring Map and Guide.
- Progress Arts Experiences database in the Heritage Highway region with view to potential project.

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**8.17 MUNICIPAL PLAYGROUND SHADE AUDIT**

*Prepared by: Trent Atkinson, Projects Manager*

An Audit of municipal playgrounds has now been completed and a report prepared for discussion at the May Council Workshop.

**ATTACHMENTS**

Nil

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**8.18 UPDATE: LONGFORD FLOOD LEVEE WALKWAY PROPOSAL**

*Prepared by: Jonathan Galbraith*

The Longford Local District Committee have requested that Council investigate the possibility of constructing a walkway on the top of the levee from Malcombe Street to High Street.

Council officers are currently considering whether there is a need to raise the height of the levee to provide protection for the 1% AEP climate change event. It is recommended that these matters be investigated first prior to considering the construction of a walkway on top of the levee. If a walkway is constructed prior to raising the height of the levee it would need to be removed for upgrade works to be carried out.

**ATTACHMENTS**

Nil

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## 9 PUBLIC QUESTIONS AND STATEMENTS

### **PUBLIC QUESTIONS AND STATEMENTS**

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

Public question time is to commence at approximately 5:30pm 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 submission speaker is limited to a maximum of 3 minutes.

### **PUBLIC QUESTIONS**



## 10 COUNCIL ACTING AS A PLANNING AUTHORITY

### RECOMMENDATION

That the Council intends to act as a Planning Authority under the *Land Use Planning and Approvals Act 1993* for Agenda Item/s 11.1.

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.

### 10.1 STATEMENTS

#### REPRESENTATIONS ON PLANNING ITEMS

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

Each speaker is limited to a maximum of 3 minutes.

PLAN 11.1:        PLN22-0231: Multiple Dwellings (2) 69 Marlborough Street, Longford



## 11 PLANNING REPORTS

### 11.1 PLN22-0231: MULTIPLE DWELLINGS (2) 69 MARLBOROUGH STREET, LONGFORD

*File:* 109300.34; PLN22-0231  
*Responsible Officer:* Des Jennings, General Manager  
*Report prepared by:* Ryan Robinson, Planner

#### RECOMMENDATION

That application PLN-22-0231 to develop and use the land at 69 Marlborough Street, Longford for Multiple Dwellings (1 existing, 1 new), varied side(s) setback, demolition of outbuildings be approved subject to the following conditions:

#### 1 Layout not altered

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

P1 – P11 69 Marlborough Street prepared by S. Group (Project No: J007659; Sheet No's: 1-11; Revision B; Dated: 16/02/2023)

P1 – P3 69 Marlborough Street prepared by Exceed Engineering (Project No: P22001-498; Sheet No's: 01-03; Revision A; Dated received: 20/02/2023)

#### 2 Council's Works Department conditions

##### W.1 Stormwater

Each dwelling must be provided with a connection to the Council's stormwater system, constructed in accordance with Council standards and to the satisfaction of Council's Works & Infrastructure Department.

Concentrated stormwater must not be discharged into neighbouring properties

Landscaping and hardstand areas must not interfere with natural stormwater run-off from neighbouring properties.

All driveways and hardstand areas must be designed to allow stormwater run-off to be adequately drained to the Council stormwater system.

Prior to the issue of a building permit, or the commencement of development authorised by this permit, the applicant must design and provide plans for underground stormwater drainage to collect stormwater from the driveways and roofed area of buildings. The system must connect through properly-jointed pipes to the stormwater main, inter-allotment drainage or other lawful point of discharge to the satisfaction of the Plumbing Inspector.

A plumbing permit is required prior to commencing any plumbing or civil works within the property.

An onsite stormwater detention system must be installed in accordance with the approved plans

Prior to the commencement of use an operations and maintenance manual must be provided to Council for approval.

Prior to the commencement of use certification must be provided by a suitably qualified person confirming that the stormwater detention system has been installed in accordance with the approved plans and all relevant standards.

##### W.2 Access

If any works are carried out on the driveway access works must not commence until an application for vehicular crossing has been approved by Council.

All works must be done in accordance with Council Standard Drawing TSD-R09 and to the satisfaction of the Works Manager.

##### W.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.

##### W.4 Works in State road reserve

The developer must obtain a permit from the Department State Growth for any works to be undertaken within the State Road reservation, including any works necessary in relation to access construction, stormwater drainage and/or traffic management control and devices from the proposal.

Application requirements and forms can be found at [transport.tas.gov.au/road/permits](http://transport.tas.gov.au/road/permits), applications must be submitted at least twenty-eight (28) days prior to any scheduled works. In accordance with the Roads and Jetties Act 1935, works must not be commenced within the State Road reservation until a permit has been issued.

##### W.5 Pollutants

The developer/property owner must ensure that pollutants such as mud, silt or chemicals are not released from the site.

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



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

#### **W.6 Works damage bond**

Prior to the issue of a building permit, or the commencement of development authorised by this permit, a \$500 bond must be provided to Council, which will be refunded if Council's infrastructure is not damaged.

This bond is not taken in place of the Building Department's construction compliance bond.

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

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

#### **3 TasWater conditions**

Sewer and water services must be provided in accordance with TasWater's Submission to Planning Authority Notice (reference number TWDA 2023/00314-NMC).

#### **4 Department of State Growth conditions**

Prior to the commencement of development, basic drawings showing the extent of all service works within the State road reservation must be provided to the Department of State Growth for review and acceptance as part of a works permit application, see Note 1.

NOTE 1: A valid works permit is required for all works undertaken in the State road (Marlborough Street) reservation. Details of the permit process and application forms can be found at:

[https://www.transport.tas.gov.au/roads\\_and\\_traffic\\_management/permits\\_and\\_bookings/service\\_works\\_gas\\_water\\_electricity](https://www.transport.tas.gov.au/roads_and_traffic_management/permits_and_bookings/service_works_gas_water_electricity). Applications must be received by the Department of State Growth a minimum of twenty (20) business days prior to the expected commencement date for works in order to allow sufficient time for the application to be assessed. No works are to be undertaken until a written permit has been issued.

## **1 INTRODUCTION**

This report assesses an application for 69 Marlborough Street, Longford to Multiple Dwellings (1 existing, 1 new); Vary setbacks, and site coverage; Local Historic Heritage Code.

## **2 BACKGROUND**

#### **Applicant:**

S. Group

#### **Zone:**

Longford Specific Area Plan  
General Residential Zone

#### **Classification under the Scheme:**

Discretionary

#### **Deemed Approval Date:**

03/05/2023

#### **Owner:**

Thomas Jack Johns

#### **Codes:**

Parking and Sustainable Transport Code  
Local Historic Heritage Code

#### **Existing Use:**

Residential

#### **Recommendation:**

Approve

#### **Discretionary Aspects of the Application:**

- NOR-S6.7.1 Residential density for multiple dwellings P1
- 8.4.2 Setbacks and building envelope for all dwellings P3
- 8.4.3 Site coverage and private open space for all dwellings P2
- C6.6.2 Site coverage P1
- C6.6.3 Height and bulk of buildings P1
- C6.6.4 Siting of buildings and structures P1
- C6.6.6 Roof form and materials P1



- C6.7.3 Buildings and works, excluding demolition P1.1

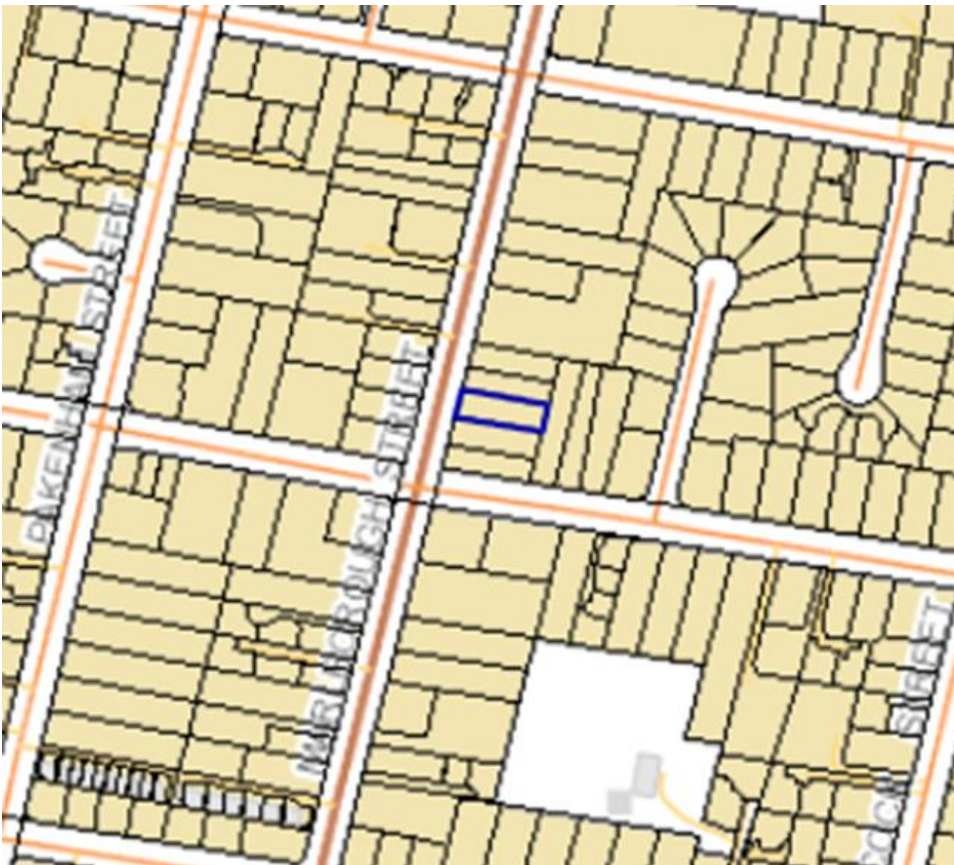
**Planning Instrument:**

- *Tasmanian Planning Scheme – Northern Midlands, Version 4, Effective 12/10/2022; and Local Provisions Schedule – Northern Midlands, Effective 09/11/2022*

**Preliminary Discussion:**

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

**Subject Site**



**3 STATUTORY REQUIREMENTS**

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

**4 ASSESSMENT**

**4.1 Proposal**

It is proposed to:

- Multiple Dwellings (1 existing, 1 new); Vary setbacks, and site coverage; Local Historic Heritage Code

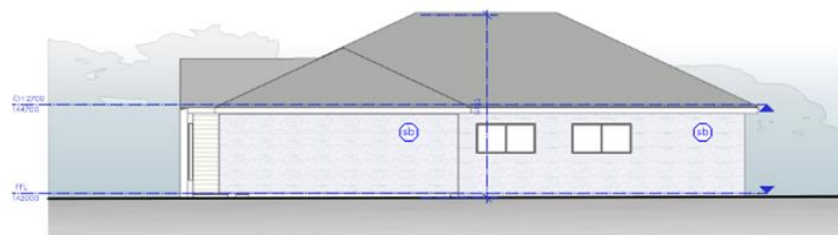
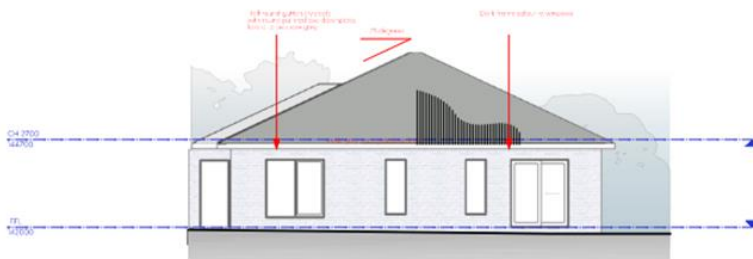
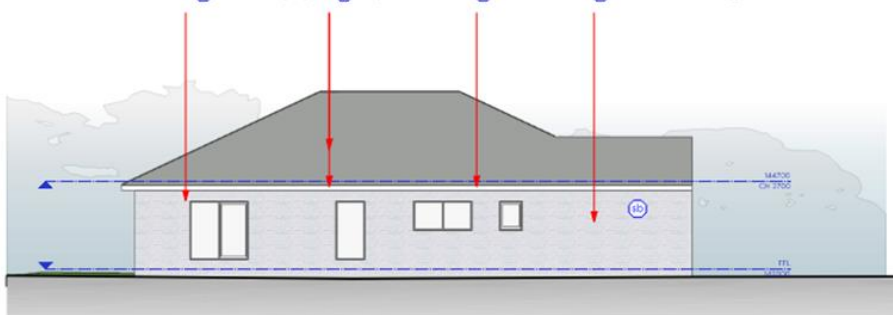




Site Plan (extract)



dune colour trim light grey roof and gutters off white fascia off white walls window colour dove white





#### 4.2 Zone and Land Use

The land within the General Residential Zone, the Longford Specific Area Plan, the Local heritage precinct overlay, and the Airport obstacle limitation area overlay.

The application is subject to assessment against the provisions of the General Residential Zone, the Longford Specific Area Plan, the Parking and Sustainable Transport Code, and the Local Historic Heritage Code.

The relevant Planning Scheme definition is:

<i>multiple dwellings</i>	<i>means 2 or more dwellings on a site.</i>
<i>outbuilding</i>	<i>means a non-habitable detached building of Class 10a of the Building Code of Australia and includes a garage, carport or shed.</i>

Residential, if for multiple dwellings, is Permitted in the Zone.

#### 4.3 Subject Site and Locality

The author of this report carried out a site visit on 16/03/2023.

The site, which has a total area of 648.4m<sup>2</sup>, is rectangular in shape and orientated with its long axis aligned generally east/west. The property frontage to Marlborough Street is at the western boundary, and the site is accessed via an asphalt surfaced crossover.

The site contains a dwelling, and two outbuildings. The two outbuildings are to be demolished as part of the proposed development of a second dwelling within the lot.

##### ***Aerial photograph of area***





**Photographs of subject site**



**4.4 Permit/Site History**

Relevant permit history includes:

- N/A

**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

The following referrals were required:

##### **Council's Works Department**

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

##### **TasWater**

TasWater issued a Submission to Planning Authority Notice on 15/03/2023 (TasWater Ref: TWDA 2023/00314-NMC).

##### **Department of State Growth**

The Department of State Growth issued a response to the referral on 10/03/2023 and their recommended conditions are included in the conditions of approval.

#### 4.7 Planning Scheme Assessment

##### **NOR-S6.0 Longford Specific Area Plan**

##### **NOR-S6.1 Plan Purpose**

The purpose of the Longford Specific Area Plan is:

NOR-S6.1.1 To protect and enhance the unique and intact history and character of the village.

NOR-S6.1.2 To provide for development that is compatible with the existing streetscape settings, building forms and the rural village character.

NOR-S6.1.3 To provide for the subdivision of key development sites and provide for appropriately located public open space.

NOR-S6.1.4 To encourage subdivision that provides for large lots and minimises internal lots.

NOR-S6.1.5 To maintain existing character and land use conflict.

NOR-S6.1.6 That as part of any new subdivision, new trees are provided to increase the township's tree canopy cover.

##### **Comment**

Complies with the SAP Purpose

##### **NOR-S6.3 Local Area Objectives**

This sub-clause is not used in this specific area plan.

##### **NOR-S6.5 Use Table**

This clause is a substitution for Low Density Residential Zone – 10.2 Use Table

##### **Comment**

Not applicable

##### **NOR-S6.6 Use Standards**

This sub-clause is not used in this specific area plan.

##### **NOR-S6.7 Development Standards for Buildings and Works**

##### **NOR-S6.7.1 Residential density for multiple dwellings**

This clause is in substitution for General Residential Zone – clause 8.4.1 Residential density for multiple dwellings

Objective:

That the density of multiple dwellings:

(a) makes efficient use of land for housing;

(b) maintains the historic and rural character of Longford; and

(c) optimises the use of infrastructure and community services.

##### **Acceptable Solutions**

A1

Multiple dwellings must have a site area per dwelling of not less than 400m<sup>2</sup>.

##### **Performance Criteria**

P1

Multiple dwellings must only have a site area per dwelling that is less than 400m<sup>2</sup>, if the development will not exceed the capacity of infrastructure services and:

(a) is compatible with the density of existing development on established properties within the area; or

(b) provides for a significant social or community benefit and is:



	<p>(i) wholly or partly within 400m walking distance of a public transport stop; or</p> <p>(ii) wholly or partly within 400m walking distance of a Village Zone, Local Business Zone, or General Business Zone.</p>
<p><b>Comment</b> Does not comply with A1 The subject site has an area of approximately 648.4m<sup>2</sup>, which allows for a site area per dwelling (for two dwellings) of 324.2m<sup>2</sup>. Complies with P1 The application has been referred to Council’s Engineering Officer, TasWater, and the Department of State Growth (road authority). It is confirmed that the proposal will not exceed the capacity of infrastructure services. The proposed site area per dwelling of approximately 324.2m<sup>2</sup> is consistent with multiple dwelling densities in the area.</p>	

<p><b>NOR-S6.7.2 Roof form and materials</b> This clause is in addition to General Residential Zone – clause 8.4 Development Standards for Dwellings and clause 8.5 Development Standards for Non-dwellings.</p>	
<p>Objective: That roof forms are designed to be compatible with, and not detract from, the existing streetscape or rural village character.</p>	
<p><b>Acceptable Solutions</b></p>	<p><b>Performance Criteria</b></p>
<p>A1 Roof form for new buildings, excluding outbuildings, places listed in Table C6.1, and sites located within the Longford Historic Heritage Precinct listed in Table C6.2, must be as per the roof forms shown in Figure NOR-S6.7.2, with the roof pitch being within a range of 22.5 – 40 degrees.</p>	<p>P1 Roof form for new buildings, excluding outbuildings, places listed in Table C6.1, and sites located within the Longford Historic Heritage Precinct listed in Table C6.2, must be compatible with, and not detract from, the existing streetscape or rural village character, having regard to: (a) the design and period of construction of the existing buildings in the street; (b) the design and period of construction of the existing buildings or rural village character; and (c) visibility from any road or public open space.</p>
<p><b>Comment</b> Not applicable The subject site is located within the Longford Local Heritage Precinct as listed in Table C6.1.</p>	

<p><b>NOR-S6.7.3 Wall materials</b> This clause is in addition to General Residential Zone – clause 8.4 Development Standards for Dwellings and clause 8.5 Development Standards for Non-dwellings</p>	
<p>Objective: That wall materials used are compatible with the existing streetscape or rural village character.</p>	
<p><b>Acceptable Solutions</b></p>	<p><b>Performance Criteria</b></p>
<p>A1 Wall materials, excluding outbuildings, places listed in Table C6.1, and sites located within the Longford Historic Heritage Precinct listed in Table C6.2, must be of a form and material that matches the existing building or not be visible from any road or public open space adjoining the site.</p>	<p>P1 Wall materials of buildings, excluding outbuildings, places listed in Table C6.1, and sites located within the Longford Historic Heritage Precinct listed in Table C6.2, must be compatible with the design and period of construction of the existing buildings on the site and in the street, and be compatible with the design and period of construction of the existing buildings or rural village character, having regard to: (a) use of bull-nosed timber weatherboards, or materials that have the appearance of bull-nosed timber weatherboards; or (b) use of brickwork with mortar of a neutral earth colour and struck flush with the brickwork; or (c) use of concrete blocks specifically chosen to: (i) blend with dressed sandstone; or (ii) rendered with coloured finishes in neutral earth tones.</p>



<p><b>Comment</b> Not applicable The subject site is located within the Longford Local Heritage Precinct as listed in Table C6.1.</p>
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<p><b>NOR-S6.7.4 Windows</b> This clause is in addition to General Residential Zone – clause 8.4 Development Standards for Dwellings and clause 8.5 Development Standards for Non-dwellings.</p>
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<p>Objective: That window form and details are compatible with the streetscape or rural village character.</p>
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Acceptable Solutions	Performance Criteria
<p>A1 Window heads in all buildings, excluding places listed in Table C6.1, sites located within the Longford Historic Heritage Precinct listed in Table C6.2, must be a minimum of 300mm below the eaves line, or match the level of the window heads in the existing building.</p>	<p>P1 No Performance Criterion.</p>

<p><b>Comment</b> Not applicable The subject site is located within the Longford Local Heritage Precinct as listed in Table C6.1.</p>
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Acceptable Solutions	Performance Criteria
<p>A2 Windows in a façade facing a frontage, excluding places listed in Table C6.1 and sites located within the Longford Historic Heritage Precinct listed in Table C6.2, must have no greater than 30% of the total surface area consisting of windows.</p>	<p>P2 Windows in the front façade of a building, excluding places listed in Table C6.1 and sites located within the Longford Historic Heritage Precinct listed in Table C6.2, must be compatible with the design and period of construction of the existing buildings in the street.</p>

<p><b>Comment</b> Not applicable The subject site is located within the Longford Local Heritage Precinct as listed in Table C6.1.</p>
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Acceptable Solutions	Performance Criteria
<p>A3 Windows for new buildings and extensions to existing buildings, or alterations to existing buildings, excluding places listed in Table C6.1 and sites located within the Longford Historic Heritage Precinct listed in Table C6.2, must not be visible from public spaces.</p>	<p>P3 Windows for new buildings and extensions to existing buildings, or alterations to existing buildings, excluding places listed in Table C6.1 and sites located within the Longford Historic Heritage Precinct listed in Table C6.2, must be compatible with the design and period of construction of the existing buildings in the street, having regard to: (a) the period and style of the building; (b) the use of multi-pane sashes conforming to the patterns per sash with size and profile glazing bars as shown in Figure NOR-S6.7.4 (b); (c) the use of projecting brick or stone sills that match the existing if in a brick or masonry building; (d) the use clear glass; and (e) the division of large areas of glass panelling with vertical mullions to achieve a vertical orientation of glazing.</p>

<p><b>Comment</b> Not applicable The subject site is located within the Longford Local Heritage Precinct as listed in Table C6.1.</p>
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<p><b>NOR-S6.8 Development Standards for Subdivision</b> NOR-S6.8.1 Lot design in development precinct This clause is in addition to General Residential Zone – clause 8.6.1 Lot design and Open Space Zone – clause 29.5.1 Lot design.</p>
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<p><b>Comment</b> Not applicable</p>
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<p><b>NOR-S6.8.2 Lot design - urban</b> This clause is in substitution for General Residential Zone – clause 8.6.1 Lot design.</p>
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<p><b>Comment</b></p>
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Not applicable	
<b>NOR-S6.8.3 Lot design – rural fringe</b>	
This clause is in substitution for Low Density Residential Zone – clause 10.6.1 Lot design.	
<b>Comment</b>	
Not applicable	
<b>NOR-S6.8.4 Internal lots</b>	
This clause is an addition to General Residential Zone– clause 8.6.1 Lot design.	
<b>Comment</b>	
Not applicable	
<b>NOR-S6.8.5 Roads</b>	
This clause is in substitution for General Residential Zone – clause 8.6.2 Roads.	
<b>Comment</b>	
Not applicable	
<b>8.0 General Residential Zone</b>	
<b>8.1 Zone Purpose</b>	
The purpose of the General Residential Zone is:	
8.1.1 To provide for residential use or development that accommodates a range of dwelling types where full infrastructure services are available or can be provided.	
8.1.2 To provide for the efficient utilisation of available social, transport and other service infrastructure.	
8.1.3 To provide for non-residential use that:	
(a) primarily serves the local community; and	
(b) does not cause an unreasonable loss of amenity through scale, intensity, noise, activity outside of business hours, traffic generation and movement, or other off site impacts.	
8.1.4 To provide for Visitor Accommodation that is compatible with residential character.	
<b>Comment</b>	
Complies with the Zone Purpose	
<b>8.2 Use Table</b>	
<b>Comment</b>	
Multiple Dwellings are Permitted if not listed as No Permit Required	
<b>8.3 Use Standards</b>	
<b>8.3.1 Discretionary uses</b>	
<b>Comment</b>	
Not applicable	
<b>8.3.2 Visitor Accommodation</b>	
<b>Comment</b>	
Not applicable	
<b>8.4 Development Standards for Dwellings</b>	
<b>8.4.1 Residential density for multiple dwellings</b>	
<b>Comment</b>	
Not applicable	
This Clause is substituted by Clause NOR-S6.7.1	
<b>8.4.2 Setbacks and building envelope for all dwellings</b>	
Objective:	
The siting and scale of dwellings:	
(a) provides reasonably consistent separation between dwellings and their frontage within a street;	
(b) provides consistency in the apparent scale, bulk, massing and proportion of dwellings;	
(c) provides separation between dwellings on adjoining properties to allow reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space; and	
(d) provides reasonable access to sunlight for existing solar energy installations.	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>





<p>A1 Unless within a building area on a sealed plan, a dwelling, excluding garages, carports and protrusions that extend not more than 0.9m into the frontage setback, must have a setback from a frontage that is:</p> <p>(a) if the frontage is a primary frontage, not less than 4.5m, or, if the setback from the primary frontage is less than 4.5m, not less than the setback, from the primary frontage, of any existing dwelling on the site;</p> <p>(b) if the frontage is not a primary frontage, not less than 3m, or, if the setback from the frontage is less than 3m, not less than the setback, from a frontage that is not a primary frontage, of any existing dwelling on the site;</p> <p>(c) if for a vacant site and there are existing dwellings on adjoining properties on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining sites on the same street; or</p> <p>(d) if located above a non-residential use at ground floor level, not less than the setback from the frontage of the ground floor level.</p>	<p>P1 A dwelling must have a setback from a frontage that is compatible with the streetscape, having regard to any topographical constraints.</p>
<p><b>Comment</b> Complies with A1</p>	
<p>A2 A garage or carport for a dwelling must have a setback from a primary frontage of not less than:</p> <p>(a) 5.5m, or alternatively 1m behind the building line;</p> <p>(b) the same as the building line, if a portion of the dwelling gross floor area is located above the garage or carport; or</p> <p>(c) 1m, if the existing ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10m from the frontage.</p>	<p>P2 A garage or carport for a dwelling must have a setback from a primary frontage that is compatible with the setbacks of existing garages or carports in the street, having regard to any topographical constraints.</p>
<p><b>Comment</b> Complies with A2</p>	
<p>A3 A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally beyond the building envelope, must:</p> <p>(a) be contained within a building envelope (refer to Figures 8.1, 8.2 and 8.3) determined by:</p> <p>(i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a property with an adjoining frontage; and</p> <p>(ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above existing ground level at the side and rear boundaries to a building height of not more than 8.5m above existing ground level; and</p> <p>(b) only have a setback of less than 1.5m from a side or rear boundary if the dwelling:</p> <p>(i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining property; or</p> <p>(ii) does not exceed a total length of 9m or one third the length of the side boundary (whichever is the lesser).</p>	<p>P3 The siting and scale of a dwelling must:</p> <p>(a) not cause an unreasonable loss of amenity to adjoining properties, having regard to:</p> <p>(i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property;</p> <p>(ii) overshadowing the private open space of a dwelling on an adjoining property;</p> <p>(iii) overshadowing of an adjoining vacant property; and</p> <p>(iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property;</p> <p>(b) provide separation between dwellings on adjoining properties that is consistent with that existing on established properties in the area; and</p> <p>(c) not cause an unreasonable reduction in sunlight to an existing solar energy installation on:</p> <p>(i) an adjoining property; or</p> <p>(ii) another dwelling on the same site.</p>
<p><b>Comment</b> Does not comply with A3 (b)</p>	



The proposal includes a new dwelling with a length of 15.97m within 1.5m of the southern (side) boundary.  
Complies with P3  
The majority of the proposed new dwelling will align with a detached garage on the adjoining lot to the south of the subject site. The relevant section of the dwelling will have a wall height of approximately 3m above ground level, from where the roof tapers away from the boundary at an angle of approximately 25.3 degrees. As such, it is considered that the proposed development will not cause overshadowing of a habitable room or private open space area of an adjoining property.  
As the building is within the building envelope, it is considered that its scale, bulk, and form will not cause visual impact for an adjoining property.  
Separation between buildings on adjoining site is consistent with that established.  
The proposed development will not cause overshadowing of a solar array on an adjoining site.

**8.4.3 Site coverage and private open space for all dwellings**

**Objective:**  
That dwellings are compatible with the amenity and character of the area and provide:  
(a) for outdoor recreation and the operational needs of the residents;  
(b) opportunities for the planting of gardens and landscaping; and  
(c) private open space that is conveniently located and has access to sunlight.

<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<p>A1 Dwellings must have: (a) a site coverage of not more than 50% (excluding eaves up to 0.6m wide); and (b) for multiple dwellings, a total area of private open space of not less than 60m<sup>2</sup> associated with each dwelling, unless the dwelling has a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer).</p>	<p>P1 Dwellings must have: (a) site coverage consistent with that existing on established properties in the area; (b) private open space that is of a size and with dimensions that are appropriate for the size of the dwelling and is able to accommodate: (i) outdoor recreational space consistent with the projected requirements of the occupants and, for multiple dwellings, take into account any common open space provided for this purpose within the development; and (ii) operational needs, such as clothes drying and storage; and (c) reasonable space for the planting of gardens and landscaping.</p>

**Comment**  
Complies with A1  
Total site coverage will be approximately 303.5m<sup>2</sup> of a site with a total area of approximately 653m<sup>2</sup>, which equates to a site coverage of approximately 46.4%.

<p>A2 A dwelling must have private open space that: (a) is in one location and is not less than: (i) 24m<sup>2</sup>; or (ii) 12m<sup>2</sup>, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); (b) has a minimum horizontal dimension of not less than: (i) 4m; or (ii) 2m, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); (c) is located between the dwelling and the frontage only if the frontage is orientated between 30 degrees west of true north and 30 degrees east of true north; and (d) has a gradient not steeper than 1 in 10.</p>	<p>P2 A dwelling must have private open space that includes an area capable of serving as an extension of the dwelling for outdoor relaxation, dining, entertaining and children's play and is: (a) conveniently located in relation to a living area of the dwelling; and (b) orientated to take advantage of sunlight.</p>
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**Comment**

Does not comply with A2

The portion of the open space area for proposed Dwelling 1 that has a horizontal dimension of 4m is less than 24m<sup>2</sup> in total. The private open space area for proposed Dwelling 2 does not have a minimum horizontal dimension of 4m.

Complies with P2

The private open space area for Dwelling 1 is 54m<sup>2</sup>, located to the rear of the dwelling. The point of access to the private open space area for the existing dwelling is unchanged as a result of the proposed development. The private open space area for proposed Dwelling 2 is approximately 98m<sup>2</sup>, and is located to the rear of the proposed dwelling. The private open space area for the proposed dwelling will be accessed via the living room.

The bulk of each private open space area is located on the northern portion of the site and has access to sunlight.

The private open space areas are considered to be an extension of each respective dwelling for outdoor relaxation, dining, entertaining and children's play.

**8.4.4 Sunlight to private open space of multiple dwellings**

Objective:

That the separation between multiple dwellings provides reasonable opportunity for sunlight to private open space for dwellings on the same site.

**Acceptable Solutions**

A1  
A multiple dwelling, that is to the north of the private open space of another dwelling on the same site, required to satisfy A2 or P2 of clause 8.4.3, must satisfy (a) or (b), unless excluded by (c):  
(a) the multiple dwelling is contained within a line projecting (see Figure 8.4):  
(i) at a distance of 3m from the northern edge of the private open space; and  
(ii) vertically to a height of 3m above existing ground level and then at an angle of 45 degrees from the horizontal;  
(b) the multiple dwelling does not cause 50% of the private open space to receive less than 3 hours of sunlight between 9.00am and 3.00pm on 21st June; and  
(c) this Acceptable Solution excludes that part of a multiple dwelling consisting of:  
(i) an outbuilding with a building height not more than 2.4m; or  
(ii) protrusions that extend not more than 0.9m horizontally from the multiple dwelling.

**Performance Criteria**

P1  
A multiple dwelling must be designed and sited to not cause an unreasonable loss of amenity by overshadowing the private open space, of another dwelling on the same site, which is required to satisfy A2 or P2 of clause 8.4.3 of this planning scheme.

**Comment**

Not applicable

**8.4.5 Width of openings for garages and carports for all dwellings**

Objective:

To reduce the potential for garage or carport openings to dominate the primary frontage.

**Acceptable Solutions**

A1  
A garage or carport for a dwelling within 12m of a primary frontage, whether the garage or carport is free-standing or part of the dwelling, must have a total width of openings facing the primary frontage of not more than 6m or half the width of the frontage (whichever is the lesser).

**Performance Criteria**

P1  
A garage or carport for a dwelling must be designed to minimise the width of its openings that are visible from the street, so as to reduce the potential for the openings of a garage or carport to dominate the primary frontage.

**Comment**

Not applicable

The garage of proposed Dwelling 2 is greater than 12m from the property frontage.





<b>8.4.6 Privacy for all dwellings</b>	
Objective: To provide a reasonable opportunity for privacy for dwellings.	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<p>A1</p> <p>A balcony, deck, roof terrace, parking space, or carport for a dwelling (whether freestanding or part of the dwelling), that has a finished surface or floor level more than 1m above existing ground level must have a permanently fixed screen to a height of not less than 1.7m above the finished surface or floor level, with a uniform transparency of not more than 25%, along the sides facing a:</p> <p>(a) side boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of not less than 3m from the side boundary;</p> <p>(b) rear boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of not less than 4m from the rear boundary; and</p> <p>(c) dwelling on the same site, unless the balcony, deck, roof terrace, parking space, or carport is not less than 6m:</p> <p>(i) from a window or glazed door, to a habitable room of the other dwelling on the same site; or</p> <p>(ii) from a balcony, deck, roof terrace or the private open space of the other dwelling on the same site.</p>	<p>P1</p> <p>A balcony, deck, roof terrace, parking space or carport for a dwelling (whether freestanding or part of the dwelling) that has a finished surface or floor level more than 1m above existing ground level, must be screened, or otherwise designed, to minimise overlooking of:</p> <p>(a) a dwelling on an adjoining property or its private open space; or</p> <p>(b) another dwelling on the same site or its private open space.</p>
<b>Comment</b> Not applicable	
<p>A2</p> <p>A window or glazed door to a habitable room of a dwelling, that has a floor level more than 1m above existing ground level, must satisfy (a), unless it satisfies (b):</p> <p>(a) the window or glazed door:</p> <p>(i) is to have a setback of not less than 3m from a side boundary;</p> <p>(ii) is to have a setback of not less than 4m from a rear boundary;</p> <p>(iii) if the dwelling is a multiple dwelling, is to be not less than 6m from a window or glazed door, to a habitable room, of another dwelling on the same site; and</p> <p>(iv) if the dwelling is a multiple dwelling, is to be not less than 6m from the private open space of another dwelling on the same site.</p> <p>(b) the window or glazed door:</p> <p>(i) is to be offset, in the horizontal plane, not less than 1.5m from the edge of a window or glazed door, to a habitable room of another dwelling;</p> <p>(ii) is to have a sill height of not less than 1.7m above the floor level or have fixed obscure glazing extending to a height of not less than 1.7m above the floor level; or</p> <p>(iii) is to have a permanently fixed external screen for the full length of the window or glazed door, to a height of not less than 1.7m above floor level, with a uniform transparency of not more than 25%.</p>	<p>P2</p> <p>A window or glazed door to a habitable room of a dwelling that has a floor level more than 1m above existing ground level, must be screened, or otherwise located or designed, to minimise direct views to:</p> <p>(a) a window or glazed door, to a habitable room of another dwelling; and</p> <p>(b) the private open space of another dwelling.</p>
<b>Comment</b> Not applicable	
<p>A3</p> <p>A shared driveway or parking space (excluding a parking space allocated to that dwelling) must be separated from a window, or glazed door, to a habitable room of a multiple dwelling by a horizontal distance of not less than:</p> <p>(a) 2.5m; or</p> <p>(b) 1m if:</p> <p>(i) it is separated by a screen of not less than 1.7m in height; or</p> <p>(ii) the window, or glazed door, to a habitable room has a sill height of</p>	<p>P3</p> <p>A shared driveway or parking space (excluding a parking space allocated to that dwelling), must be screened, or otherwise located or designed, to minimise unreasonable impact of vehicle noise or vehicle light intrusion to a habitable room of a multiple dwelling.</p>



not less than 1.7m above the shared driveway or parking space, or has fixed obscure glazing extending to a height of not less than 1.7m above the floor level.

**Comment**

Complies with A3 (b) (ii)

The proposal includes a parking space for Dwelling 1 located within 1m of the bedroom windows of Dwelling 2. The proposal does not propose screening of the windows, or treatment of the windows with fixed obscure glazing. However, it is considered that with the application of a condition of approval that requires the relevant windows to be fitted with fixed obscure glazing extending to a height of not less than 1.7m above the floor level, then the application will comply with A3 (b) (ii).

**8.4.7 Frontage fences for all dwellings**

Objective:

The height and transparency of frontage fences:

- (a) provides adequate privacy and security for residents;
- (b) allows the potential for mutual passive surveillance between the road and the dwelling; and
- (c) is reasonably consistent with that on adjoining properties.

**Acceptable Solutions**

A1

No Acceptable Solution.<sup>1</sup>

<sup>1</sup> An exemption applies for fences in this zone – see Table 4.6

**Performance Criteria**

P1

A fence (including a free-standing wall) for a dwelling within 4.5m of a frontage must:

- (a) provide for security and privacy while allowing for passive surveillance of the road; and
- (b) be compatible with the height and transparency of fences in the street, having regard to:
  - (i) the topography of the site; and
  - (ii) traffic volumes on the adjoining road.

**Comment**

Not applicable

**8.4.8 Waste storage for multiple dwellings**

Objective:

To provide for the storage of waste and recycling bins for multiple dwellings.

**Acceptable Solutions**

A1

A multiple dwelling must have a storage area, for waste and recycling bins, that is not less than 1.5m<sup>2</sup> per dwelling and is within one of the following locations:

- (a) an area for the exclusive use of each dwelling, excluding the area in front of the dwelling; or
- (b) a common storage area with an impervious surface that:
  - (i) has a setback of not less than 4.5m from a frontage;
  - (ii) is not less than 5.5m from any dwelling; and
  - (iii) is screened from the frontage and any dwelling by a wall to a height not less than 1.2m above the finished surface level of the storage area.

**Performance Criteria**

P1

A multiple dwelling must have storage for waste and recycling bins that is:

- (a) capable of storing the number of bins required for the site;
- (b) screened from the frontage and any dwellings; and
- (c) if the storage area is a common storage area, separated from any dwellings to minimise impacts caused by odours and noise.

**Comment**

Complies with A1 (a)

The proposal includes an area of 1.5m<sup>2</sup> for each dwelling, which is located approximately 1.67m from the frontage boundary, within the access strip, and is accessed via the proposed driveway.

**8.5 Development Standards for Non-dwellings**

**8.5.1 Non-dwelling development**

**Comment**

Not applicable

**8.5.2 Non-residential garages and carports**



**Comment**  
Not applicable

**8.6 Development Standards for Subdivision**  
**8.6.1 Lot design**

**Comment**  
Not applicable  
This Clause is substituted by Clause NOR-S6.8.2

**8.6.2 Roads**

**Comment**  
Not applicable  
This Clause is substituted by Clause NOR-S6.8.5

**8.6.3 Services**

**Comment**  
Not applicable

CODES	
C1.0Signs Code	N/A
C2.0Parking and Sustainable Transport Code	Complies
C3.0Road and Railway Assets Code	N/A
C4.0Electricity Transmission Infrastructure Protection Code	N/A
C5.0Telecommunications Code	N/A
C6.0Local Historic Heritage Code	Complies
C7.0Natural Assets Code	N/A
C8.0Scenic Protection Code	N/A
C9.0Attenuation Code	N/A
C10.0Coastal Erosion Hazard Code	N/A
C11.0Coastal Inundation Hazard Code	N/A
C12.0Flood-Prone Areas Hazard Code	N/A
C13.0Bushfire-Prone Areas Code	N/A
C14.0Potentially Contaminated Land Code	N/A
C15.0Landslip Hazard Code	N/A
C16.0Safeguarding of Airports Code	N/A

**C2.0 Parking and Sustainable Transport Code**  
**C2.1 Code Purpose**

The purpose of the Parking and Sustainable Transport Code is:  
 C2.1.1 To ensure that an appropriate level of parking facilities is provided to service use and development.  
 C2.1.2 To ensure that cycling, walking and public transport are encouraged as a means of transport in urban areas.  
 C2.1.3 To ensure that access for pedestrians, vehicles and cyclists is safe and adequate.  
 C2.1.4 To ensure that parking does not cause an unreasonable loss of amenity to the surrounding area.  
 C2.1.5 To ensure that parking spaces and accesses meet appropriate standards.  
 C2.1.6 To provide for parking precincts and pedestrian priority streets.

**Comment**  
The proposal complies with the Code Purpose.

**C2.5 Use Standards**  
**C2.5.1 Car parking numbers**

Objective:  
That an appropriate level of car parking spaces are provided to meet the needs of the use.

Acceptable Solutions	Performance Criteria
A1 The number of on-site car parking spaces must be no	P1.1 The number of on-site car parking spaces for uses, excluding



<p>less than the number specified in Table C2.1, excluding if:</p> <p>(a) the site is subject to a parking plan for the area adopted by council, in which case parking provision (spaces or cash-in-lieu) must be in accordance with that plan;</p> <p>(b) the site is contained within a parking precinct plan and subject to Clause C2.7;</p> <p>(c) the site is subject to Clause C2.5.5; or</p> <p>(d) it relates to an intensification of an existing use or development or a change of use where:</p> <p>(i) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is greater than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case no additional on-site car parking is required; or</p> <p>(ii) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is less than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case on-site car parking must be calculated as follows:</p> <p><math>N = A + (C - B)</math></p> <p>N = Number of on-site car parking spaces required  A = Number of existing on site car parking spaces  B = Number of on-site car parking spaces required for the existing use or development specified in Table C2.1  C = Number of on-site car parking spaces required for the proposed use or development specified in Table C2.1.</p>	<p>dwelling, must meet the reasonable needs of the use, having regard to:</p> <p>(a) the availability of off-street public car parking spaces within reasonable walking distance of the site;</p> <p>(b) the ability of multiple users to share spaces because of:</p> <p>(i) variations in car parking demand over time; or</p> <p>(ii) efficiencies gained by consolidation of car parking spaces;</p> <p>(c) the availability and frequency of public transport within reasonable walking distance of the site;</p> <p>(d) the availability and frequency of other transport alternatives;</p> <p>(e) any site constraints such as existing buildings, slope, drainage, vegetation and landscaping;</p> <p>(f) the availability, accessibility and safety of on-street parking, having regard to the nature of the roads, traffic management and other uses in the vicinity;</p> <p>(g) the effect on streetscape; and</p> <p>(h) any assessment by a suitably qualified person of the actual car parking demand determined having regard to the scale and nature of the use and development.</p> <p>P1.2  The number of car parking spaces for dwellings must meet the reasonable needs of the use, having regard to:</p> <p>(a) the nature and intensity of the use and car parking required;</p> <p>(b) the size of the dwelling and the number of bedrooms; and</p> <p>(c) the pattern of parking in the surrounding area.</p>
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<p><b>Comment</b></p> <p>Complies with A1</p> <p>In accordance with table C2.1 the proposed development requires a minimum of five parking spaces including two parking spaces for each dwelling, and one visitor parking space for the site, which are provided.</p>
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<p><b>C2.5.2 Bicycle parking numbers</b></p> <p><b>Comment</b></p> <p>Not applicable</p>
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<p><b>C2.5.3 Motorcycle parking numbers</b></p> <p><b>Comment</b></p> <p>Not applicable</p>
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<p><b>C2.5.4 Loading Bays</b></p> <p><b>Comment</b></p> <p>Not applicable</p>
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<p><b>C2.5.5 Number of car parking spaces within the General Residential Zone and Inner Residential Zone</b></p>	
<p>Objective:</p> <p>(a) facilitate the reuse of existing non-residential buildings within the General Residential Zone and Inner Residential Zone; and</p> <p>(b) to not cause an unreasonable impact on residential amenity by the car parking generated by that reuse.</p>	
<p><b>Acceptable Solutions</b></p> <p>A1</p> <p>Within existing non-residential buildings in the General Residential Zone and Inner Residential Zone, on-</p>	<p><b>Performance Criteria</b></p> <p>P1</p> <p>Within existing non-residential buildings in the General Residential Zone and Inner Residential Zone, the number of on-site car parking spaces must be sufficient to meet the reasonable needs of users and must not cause an</p>



<p>site car parking is not required for:</p> <p>(a) Food Services uses up to 100m<sup>2</sup> floor area or 30 seats, whichever is the greater; and</p> <p>(b) General Retail and Hire uses up to 100m<sup>2</sup> floor area, provided the use complies with the hours of operation specified in the relevant Acceptable Solution for the relevant zone.</p>	<p>unreasonable impact on residential amenity, having regard to:</p> <p>(a) car parking demand generated by the proposed use during its proposed hours of operation;</p> <p>(b) the availability of on-street and public car parking in the surrounding area;</p> <p>(c) the availability and frequency of public transport within a 400m walking distance of the site;</p> <p>(d) the availability and likely use of other modes of transport;</p> <p>(e) the availability and suitability of alternative arrangements for car parking provision;</p> <p>(f) any reduction in car parking demand due to the sharing of car parking spaces by multiple uses, either because of variation of car parking demand over time or because of efficiencies gained from the consolidation of shared car parking spaces;</p> <p>(g) any car parking deficiency or surplus associated with the existing use of the land;</p> <p>(h) any relevant parking plan for the area adopted by council;</p> <p>(i) any existing on-street car parking restrictions; and</p> <p>(j) the proportion of residential properties without off-street parking within a 100m radius of the subject site.</p>
<p><b>Comment</b> Not applicable</p>	

<p><b>C2.6 Development Standards for Buildings and Works</b> <b>C2.6.1 Construction of parking areas</b></p>	
<p>Objective: That parking areas are constructed to an appropriate standard.</p>	
<p><b>Acceptable Solutions</b></p> <p>A1 All parking, access ways, manoeuvring and circulation spaces must:</p> <p>(a) be constructed with a durable all weather pavement;</p> <p>(b) be drained to the public stormwater system, or contain stormwater on the site; and</p> <p>(c) excluding all uses in the Rural Zone, Agriculture Zone, Landscape Conservation Zone, Environmental Management Zone, Recreation Zone and Open Space Zone, be surfaced by a spray seal, asphalt, concrete, pavers or equivalent material to restrict abrasion from traffic and minimise entry of water to the pavement.</p>	<p><b>Performance Criteria</b></p> <p>P1 All parking, access ways, manoeuvring and circulation spaces must be readily identifiable and constructed so that they are useable in all weather conditions, having regard to:</p> <p>(a) the nature of the use;</p> <p>(b) the topography of the land;</p> <p>(c) the drainage system available;</p> <p>(d) the likelihood of transporting sediment or debris from the site onto a road or public place;</p> <p>(e) the likelihood of generating dust; and</p> <p>(f) the nature of the proposed surfacing.</p>
<p><b>Comment</b> Complies with A1 The proposed parking arrangement includes a concrete driveway, and circulation and parking areas with drainage to the reticulated stormwater system.</p>	

<p><b>C2.6.2 Design and layout of parking areas</b></p>	
<p>Objective: That parking areas are designed and laid out to provide convenient, safe and efficient parking.</p>	
<p><b>Acceptable Solutions</b></p> <p>A1.1 Parking, access ways, manoeuvring and circulation spaces must either:</p> <p>(a) comply with the following:</p> <p>(i) have a gradient in accordance with Australian Standard AS 2890 - Parking facilities, Parts 1-6;</p> <p>(ii) provide for vehicles to enter and exit the site in a forward direction where providing for more than 4 parking spaces;</p> <p>(iii) have an access width not less than the requirements in Table C2.2;</p> <p>(iv) have car parking space dimensions which satisfy the requirements</p>	<p><b>Performance Criteria</b></p> <p>P1 All parking, access ways, manoeuvring and circulation spaces must be designed and readily identifiable to provide convenient, safe and efficient parking, having regard to:</p> <p>(a) the characteristics of the site;</p> <p>(b) the proposed slope, dimensions and layout;</p> <p>(c) useability in all weather conditions;</p>



<p>in Table C2.3;</p> <p>(v) have a combined access and manoeuvring width adjacent to parking spaces not less than the requirements in Table C2.3 where there are 3 or more car parking spaces;</p> <p>(vi) have a vertical clearance of not less than 2.1m above the parking surface level; and</p> <p>(vii) excluding a single dwelling, be delineated by line marking or other clear physical means; or</p> <p>(b) comply with Australian Standard AS 2890-Parking facilities, Parts 1-6.</p> <p>A1.2 Parking spaces provided for use by persons with a disability must satisfy the following:</p> <p>(a) be located as close as practicable to the main entry point to the building;</p> <p>(b) be incorporated into the overall car park design; and</p> <p>(c) be designed and constructed in accordance with Australian/New Zealand Standard AS/NZS 2890.6:2009 Parking facilities, Off-street parking for people with disabilities.<sup>1</sup></p> <p><sup>1</sup> Requirements for the number of accessible car parking spaces are specified in part D3 of the National Construction Code 2016.</p>	<p>(d) vehicle and pedestrian traffic safety;</p> <p>(e) the nature and use of the development;</p> <p>(f) the expected number and type of vehicles;</p> <p>(g) the likely use of the parking areas by persons with a disability;</p> <p>(h) the nature of traffic in the surrounding area;</p> <p>(i) the proposed means of parking delineation; and</p> <p>(j) the provisions of Australian Standard AS 2890.1:2004 - Parking facilities, Part 1: Off-street car parking and AS 2890.2 -2002 Parking facilities, Part 2: Off-street commercial vehicle facilities.</p>
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<p><b>Comment</b></p> <p>Complies with A1.1</p> <ul style="list-style-type: none"> <li>i. The proposed driveway, circulation and parking areas will have a gradient of not more than approximately 1.87%, or 1:53.6.</li> <li>ii. Turning manoeuvres are shown on the proposal plans, demonstrating that vehicles can enter and exit the site in a forward direction.</li> <li>iii. Access width is 4m, which complies with the requirements of Table C2.2.</li> <li>iv. Parking space dimensions for all four parking spaces comply with the dimensions specified in Table C2.3.</li> <li>v. There are no vertical obstructions for the parking spaces associated with Dwelling 1, and the vertical clearance for the garaged parking spaces of Dwelling 2 are greater than 2.1m.</li> <li>vi. The proposal plans do not show delineation of parking spaces for Dwelling 1. However, it is considered that a condition of approval can be applied, which requires that signage and line marking are used to delineate visitor parking spaces from residential parking spaces.</li> </ul>	
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<p><b>C2.6.3 Number of accesses for vehicles</b></p>	
<p>Objective: That:</p> <p>(a) access to land is provided which is safe and efficient for users of the land and all road network users, including but not limited to drivers, passengers, pedestrians and cyclists by minimising the number of vehicle accesses;</p> <p>(b) accesses do not cause an unreasonable loss of amenity of adjoining uses; and</p> <p>(c) the number of accesses minimise impacts on the streetscape.</p>	
<p><b>Acceptable Solutions</b></p> <p>A1 The number of accesses provided for each frontage must:</p> <p>(a) be no more than 1; or</p> <p>(b) no more than the existing number of accesses, whichever is the greater.</p>	<p><b>Performance Criteria</b></p> <p>P1 The number of accesses for each frontage must be minimised, having regard to:</p> <p>(a) any loss of on-street parking; and</p> <p>(b) pedestrian safety and amenity;</p> <p>(c) traffic safety;</p> <p>(d) residential amenity on adjoining land; and</p> <p>(e) the impact on the streetscape.</p>
<p><b>Comment</b></p> <p>Complies with A1 (a)</p>	
<p>A2 Within the Central Business Zone or in a pedestrian priority street no new access is provided unless an existing access is removed.</p>	<p>P2 Within the Central Business Zone or in a pedestrian priority street, any new accesses must:</p> <p>(a) not have an adverse impact on:</p> <p>(i) pedestrian safety and amenity; or</p>



	(ii) traffic safety; and (b) be compatible with the streetscape.
<b>Comment</b> Not applicable	
<b>C2.6.4 Lighting of parking areas within the General Business Zone and Central Business Zone</b>	
<b>Comment</b> Not applicable	
<b>C2.6.5 Pedestrian access</b>	
<b>Comment</b> Not applicable	
<b>C2.6.6 Loading bays</b>	
<b>Comment</b> Not applicable	
<b>C2.6.7 Bicycle parking and storage facilities within the General Business Zone and Central Business Zone</b>	
<b>Comment</b> Not applicable	
<b>C2.6.8 Siting of parking and turning areas</b>	
<b>Comment</b> Not applicable	
<b>C2.7 Parking Precinct Plan</b>	
<b>C2.7.1 Parking precinct plan</b>	
<b>Comment</b> Not applicable	
<b>C6.0 Local Historic Heritage Code</b>	
<b>C6.1 Code Purpose</b>	
The purpose of the Local Historic Heritage Code is: C6.1.1 To recognise and protect: (a) the local historic heritage significance of local places, precincts, landscapes and areas of archaeological potential; and (b) significant trees. C6.1.2 This code does not apply to Aboriginal heritage values.	
<b>Comment</b> Complies with the Code Purpose	
<b>C6.6 Development Standards for Local Heritage Places</b>	
<b>C6.6.1 Demolition</b>	
<b>Comment</b> Not applicable	
<b>C6.6.2 Site coverage</b>	
Objective: That site coverage is compatible with the local historic heritage significance of local heritage places.	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
A1 No Acceptable Solution.	P1 The site coverage must be compatible with the local historic heritage significance of a local heritage place, having regard to: (a) the topography of the site; and (b) the historic heritage values of the local heritage place as identified in the relevant Local Provisions Schedule, or if there are no historic heritage values identified in the relevant Local Provisions Schedule, the historic heritage values as identified in a report prepared by a suitably qualified person.





**Comment**

Complies with P1

The site coverage is consistent with that of established development within the Precinct.

**C6.6.3 Height and bulk of buildings**

Objective:

That the height and bulk of buildings are compatible with the local historic heritage significance of local heritage places.

**Acceptable Solutions**

A1  
No Acceptable Solution.

**Performance Criteria**

P1  
The height and bulk of buildings must be compatible with the local historic heritage significance of a local heritage place, having regard to:  
(a) the historic heritage values of the local heritage place as identified in the relevant Local Provisions Schedule, or if there are no historic heritage values identified in the relevant Local Provisions Schedule, the historic heritage values as identified in a report prepared by a suitably qualified person;  
(b) the character and appearance of the existing building or place;  
(c) the height and bulk of other buildings in the surrounding area; and  
(d) the setting of the local heritage place.

**Comment**

Complies with P1

The proposed building height and bulk is consistent with that of established development within the Precinct, and is set back from the frontage such that the potential impact is minimised.

**C6.6.4 Siting of buildings and structures**

Objective:

That the siting of buildings is compatible with the local historic heritage significance of local heritage places.

**Acceptable Solutions**

A1  
No Acceptable Solution.

**Performance Criteria**

P1  
The front, side and rear setbacks of a building must be compatible with the local historic heritage significance of the place, having regard to:  
(a) the historic heritage values of the local heritage place as identified in the relevant Local Provisions Schedule, or if there are no historic heritage values identified in the relevant Local Provisions Schedule, the historic heritage values as identified in a report prepared by a suitably qualified person;  
(b) the topography of the site;  
(c) the size, shape, and orientation of the lot; and  
(d) the setbacks of other buildings in the surrounding area.

**Comment**

Complies with P1

The siting of the proposed new dwelling is consistent with that of established development within the Precinct.

**C6.6.5 Fences**

**Comment**

Not applicable

**C6.6.6 Roof form and materials**

Objective:

That roof form and materials are compatible with the local historic heritage significance of local heritage places.

**Acceptable Solutions**

A1  
Replacement roofs on local heritage places which will be visible from any road or public open space adjoining

**Performance Criteria**

P1  
Roof form and materials must be compatible with the local historic heritage significance of a local heritage place, having





<p>the site, must be of a form and material to match the existing roof being replaced.</p>	<p>regard to:</p> <ul style="list-style-type: none"> <li>(a) the historic heritage values of the local heritage place as identified in the relevant Local Provisions Schedule, or if there are no historic heritage values identified in the relevant Local Provisions Schedule, the historic heritage values as identified in a report prepared by a suitably qualified person;</li> <li>(b) the design, period of construction and materials of the building on the site that the roof directly relates to;</li> <li>(c) the dominant roofing style and materials in the setting; and</li> <li>(d) the streetscape.</li> </ul>
<p><b>Comment</b> Complies with P1 The proposed roof of the new dwelling will have a slope of 25 degrees, and will be finished in light grey corrugated iron sheeting, which is consistent with that of buildings within the precinct.</p>	

<p><b>C6.6.7 Building alterations, excluding roof form and materials</b></p>
<p><b>Comment</b> Not applicable</p>

<p><b>C6.6.8 Outbuildings and structures</b></p>	
<p>Objective: That the siting of outbuildings and structures are compatible with the local historic heritage significance of local heritage places.</p>	
<p><b>Acceptable Solutions</b></p> <p>A1 Outbuildings and structures on local heritage places must:</p> <ul style="list-style-type: none"> <li>(a) not be located in the front setback;</li> <li>(b) not be visible from any road or public open space adjoining the site;</li> <li>(c) not have a side that is longer than 3m;</li> <li>(d) have a gross floor area less than 9m<sup>2</sup>;</li> <li>(e) have a combined total area of all outbuildings on the site of not more than 20m<sup>2</sup>;</li> <li>(f) have a maximum height less than 2.4m above existing ground level;</li> <li>(g) not have a maximum change of level as a result of cut or fill of more than 1m; and</li> <li>(h) not encroach on any service easement or be located within 1m of any underground service.</li> </ul>	<p><b>Performance Criteria</b></p> <p>P1 Outbuildings and structures must be compatible with the local historic heritage significance of a local heritage place, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the historic heritage values of the local heritage place as identified in the relevant Local Provisions Schedule, or if there are no historic heritage values identified in the relevant Local Provisions Schedule, the historic heritage values as identified in a report prepared by a suitably qualified person;</li> <li>(b) the bulk, form and size of buildings on the site;</li> <li>(c) the bulk, form and size of the proposed outbuilding or structure;</li> <li>(d) the external materials, finishes and decoration of the outbuilding or structure; and</li> <li>(e) the visibility of the outbuilding or structure from any road or public open space adjoining the site.</li> </ul>
<p><b>Comment</b> Complies with A1 The proposed development will include a single outbuilding, which has a volume of 6m<sup>3</sup> and footprint of 2.9m<sup>2</sup>. The outbuilding will be located within the rear yard of Dwelling 1 and will not be visible from a public space or road. The outbuilding will have a maximum wall length of 2.4m. The location of the outbuilding will not encroach on underground infrastructure. As the outbuilding will not be visible from a public space the external finish and materials used will not impact the heritage values of the precinct. The proposal does not include cut or fill.</p>	

<p><b>C6.6.9 Driveways and parking for non-residential purposes</b></p>
<p><b>Comment</b> Not applicable</p>

<p><b>C6.6.10 Removal, destruction or lopping of trees, or removal of vegetation, that is specifically part of a local heritage place</b></p>
<p>Objective: That the removal, destruction or lopping of trees or the removal of vegetation that is specifically part of a local heritage place does not impact on the local historic heritage significance of the place.</p>



Acceptable Solutions	Performance Criteria
<p>A1 No Acceptable Solution.</p>	<p>P1 The removal, destruction or lopping of trees or the removal of vegetation which is specifically part of a local heritage place listed in the relevant Local Provisions Schedule, must not cause an unreasonable impact on the local historic heritage significance of a local heritage place, having regard to: (a) the historic heritage values of the local heritage place as identified in the relevant Local Provisions Schedule, or if there are no historic heritage values identified in the relevant Local Provisions Schedule, the historic heritage values as identified in a report prepared by a suitably qualified person; (b) the age and condition of the tree or vegetation; (c) the size and form of the tree or vegetation; (d) the importance of the tree or vegetation to the local historic heritage significance of a local heritage place; and (e) any advice by a suitably qualified person.</p>
<p><b>Comment</b> Not applicable</p>	

**C6.7 Development Standards for Local Heritage Precincts and Local Historic Landscape Precincts**  
**C6.7.1 Demolition within a local heritage precinct**

**Objective:**  
That demolition within a local heritage precinct does not have an unacceptable impact on the local historic heritage significance of the precinct.

Acceptable Solutions	Performance Criteria
<p>A1 Within a local heritage precinct, demolition of a building, works or fabric, including trees, fences, walls and outbuildings must: (a) not be on a local heritage place; (b) not be visible from any road or public open space; and (c) not involve a value, feature or characteristic specifically part of a precinct listed in the relevant Local Provisions Schedule.</p>	<p>P1 Within a local heritage precinct, demolition of a building, works or fabric, including trees, fences, walls and outbuildings, must not cause an unacceptable impact on the local historic heritage significance of the local heritage precinct as identified in the relevant Local Provisions Schedule, having regard to: (a) the physical condition of the building, works, structure or trees; (b) the extent and rate of deterioration of the building, works, structure or trees; (c) the safety of the building, works, structure or trees; (d) the streetscape in which the building, works, structure or trees is located; (e) the special or unique contribution that the building, works, structure or trees makes to the streetscape or townscape values of the local heritage precinct identified in the relevant Local Provisions Schedule; (f) any options to reduce or mitigate deterioration; (g) whether demolition is a reasonable option to secure the long-term future of a building, works or structure; and (h) any economic considerations.</p>

**Comment**  
Complies with A1  
The proposed demolition is for buildings that are obstructed from view from the road.

**C6.7.2 Demolition within a local historic landscape precinct**

**Comment**  
Not applicable

**C6.7.3 Buildings and works, excluding demolition**



<p><b>Objective:</b> That development within a local heritage precinct or a local historic landscape precinct is sympathetic to the character of that particular precinct.</p>	
<p><b>Acceptable Solutions</b></p>	<p><b>Performance Criteria</b></p>
<p>A1 Within a local heritage precinct or local historic landscape precinct, building and works, excluding demolition, must: (a) not be on a local heritage place; (b) not be visible from any road or public open space; and (c) not involve a value, feature or characteristic specifically part of a local heritage precinct or local historic landscape precinct listed in the relevant Local Provisions Schedule.</p>	<p>P1.1 Within a local heritage precinct, design and siting of buildings and works, excluding demolition, must be compatible with the local heritage precinct, except if a local heritage place of an architectural style different from that characterising the precinct, having regard to: (a) the streetscape or townscape values identified in the local historic heritage significance of the local heritage precinct, as identified in the relevant Local Provisions Schedule; (b) the character and appearance of the surrounding area; (c) the height and bulk of other buildings in the surrounding area; (d) the setbacks of other buildings in the surrounding area; and (e) any relevant design criteria or conservation policies for the local heritage precinct, as identified in the relevant Local Provisions Schedule.</p> <p>P1.2 Within a local heritage precinct, extensions to existing buildings must be compatible with the local heritage precinct, having regard to: (a) the streetscape or townscape values identified in the local historic heritage significance of the local heritage precinct, as identified in the relevant Local Provisions Schedule; (b) the character and appearance of the surrounding area; (c) the height and bulk of other buildings in the surrounding area; (d) the setbacks of other buildings in the surrounding area; and (e) any relevant design criteria or conservation policies for the local heritage precinct, as identified in the relevant Local Provisions Schedule.</p> <p>P1.3 Within a local historic landscape precinct, design and siting of buildings and works, excluding demolition, must be compatible with the local historic landscape precinct, having regard to: (a) the landscape values identified in the statement of local historic heritage significance for the local historic landscape precinct, as identified in the relevant Local Provisions Schedule; and (b) any relevant design criteria or conservation policies for the local historic landscape precinct, as identified in the relevant Local Provisions Schedule.</p>
<p><b>Comment</b> Complies with P1.1 (P1.2 and P1.3 do not apply) The proposed development, with consideration of the form, scale, materials, and colours proposed, is consistent with the character and appearance of the surrounding area.</p>	
<p>A2 Within a local heritage precinct, new front fences and gates must be designed and constructed to match the existing original fences on the site.</p>	<p>P2 Within a local heritage precinct, new front fences and gates must be compatible with the local heritage precinct, having regard to: (a) the streetscape or townscape values identified in the local historic heritage significance of the local heritage precinct, as identified in the relevant Local Provisions Schedule; (b) height, form, style and materials of the proposed fence; and (c) the style, characteristics and setbacks of fences and gates in the surrounding area.</p>
<p><b>Comment</b> Not applicable</p>	
<p><b>C6.8 Development Standards for Places or Precincts of Archaeological Potential</b> <b>C6.8.1 Building and Works</b></p>	
<p><b>Comment</b> Not applicable</p>	



<b>C6.9 Significant Trees</b>
<b>C6.9.1 Significant Trees</b>
<b>Comment</b>
Not applicable

<b>C6.10 Development Standards for Subdivision</b>
<b>C6.10.1 Lot design on a Local Heritage Place</b>
<b>Comment</b>
Not applicable

<b>C6.10.2 Lot design for a Local Heritage Precinct or a Local Historic Landscape Precinct</b>
<b>Comment</b>
Not applicable

<b>C6.10.3 Subdivision works for places or precincts of archaeological potential</b>
<b>Comment</b>
Not applicable

<b>SPECIAL PROVISIONS</b>	
7.1 Changes to an Existing Non-conforming Use	N/a
7.2 Development for Existing Discretionary Uses	N/a
7.3 Adjustment of a Boundary	N/a
7.4 Demolition	N/a
7.4 Change of Use of a Place listed on the Tasmanian Heritage Register or a Local Heritage Place	N/a
7.5 Change of Use	N/a
7.6 Access and Provision of Infrastructure Across Land in Another Zone	N/a
7.7 Buildings Projecting onto Land in a Different Zone	N/a
7.8 Port and Shipping in Proclaimed Wharf Areas	N/a
7.9 Demolition	N/a
7.10 Development Not Required to be Categorised into a Use Class	N/a
7.11 Use or Development Seaward of the Municipal District	N/a
7.12 Sheds on Vacant Sites	N/a
7.13 Temporary Housing	N/a

<b>PARTICULAR PURPOSE ZONES</b>	
NOR-P1.0 Particular Purpose Zone – Campbell Town Service Station	Not applicable
NOR-P2.0 Particular Purpose Zone – Epping Forest	Not applicable

<b>SPECIFIC AREA PLANS</b>	
NOR-S1.0 Translink Specific Area Plan	Not applicable
NOR-S2.0 Campbell Town Specific Area Plan	Not applicable
NOR-S3.0 Cressy Specific Area Plan	See assessment
NOR-S4.0 Devon Hills Specific Area Plan	Not applicable
NOR-S5.0 Evandale Specific Area Plan	Not applicable
NOR-S6.0 Longford Specific Area Plan	Not applicable
NOR-S7.0 Perth Specific Area Plan	Not applicable
NOR-S8.0 Ross Specific Area Plan	Not applicable

#### 4.7 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.



#### **4.8 Objectives of the Land Use Planning and Approvals Act 1993**

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

#### **4.9 State Policies**

The proposal is consistent with all State Policies.

#### **4.10 Strategic Plan/Annual Plan/Council Policies**

Strategic Plan - Statutory Planning

### **5 FINANCIAL IMPLICATIONS TO COUNCIL**

Not applicable to this application.

### **6 OPTIONS**

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

### **7 DISCUSSION**

Discretion to refuse the application is limited to:

- NOR-S6.7.1 Residential density for multiple dwellings P1
- 8.4.2 Setbacks and building envelope for all dwellings P3
- 8.4.3 Site coverage and private open space for all dwellings P2
- C6.6.2 Site coverage P1
- C6.6.3 Height and bulk of buildings P1
- C6.6.4 Siting of buildings and structures P1
- C6.6.6 Roof form and materials P1
- C6.7.3 Buildings and works, excluding demolition P1.1

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**

1. planning application [**11.1.1** - 4 pages]
2. Certificate of Title [**11.1.2** - 2 pages]
3. Proposal Plans 20230220 MARL DA JU [**11.1.3** - 11 pages]
4. 22001-498 Stormwater design report DRAFT [**11.1.4** - 9 pages]
5. Stormwater System Design P 22001-498 OSD 20221125 [**11.1.5** - 3 pages]
6. Tas Water Submission to Planning Authority Notice TWDA 2023 00314- NMC [**11.1.6** - 2 pages]
7. DSG response [**11.1.7** - 2 pages]



## 12 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.



## 13 GOVERNANCE REPORTS

### 13.1 PROPOSAL TO ESTABLISH A SPECIAL COMMITTEE OF COUNCIL: YOUTH ADVISORY GROUP

*Responsible Officer:* Des Jennings, General Manager

*Report prepared by:* Natalie Dell, Youth Officer

#### RECOMMENDATION

That Council

- a) endorses the Youth Advisory Group as a special committee of Council in accordance with section 24 of the Local Government Act 1993 and adopts the attached Terms of Reference; and
- b) appoints Councillor ..... as the Council representative to the Youth Advisory Group.

#### 1 PURPOSE OF REPORT

The purpose of this report is for Council to establish the Youth Advisory Group (YAG) as a Special Committee of Council.

#### 2 INTRODUCTION/BACKGROUND

Council received a report at its 15 August 2022 Council meeting and endorsed the progression of the Northern Midlands Youth Advisory Group.

The purpose of the Youth Advisory Group (YAG) is to provide an avenue and voice for young people to inform Council on issues and decision-making affecting youth.

YAG is to comprise of young people aged 12-25 years old. Meetings will be primarily driven by the youth with the assistance of the Youth Officer to coordinate and provide feedback to Council on the outcomes and action items. Youth members will share the role of Chair and Minute-taker which will provide opportunity for skill development and leadership. The Youth Advisory Group will be involved in the planning and implementation of youth events.

Membership of YAG shall comprise of:

- Youth Officer;
- Officers as directed by the General Manager;
- Youth members; and
- 1 Northern Midlands Council Councillor.

The term of appointment for YAG Members will be from the date of appointment until the end of the current term of Council and would normally occur at its next Ordinary Meeting, following a local government election.

Membership of YAG continues for the term of appointment unless a member resigns.

YAG does not have the power to commit Council to any decision or action, or to direct Council staff in their duties. YAG may make recommendations for consideration by Council, but Council reserves the right to accept or reject recommendations from YAG. This includes recommendations regarding the expenditure of funds allocated to YAG, if applicable.

The Council has not delegated any of its powers to YAG. Accordingly, all decisions of YAG constitute recommendations to the Council.

YAG has no delegated authority to expend Council funds or contract external parties.



Council will:

- Document minutes of each scheduled meeting and distribute minutes to members;
- Ensure the minutes of the meetings of the Committee are reported to the Northern Midlands Council as an information item to the next Council meeting;
- Provide additional support as required to ensure the effective operation of the Committee;
- Receive funds received by YAG and administer those funds in accordance with YAGs objectives.

Meetings of YAG are to be governed in accordance with the procedures stated below, and in the event, that these Terms of Reference are silent in respect to a procedure, reference is to be made to the Local Government (Meeting Procedures) Regulations 2015 for the appropriate procedure.

Meetings are to be held at a minimum once per quarter on an as needs basis.

The Terms of Reference for the group has now been drafted and is attached.

### **3 STRATEGIC PLAN & INTEGRATED PRIORITY PROJECTS PLAN**

#### **3.1 Strategic Plan 2021-2027**

The Strategic Plan 2021-2027 provides the guidelines within which Council operates.

**Lead: Serve with honesty, integrity, innovation and pride**

**Leaders with Impact**

**Strategic outcomes:**

1.1 Council is connected to the community

#### **3.2 Integrated Priority Projects Plan 2021**

This plan has been developed with a coordinated perspective to align with local, regional, state and federal plans. Rather than grouping projects by town or assembling a long list of 'nice to have' projects, this plan takes a Council-wide view of needs and opportunities in relation to the strategic investment drivers in the region. This matter has relevance to:

Not applicable.

### **4 POLICY IMPLICATIONS**

Nil.

### **5 STATUTORY REQUIREMENTS**

Special committees of Council are established pursuant to the *Local Government Act 1993*.

### **6 FINANCIAL IMPLICATIONS**

No financial implications have been identified in establishing YAG.

Council officer support will be provided through the existing part time Youth Officer role.





## **7 RISK ISSUES**

It would be important that the YAG with the assistance of the Youth Officer carry out a risk assessment, to identify potential hazards that might be encountered in the youth programs that could cause harm, assess the risks that may arise from those hazards and decide on suitable measures to eliminate, or control, the risks.

## **8 CONSULTATION WITH STATE GOVERNMENT**

Not applicable.

## **9 COMMUNITY CONSULTATION**

An information meeting was held on Thursday 30<sup>th</sup> of March 2023, information has been posted on facebook and sent to schools for circulation.

## **10 OPTIONS FOR COUNCIL TO CONSIDER**

To endorse the Youth Advisory Group as a special committee of Council or not.

## **11 OFFICER'S COMMENTS/CONCLUSION**

The Youth Advisory Group ('YAG') will provide an avenue and voice for young people to inform Council on issues and decision-making affecting youth. YAG is comprised of young people aged 12-25 years old. Meetings will be primarily driven by the youth with the assistance of the Youth Officer to coordinate and provide feedback to Council on the outcomes and action items.

Establishing and endorsing YAG as a Special Committee of Council will benefit Council and the youth of the Northern Midlands, in providing an avenue for young people's views to be heard by Council, raising youth related issues with Council, bringing ideas and unique perspectives, promoting inclusion and providing opportunities for leadership/skills development.

It is proposed that meetings will be held in the Supper Room at the Longford Town Hall.

First meeting to be held Thursday 27<sup>th</sup> of April (school holidays impacting early April commencement), then will be held fortnightly/monthly pending youth feedback.

## **12 ATTACHMENTS**

1. Youth Advisory Group Draft Terms of Reference [**13.1.1** - 2 pages]
2. YAG Advertisement [**13.1.2** - 1 page]
3. YAG Brochure [**13.1.3** - 2 pages]



### 13.2 STORMWATER SYSTEM MANAGEMENT PLAN: 10-YEAR CAPITAL WORKS PROGRAM

Responsible Officer: Des Jennings, General Manager

Report prepared by: Des Jennings, General Manager

#### RECOMMENDATION

That Council

- a) adopt the Stormwater System Management Plan, 10-Year Capital Works Program; and
- b) notes the implementation of the 10-Year Capital Works Program is subject to available funding and financial allocations being made in future budget periods.

#### 1 PURPOSE OF REPORT

The purpose of this report is to provide Council with information so that Council may adopt the Stormwater System Management Plan (SSMP) 10-Year Capital Works Program which has been developed to meet the requirements of the *Urban Drainage Act 2013*.

#### 2 INTRODUCTION/BACKGROUND

In order to meet the requirements of the *Urban Drainage Act 2013* Council engaged Mr Cameron Oakley of Hydrodynamica to produce Stormwater System Flood & Risk Studies (SSFRS) of all urban areas in the municipality and an overarching Stormwater System Management Plan (SSMP). The SSMP references the flood and risk studies for each town and provides recommendations on stormwater management throughout the municipality.

The SSFRS reports for all urban areas in the municipality along with the overarching SSMP have now been adopted by Council. Endorsement is now sought to adopt the SSMP, 10-Yer Capital Works Program.

At the 20 February 2023 Council meeting (min. no. 23/063), the following was the decision of Council:

DECISION

*Cr Terrett/Cr McCullagh*

*That Council defer a decision and the matter be discussed at a Council Workshop prior to referral to a future Council meeting.*

*Carried*

A presentation was received by Council at the 27 March 2023 Council workshop, consequently this report is tabled for Council's consideration.

#### 3 STRATEGIC PLAN & INTEGRATED PRIORITY PROJECTS PLAN

##### 3.1 Strategic Plan 2021-2027

The Strategic Plan 2021-2027 provides the guidelines within which Council operates.

**Lead: Serve with honesty, integrity, innovation and pride**

**Leaders with Impact**

**Strategic outcomes:**

- 1.1 Council is connected to the community
- 1.3 Management is efficient, proactive and responsible
- 1.4 Improve community assets responsibly and sustainably

**Progress: Economic health and wealth - grow and prosper**



### **Strategic Project Delivery - Build Capacity for a Healthy Wealthy Future**

#### **Strategic outcomes:**

2.1 Strategic, sustainable, infrastructure is progressive

### **3.2 Integrated Priority Projects Plan 2021**

This plan has been developed with a coordinated perspective to align with local, regional, state and federal plans. Rather than grouping projects by town or assembling a long list of 'nice to have' projects, this plan takes a Council-wide view of needs and opportunities in relation to the strategic investment drivers in the region. This matter has relevance to:

Not applicable.

### **4 POLICY IMPLICATIONS**

No policy implications are identified

### **5 STATUTORY REQUIREMENTS**

A Stormwater System Management Plan must be developed for all urban areas to meet the requirements of the *Urban Drainage Act 2013*.

### **6 FINANCIAL IMPLICATIONS**

2023	950,000
2024	1,085,000
2025	720,000
2026	562,000
2027	555,000
2028	685,000
2029	530,000
2030	670,000
2031	615,000
2032	535,000
	<b>\$6,907,000</b>

The implementation of the Stormwater System Management Plan is subject to available funding and financial allocations being made in future budget periods.

Officers will pursue external funding streams when they arise and are currently making application through the Disaster Ready Fund, and the Natural Disaster Risk Reduction Grants Program (NDRRGP) to facilitate the Sheepwash Creek crossing upgrades.

### **7 RISK ISSUES**

There are a variety of risks, issues and opportunities that are common across all of the urban areas, or relate to responsibilities of the Northern Midlands Council associated with the management of stormwater.

Risks are identified within *Appendix A: Municipality-wide urban stormwater actions*, within the attached Stormwater System Management Plan.



## **8 CONSULTATION WITH STATE GOVERNMENT**

Not required for this matter.

## **9 COMMUNITY CONSULTATION**

Not required for this matter.

## **10 OPTIONS FOR COUNCIL TO CONSIDER**

Council can:

1. Adopt the Stormwater System Management Plan, 10-Year Capital Works Program; or
2. Not adopt the Stormwater System Management Plan, 10-Year Capital Works Program.

## **11 OFFICER'S COMMENTS/CONCLUSION**

This program provides a preliminary list of potential projects derived from various sources:

1. Urban stormwater system flood and risk studies
2. Large projects based on other studies (e.g. Sheepwash Creek flood mapping)
3. Water quality (WSUD) projects targeting the removal of litter from waterways with installation of gross pollutant traps (GPTs) on networks which collect stormwater from commercial or industrial areas
4. Projects identified by the Works & General Managers

Council's understanding of the condition of its assets is very limited. Nominal items have been added to undertake rolling CCTV program which will help form the basis of condition-based renewal program.

The current costs associated with each line item are currently preliminary only. As the scope of each item is improved through further investigation and design, the program will be updated with improved estimates.

Future costs have not been discounted.

The west Perth (Sheepwash Creek) culvert projects for Drummond Street, the rail line, Youl Road, Edwards Street and for Phillip Street are high cost items for which we are seeking grant funding opportunities to help progress. Grants will be sought for other projects as appropriate

## **12 ATTACHMENTS**

1. NMC Stormwater System Management Plan [13.2.1 - 36 pages]



### 13.3 AVOCA PRIMARY SCHOOL PREMISES

Responsible Officer: Des Jennings, General Manager

Report prepared by: Des Jennings, General Manager

#### RECOMMENDATION

That Council

- a) request the transfer of the Avoca Primary School premises to Council;
- b) prepare a lease and respond to the questions raised by Scouts Tasmania; and
- c) request that the draft lease be reported to Council prior to executing.

#### 1 PURPOSE OF REPORT

The purpose of this report is for Council to consider whether it is interested in accepting ownership of the vacant Avoca Primary School property for ongoing community purposes and leasing same to Scouts Tasmania.

#### 2 INTRODUCTION/BACKGROUND

Council has been formally approached by Scouts Tasmania, confirming that they wish to be considered for a long-term lease arrangement on the property for the purpose of developing an Activity Centre, Training Facility and campsite for use by Scouts, Schools and Community Groups (copy of correspondence attached).

This matter was considered at the 28 November 2022 Council Meeting (Minute No. 22/392), at which time the following was the decision of Council:

##### DECISION

*Cr Terrett/Cr Andrews*

*That Scouts Tasmania be requested to:*

- i) provide Council with a Business Plan; and*
- ii) make a presentation to a Council Workshop; and*
- iii) note that if Council were to enter into an agreement with Scouts Tasmania, that it would be at no cost to Council or the ratepayers.*

*Carried Unanimously*

A copy of the Business Plan is attached.

Scouts Tasmania presented at the Council Workshop on the 6 March 2023 and gave an undertaking to make a formal request of Council seeking to lease the Avoca School property.

A copy of the letter is attached.

#### 3 STRATEGIC PLAN & INTEGRATED PRIORITY PROJECTS PLAN

##### 3.1 Strategic Plan 2021-2027

The Strategic Plan 2021-2027 provides the guidelines within which Council operates.

**Lead: Serve with honesty, integrity, innovation and pride**

**Leaders with Impact**

**Strategic outcomes:**

- 1.3 Management is efficient, proactive and responsible
- 1.4 Improve community assets responsibly and sustainably



**Progress: Economic health and wealth - grow and prosper**

**Strategic Project Delivery - Build Capacity for a Healthy Wealthy Future**

**Strategic outcomes:**

- 2.1 Strategic, sustainable, infrastructure is progressive
- 2.2 Proactive engagement drives new enterprise
- 2.3 Collaborative partnerships attract key industries
- 2.4 Support and attract wealth-producing business and industry

**People: Culture and society - a vibrant future that respects the past**

**Sense of Place - Sustain, Protect, Progress**

**Strategic outcomes:**

- 3.3 Public assets meet future lifestyle challenges
- 3.4 Towns are enviable places to visit, live and work

**Place: Nurture our heritage environment**

**Environment - Cherish, Sustain our Landscapes and Preserve, Protect Our Built Heritage for Tomorrow**

**Strategic outcomes:**

- 4.2 Meet environmental challenges

**3.2 Integrated Priority Projects Plan 2021**

This plan has been developed with a coordinated perspective to align with local, regional, state and federal plans. Rather than grouping projects by town or assembling a long list of 'nice to have' projects, this plan takes a Council-wide view of needs and opportunities in relation to the strategic investment drivers in the region. This matter has relevance to:

Not applicable.

**4 POLICY IMPLICATIONS**

Creating a precedent where Council accepts significant State-owned assets that present a cost burden on the community.

**5 STATUTORY REQUIREMENTS**

N/a

**6 FINANCIAL IMPLICATIONS**

Annual cost estimates:

- Building maintenance estimate say \$10,000 - \$15,000  
(with additional capital works undertaken every 5 years, i.e. painting, etc.)
- Grounds maintenance estimate say \$20,000
- Land ownership costs incl water, sewer, land tax etc say \$20,000

**7 RISK ISSUES**

A number of risks have been identified and include:

- Council accepting the maintenance and renewal costs relating to a significant asset.



- The loss of services to the community that would be provided by Scouts Tasmania if the Department for Education, Children and Young People did not directly lease the property to Scouts Tasmania, or if Council accepted ownership of the property and did not lease the property to Scouts Tasmania.

## 8 CONSULTATION WITH STATE GOVERNMENT

N/a.

## 9 COMMUNITY CONSULTATION

N/a.

## 10 OPTIONS FOR COUNCIL TO CONSIDER

Options include:

- agree or not agree to accept ownership of the property
- request a business case from Scouts Tasmania
- request that Scouts Tasmania make a presentation to a Council workshop
- not agree and advise Scouts Tasmania that the request should be made direct to the Tasmanian Department for Education, Children and Young People as the current owners of the facility.

## 11 OFFICER'S COMMENTS/CONCLUSION

In early 2020 Council Officers conducted an inspection of the property, the full inspection report is included as an attachment.

A summary of the notes from the inspection conducted by Council's Project Manager and Building Maintenance Supervisor follows:

The buildings are in good condition, and have been well maintained.

If the buildings are left vacant for periods of time with no heating, the buildings are likely to become damp causing problems with windows, mould and smell.

### *School building*

- The school building is in good condition for its age, with fire protection fitted, solar fitted, 14 roof panels, communication rack fitted, modern kitchen in the staff area.
- The building has been well maintained in regards to painting; however, some painting is required in the short term and if not carried out soon deterioration will start.
- The fascias, gutter and roof on the school building appears to have been replaced in the last 5 to 8 years and is in good condition; and could be expected to last 25 to 30years.
- The building contains asbestos and, in its current state, does not pose a large problem. If it was to be removed and areas made good by re-sheeting estimate cost would be \$15,000 to \$20,000.
- The waste-water system is a standard septic, the capacity for larger usage or volumes of waste has not been determined.

### *Residence*

- The residence is approximately 15sq in size and appears to be in good condition from the outside, with no major works required.
- The building is currently rented out.

### *Staff accommodation*

- This building is clad with iron, has its own waste-water system, estimated size 8m x 8 m and is currently rented out.





*Tennis court*

- The tennis court surface is in good condition, opened in 2006, only needing repairs to the fence, at not a large cost.

*Green house*

- The green house is large, great construction; however, the cover has broken down over time. An estimate to repair has not been undertaken.

*Pool, change rooms and toilets*

- This building is in good condition, it accommodates the tennis court and pool very well, also housing toilets and shower/ change room facilities. A low maintenance building opened 2010
- The pool structure is an 18m x 10m shed with open front in good condition, the project was opened in 2008.
- The above ground pool would require work, the liner looks like it would leak in its current state.

*Grounds shed*

- The grounds shed is a weatherboard building with timber floors, custom orb roof. The weather boards are in a poor condition, requiring painting at an estimated cost \$4,000.

*Site container.*

- A site container is located behind the grounds shed, the container is in good condition with an estimated value \$2,000.

*Tennis Wall*

- The tennis hit up wall is in good condition, and it is estimated that it would cost in excess of \$20,000 to construct in 2020.

*Play equipment*

- Some play equipment is of the old log style some new style, all seemed safe, with no damage or work required. Equipment has not been assessed in regard to whether it meets the Standards for play equipment.

If Council was to accept the property from the Department for Education, Children and Young People it would be at a significant financial burden to Council and the community.

Scouts Tasmania have expressed an interest in the site and presented to the Council Workshop on 6 March 2023 and provided the following documentation:

- Proposal for development of an Activity Centre, Training Facility and Campsite for use by Scouts, Schools and Community Groups
- Powerpoint presentation

Scouts Tasmania formally wrote to Council on 16 March 2023 and provided a number of questions to be responded to:

- A copy of the proposed Lease for acceptance by our Properties Committee
- Confirmation that there are no matters outstanding that may affect our usage of the site.
- Confirmation that we will have vacant possession on the Lease commencement date.
- Council to confirm either a permit can be granted for public camping (visitor accommodation) or that Council will progress an amendment to the planning scheme or a Site-Specific Qualification to allow a permit to be granted.
- An indication of the timeframe expected to completion.
- Once a date is agreed, an onsite inspection with representatives from DECYP and Council to confirm the state of the property for handover.



If Council is in agreement with the acceptance of the property from the Department for Education, Children and Young People, officers may then approach the Department seeking the transfer of the property to Council and the preparation of a formal lease with questions answered within that lease.

It is understood that the State may have no objection to transferring the property to Council and should Council accept the transfer of the Crown Land, the agreement would contain a reversionary clause which states that if the land is no longer being used for the Permitted Purpose, which in this case would be Community Purposes, then the land reverts to the Crown.

## 12 ATTACHMENTS

1. Correspondence - Scouts Tasmania [**13.3.1** - 2 pages]
2. Avoca Primary School building inspection report 11- May-2020 - D Wilson [**13.3.2** - 34 pages]
3. Avoca Letter of Acceptance March 2023 [**13.3.3** - 1 page]

Further attachments are Confidential and held in Closed Council



### 13.4 SHORT STAY ACCOMMODATION POLICY INVESTIGATION

Responsible Officer: Des Jennings, General Manager

Report prepared by: Erin Miles, Project Officer

#### RECOMMENDATION

That Council does not pursue a policy for short-stay accommodation and advise the Evandale Advisory Committee of the decision.

#### 1 PURPOSE OF REPORT

This report investigates and provides a response to a request from the Evandale Advisory Committee, that Council develop a Short Stay Accommodation policy.

#### 2 INTRODUCTION/BACKGROUND

At the 6 December 2022 meeting of the Evandale Local District Committee, a concern was raised that there were too many houses moving towards short stay accommodation and the committee requested that Council develop a Short Stay Accommodation policy.

The basis to these concerns does not seem to relate to a particular property or incident, but rather stems from a general concern regarding rental availability, rental affordability, and a potential change in the township character.

At its meeting of 30 January 2023, the Council resolved that the request by the Evandale Advisory Committee be investigated, and a report provided to Council.

Council does not have a Short Stay Accommodation Policy and must decide if one is required balanced against the statutory planning requirements, community benefits and consequences - noting that any policy developed would be municipality wide, unless otherwise specified. Concerns relating to short-stay accommodation are not unique to the Northern Midlands region, and there are numerous examples of Local and State Governments attempting to regulate the short-stay accommodation market, in Tasmanian, the rest of Australia and overseas.

In the Evandale township, there are up to 18 homes listed on the 'Air BnB' platform (<http://insideairbnb.com/tasmania/?neighbourhood=Launceston&filterEntireHomes=false&filter>), while there were 4 properties listed on the 'Stayz' platform (some properties double up across both).

According to the most recent "Report on data collection Quarter 2 2022, Short Stay Accommodation Act 2019" ([https://cbos.tas.gov.au/\\_\\_data/assets/pdf\\_file/0007/697579/Short-Stay-Accommodation-Act-2019-Report-11-Quarter-2-2022.pdf](https://cbos.tas.gov.au/__data/assets/pdf_file/0007/697579/Short-Stay-Accommodation-Act-2019-Report-11-Quarter-2-2022.pdf)) compiled by the state government, there are 65 short stay premises listed on booking platforms in the Northern Midlands municipality across the Low Density Residential Zone, Rural Living Zone, Environmental Living Zone, and Village Zone. Of these:

- 30 premises are used as short stay accommodation that are the owner's primary residence.
- 34 that are not the owner's primary residence.

The total number of short stay accommodation premises rank us 18th amongst other Councils in the state. For comparison, Meander Valley Council has 101 premises and Hobart City Council has 1229.

According to Australian Bureau of Statistics 2021 Census of Population and Housing, the Evandale urban centre contained a total of 514 private dwellings (460 occupied). Of those occupied, 73 were rented (15.8%). In Northern



Midlands local government area, there were a total of 6,174 dwellings (5506 occupied) (2021 Census), with 1,130 rented (20.52%). The 2021 Census indicated there were 3 persons within the 'improvised home, tent, sleepers out' category in the whole of the municipality, with no persons listed in this category in the Evandale urban centre.

Figure 1 provides an overview of the housing market trends in Northern Midlands, showing that owner occupied dwellings, as a percentage of the overall market has increased, while the percentage of available rentals has decreased slightly. The majority of growth in the Northern Midlands from 2016 to 2021 is in the owner-occupied market. Other tenure types make up the shortfall to the total number of dwellings.

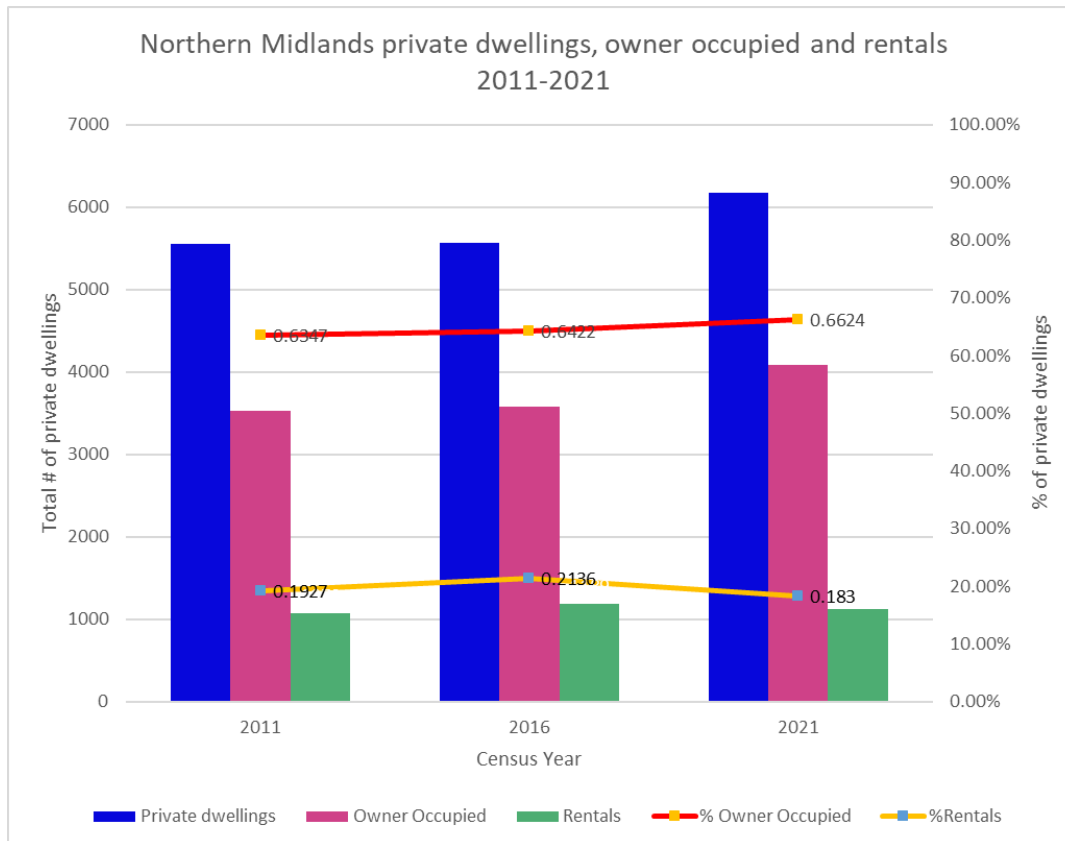


Figure 1 – Comparison of private dwellings, owner occupied dwellings and rentals from 2011-2021

The number of short stay accommodation premises (65) are approximately 1% of the total number of dwellings available municipality wide. A review of Council's approval data shows that Council has approved an average of 8.75 permits for visitor accommodation each year since 2019, with many of these based in rural locations, outside of the town boundaries.

A review of Council's complaints database does not indicate that there have been any complaints raised to Council relating to short stay accommodation.

The Shelter Tas Baseline Report – June 2022 identifies two methods of determining the impact of short stay accommodation on the rental market. The first is income based – potential revenue from Airbnb v's long-term rental. Where the Airbnb revenue for most of the urban market is less than the private rental market revenue it assumes that Airbnb is not having an impact on the housing market (Shelter Tas, 2022). In Northern Midlands, the average annual income for the last 12 months from Airbnb's is \$19,022 (Inside Airbnb, 2022), while the average rental cost for a dwelling in 2022 in the towns of Longford, Perth and Evandale is \$442 (\$22,984 pa) (REIT, 2022). The incentive on average, therefore, lies with the property owners to rent in the long-term market.

The second method is the local housing market assessment model, which is based on the theory that sharing platforms such as Airbnb will have a significant impact on housing markets if they are able to reduce the vacancy rates in rental



markets below an equilibrium level of approximately 2% (Shelter Tas, 2022). In the northern towns of the Northern Midlands (Longford, Perth and Evandale – 7301, 7300 and 7212 post codes), the vacancy rate has been consistently below 2% since 2016 (SQM Research, 2023). Given the low number of available rentals (0-3 properties since 2016) and minimal number of approvals for visitor accommodation, the vacancy rates are more likely attributable to a shortage in housing supply, rather than conversion of dwellings to short stay accommodation.

## RESIDENTIAL VACANCY RATES

### POSTCODE 7212

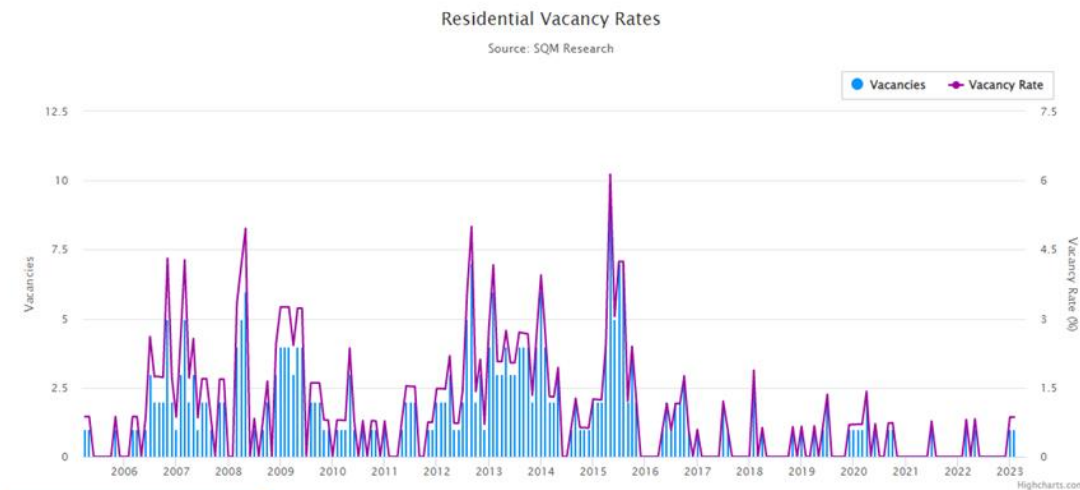


Figure 2 – Residential vacancy rates for the 7212 postcode area

### 3 STRATEGIC PLAN & INTEGRATED PRIORITY PROJECTS PLAN

#### 3.1 Strategic Plan 2021-2027

The Strategic Plan 2021-2027 provides the guidelines within which Council operates.

**Lead: Serve with honesty, integrity, innovation and pride**

**Leaders with Impact**

**Strategic outcomes:**

1.1 Council is connected to the community

**Progress: Economic health and wealth - grow and prosper**

**Strategic Project Delivery - Build Capacity for a Healthy Wealthy Future**

**Strategic outcomes:**

2.4 Support and attract wealth-producing business and industry

**People: Culture and society - a vibrant future that respects the past**

**Sense of Place - Sustain, Protect, Progress**

**Strategic outcomes:**

3.2 Developments enhance existing cultural amenity

3.4 Towns are enviable places to visit, live and work

**Place: Nurture our heritage environment**

**Environment - Cherish, Sustain our Landscapes and Preserve, Protect Our Built Heritage for Tomorrow**

**Strategic outcomes:**

4.2 Meet environmental challenges



### 3.2 Integrated Priority Projects Plan 2021

This plan has been developed with a coordinated perspective to align with local, regional, state and federal plans. Rather than grouping projects by town or assembling a long list of 'nice to have' projects, this plan takes a Council-wide view of needs and opportunities in relation to the strategic investment drivers in the region. This matter has relevance to:

Not applicable.

## 4 POLICY IMPLICATIONS

Council does not have a Short Stay Accommodation Policy and must decide if one is required balanced against the statutory planning requirements, community benefits and consequences. Any policy developed would apply municipality wide, unless otherwise specified.

## 5 STATUTORY REQUIREMENTS

### 5.1 Planning Scheme requirements

Use and development in the Northern Midlands is governed by the Tasmanian Planning Scheme – Northern Midlands. Short stay accommodation falls within the use class Visitor Accommodation in the State Planning Provisions, and is defined as:

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

Clause 4.1.6 of the Planning Scheme states that visitor accommodation in a dwelling (including a secondary residence), is exempt (does not require a permit) if:

- (a) the dwelling is used by the owner or occupier as their main place of residence, and only let while the owner or occupier is on vacation; or
- (b) the dwelling is used by the owner or occupier as their main place of residence, and visitors are accommodated in not more than 4 bedrooms.

In some zones, such as the General Residential Zone, the use class *Visitor Accommodation* is a permitted use.

Clause 6.7 of the Tasmanian Planning Scheme – Northern Midlands states:

#### *6.7 Permitted Use or Development*

##### *6.7.1 A use or development must be granted a permit if:*

- (a) the use is within a Use Class specified in the applicable Use Table as being a use which is Permitted;*
- (b) the use or development complies with each applicable standard and does not rely on any Performance Criteria to comply with each applicable standard;*
- (c) the use or development is not Discretionary under any other provision of this planning scheme; and*
- (d) the use or development is not Prohibited under any other provision of this planning scheme.*

The permitted status of the use *Visitor Accommodation* in the General Residential Zone is dependent on the following acceptable solutions being met:

A1

*Visitor Accommodation must:*



- (a) accommodate guests in existing habitable buildings; and
- (b) have a gross floor area of not more than 200m<sup>2</sup> per lot.

And

A2

*Visitor Accommodation is not for a strata lot that is part of a strata scheme where another strata lot within that strata scheme is used for a residential use.*

The Tasmanian Planning Commission (TPC) concluded in a report to the Minister on Draft Planning Directive No. 6 Exemption and Standards for Visitor Accommodation in Planning Schemes (2018) that, provided floor area restrictions were reduced to 200m<sup>2</sup> per lot, that:

*“The Commission considers that Visitor Accommodation is complementary to the primary residential use of the residential zones and it is appropriate for the use to be given a permitted status...”*

Given that the planning scheme contains exemptions for *Visitor Accommodation* and does not allow for the refusal of a permit for *Visitor Accommodation* where the use and development retains a permitted status, other regulatory mechanisms must be investigated or a planning scheme amendment sought.

## **5.2 Short Stay Accommodation Act 2019**

The *Short Stay Accommodation Act 2019* (SSA Act) came into effect on 4 June 2019 in response to commitments from the Premier at the March 2018 Housing Summit and delivers a data sharing partnership with booking platforms that offer short stay accommodation in Tasmania.

The SSA Act attempts to achieve both permit compliance and data collection functions. Booking platform providers are required to collect and display permit information regarding short stay premises listed on their booking platforms, and providers are also required to report this information to the Director of Building Control on a quarterly basis, within 30 days of the end of the quarter. The SSA Act is limited to short stay accommodation in the General Residential Zone, Inner Residential Zone, Low Density Residential Zone, Rural Living Zone, Environmental Living Zone, Village Zone and Activity Area 1.0 Inner City Residential (Wapping).

## **6 FINANCIAL IMPLICATIONS**

Direct financial implications for Council relate to the preparation and enforcement of a policy if developed; however, regulating short-stay accommodation also may also impact on economic activity within the region. A report by Professor Peter Phibbs and Julia Ely, for Shelter Tas (2022) titled ‘Monitoring the Impact of Short-Term Rentals on Tasmanian Housing Markets’ also draws links between short-term rentals and impacts on rental prices and availability.

## **7 RISK ISSUES**

Any policy developed must be legal and enforceable. Council cannot develop a policy that is contrary to what is allowable under the current planning regulations of the Tasmanian Planning Scheme – Northern Midlands. Consideration should also be given to the enforcement requirements of a policy and the effectiveness of its content in achieving the required outcomes. Alternative regulation options, such as increased rating or other penalties run the risk of existing short-term rentals being returned to the long-term rental market and there being insufficient accommodation options to service the needs of the local tourism industry.

## **8 CONSULTATION WITH STATE GOVERNMENT**

The State Governments position on short stay accommodation is identifiable via the issue of Planning Directives and subsequent State Planning Provisions, which have created exempt and permitted pathways for the establishment of



short stay accommodation (known as *Visitor Accommodation* in the Planning Scheme). If Council were to pursue a Planning Scheme Amendment, the Tasmanian Planning Commission would be involved in the assessment process.

The City of Hobart recently sought an amendment to their Interim Planning Scheme, to prohibit the use *Visitor Accommodation* where it would displace a residential use (dwelling) in key residential zones. The Tasmanian Planning Commission (the Commission) has determined that it should not proceed with an assessment of the proposed draft amendment to the Hobart Interim Planning Scheme 2015, due to the legislative impediment that applies to a planning authority seeking to establish planning rules that are contrary to the provisions of Planning Directive No. 6 - Exemptions and Standards for Visitor Accommodation in Planning Schemes (PD 6). On this basis, the Commission made the decision to adjourn the matter sine die.

## 9 COMMUNITY CONSULTATION

Should Council wish to pursue a policy or regulatory mechanism on short stay accommodation, it is recommended that community consultation occur, including targeted consultation with business owners and event organisers, prior to any policy being developed.

## 10 OPTIONS FOR COUNCIL TO CONSIDER

- a) That Council pursue developing a policy for short-stay accommodation and advise the Evandale Advisory Committee of the decision, or
- b) That Council does not pursue a policy for short-stay accommodation and advise the Evandale Advisory Committee of the decision, or
- c) That Council pursue a Planning Scheme amendment to place restrictions on the use and development of *Visitor Accommodation*.
- d) That Council pursue an alternative form of regulation against short-stay accommodation, such as differential rating.

## 11 OFFICER'S COMMENTS/CONCLUSION

Council officers have investigated the need for regulation of short stay accommodation at the request of the Evandale Advisory Committee, who cited concerns relating to the availability of affordable rentals in Evandale and the impact short stay accommodation might be having on this.

Based on the data available, there does not appear to be a pressing need for Council to regulate the establishment of future short-stay accommodation beyond the requirements of the Planning Scheme, due to the limited impact that short stay accommodation is having on the long-term rental market and minimal number of short stay accommodation premises overall. In recent years, the Northern Midlands has seen a significant increase in owner occupied dwellings, and the availability of rentals can be linked to the lack of availability of housing in general, rather than a substantial increase in short stay accommodation premises.

Notwithstanding this, there are options available to Council to regulate short stay accommodation, should it feel this is necessary.

### Option 1 - Policy

Any policy enacted by Council requires sufficient data to support its content, a clear objective, and must not be in contradiction to state planning regulations. Currently, the state government has a clear policy position on differentiating between accommodation in people's principal place of residence and secondary residences. This has been enacted via the Minister in various iterations of Planning Directives and within the State Planning Provisions, by exempting visitor accommodation in peoples principal place of residence. Creating a permitted pathway for visitor accommodation in secondary residences does not allow Councils any opportunity to assess the





local circumstances, determine what impacts there may be on the local community and regulate accordingly. A policy may therefore seek to regulate the conduct of short stay accommodation occupants to maintain the amenity of adjoining properties and the surrounding area and specify regulation requirements for accommodation providers.

### Option 2 - Planning Scheme amendment

Council as a Planning Authority or any person may request Minister prepare Terms of Reference for draft amendment to the State Planning Provisions, with the Minister ultimately making the decision to approve or refuse the amendment, taking into account matters such as compliance with the SPP criteria (S15 of the *Land Use Planning and Approvals Act 1993*) and hearings/advice of the Commission. Of note is the State Planning Office's intention to review the permitted status of visitor accommodation (change to discretionary) during the process of reviewing the State Planning Provisions and more specifically the 'Improving Residential Standards in Tasmania' project. Council officers have requested that the State Planning Office prioritise this matter to an 'Action 1' – first round of amendments, rather than being an 'Action 2' – more complex issue that requires investigation or research project.

Council could also seek to amend its Local Provision Schedule by adding a provision to the use table of the various town specific area plans, to not allow Visitor Accommodation use to displace a residential use, similar to the request made by City of Hobart to their Interim Planning Scheme, although Council should seek advice to ensure that same issues referred to in section 8 are not relevant to the State Scheme/Local Provision Schedules.

### Option 3 - Rate increases

Differential rating for short stay accommodation was recently reviewed in a report prepared by City of Launceston (CoL) titled *Review of the Impacts of Short Stay Accommodation on the Rental Market in the City of Launceston (2023)*. The report concluded as follows:

*"It has been established by the LGAT [Local Government Association of Tasmania] that Tasmanian Councils have the legal ability to introduce a differential rate for short stay accommodations, however, there is no single clear basis for such a rate. For instance, is it appropriate to apply a differential rate to a short stay accommodation on the basis of them having a planning Permit (or existing use rights), even though they may or may not operate? In determining to rate short stay accommodation premises the Brisbane City Council determined that an entire property must have been available for use as a short stay accommodation for more than 60 days a year, which does present obvious regulatory burdens for the Council."*

The report by CoL also outlined the process for pursuing differential rating:

*The process for a council deciding to pursue differential rating for short stay accommodation is:*

- *Council to decide, by absolute majority, to differentially rate properties classified by the Valuer-General as R7 – Short Stay Visitor Accommodation in line with the LG Act (s.107).*
- *Council to review and update where appropriate its rates and charges policy in line with the LG Act (s.86B).*
- *Council to issue permits for Short Stay Visitor Accommodation, in line with the Land Use Planning and Approvals Act 1993 and Short Stay Accommodation Act 2019.*
- *Council to provide written notification to the Valuer-General that a permit has been approved and/or that there is a change in use.*
- *Existing properties will be picked up through the OVG's periodic, whole of municipality valuations. Outside of this cycle, councils will need to contact the OVG.*
- *The Valuer-General to verify the change in use and code properties as R7.*
- *Council to apply differential rates to properties with R7 classification ([www.lgat.tas.gov.au/news-and-events/meetings/lgat-general-meetings](http://www.lgat.tas.gov.au/news-and-events/meetings/lgat-general-meetings) - General Meeting – 16 September 2022 - Agenda)*

Any regulation Council enacts should be carefully weighted against the needs of the local tourism industry and ensuring that there is sufficient accommodation available to service the range of community events that occur throughout the



year, such as Evandale Village Fair and National Penny Farthing Championships, Motorama, Glover Prize, Verandah Music Festival, Ross Running Festival and Longford Blooms. Community consultation is vital to understanding the local impact that regulatory mechanisms may have. Further, consideration should also be given to the regulatory burdens on Council, costs associated with enforcement, and the alternative mechanisms that are available in alleviating housing stress via strategic planning.

## **12 ATTACHMENTS**

Nil



## 14 COMMUNITY & DEVELOPMENT REPORTS

### 14.1 DEVELOPMENT SERVICES: MONTHLY REPORT

Responsible Officer: Des Jennings, General Manager

#### RECOMMENDATION

That the report be noted.

#### 1 PURPOSE OF REPORT

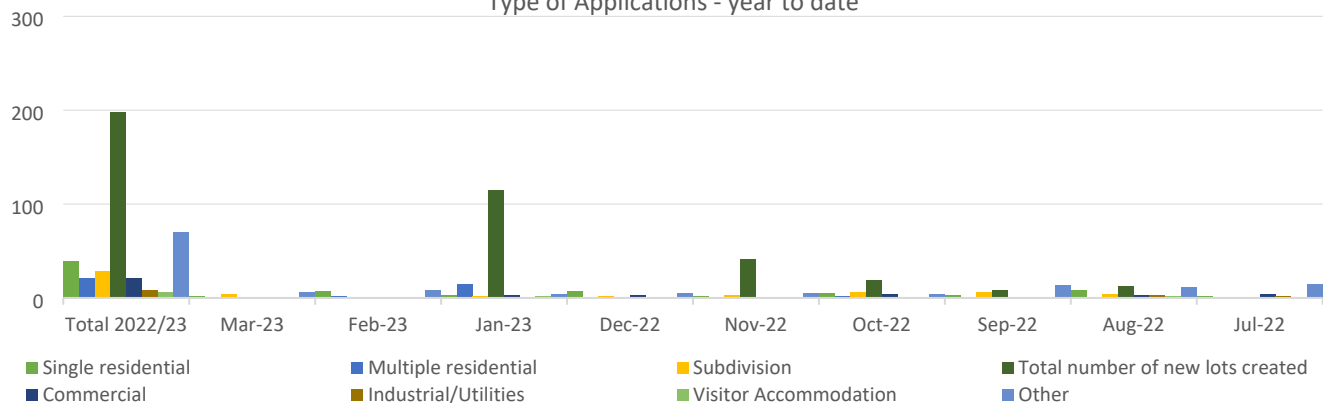
The purpose of this report is to present the Development Services activities as at the month's end.

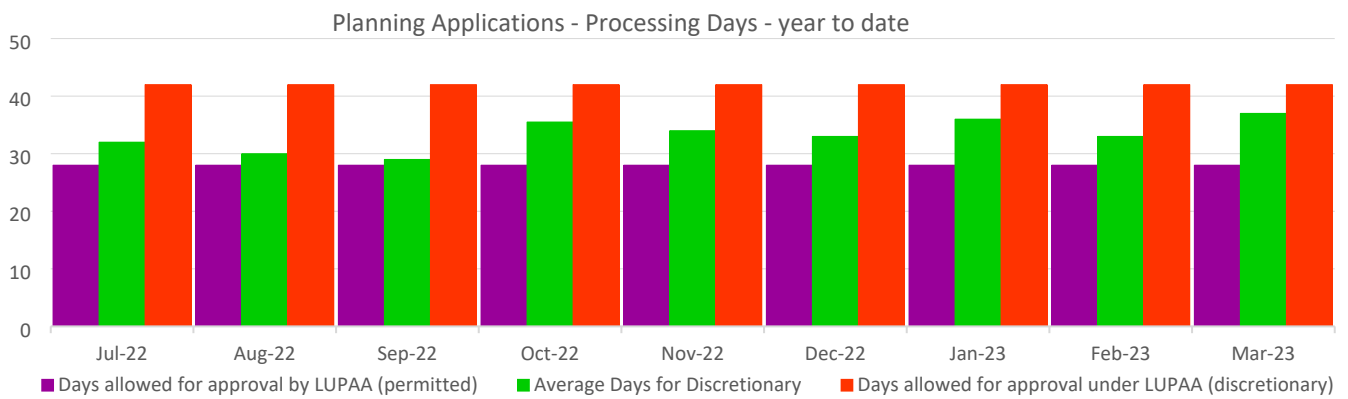
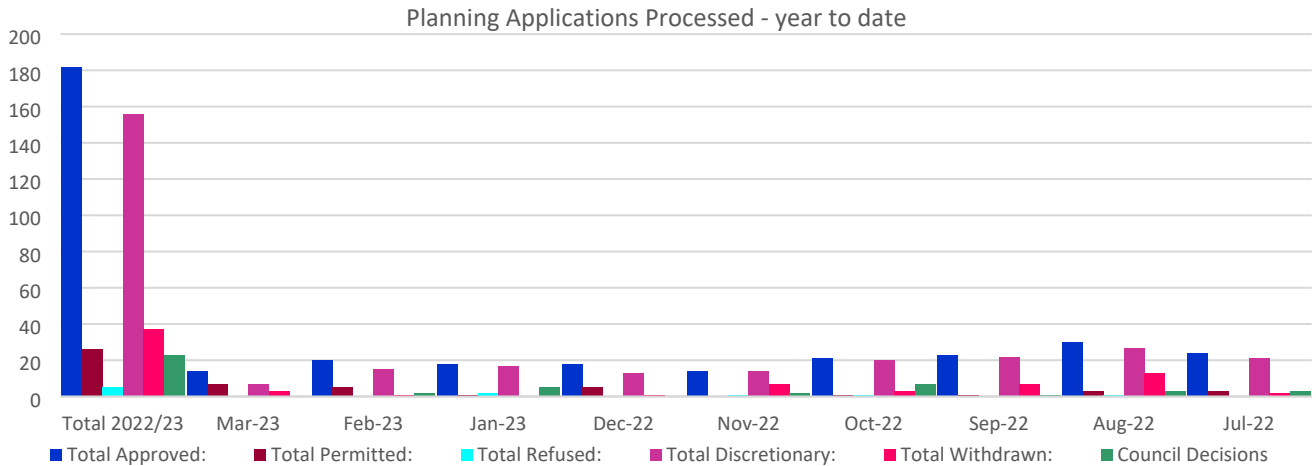
#### 2 DEVELOPMENT SERVICES REPORTING

##### 2.1 Planning Decisions

	Total YTD	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June
Number of valid applications	146	15	16	17	21	18	20	12	18	9			
Applications on STOP for further information		47	51	50	38	48	43	64	61	55			
Single residential	39	2	8	3	5	2	7	3	7	2			
Multiple residential	21	0	0	1	2	0	1	14	2	1			
Subdivision	28	0	4	6	6	3	2	2	1	4			
Total number of new lots created	198	0	12	8	19	41	1	115	1	1			
Commercial	21	4	3	1	4	1	3	3	1	1			
Industrial/Utilities	8	2	3	0	1	1	0	0	1	0			
Visitor Accommodation	6	1	2	0	0	1	0	2	0	0			
Total permitted	0	0	0	0	0	0	0	0	0	0			
Total discretionary	6	1	2	0	0	1	0	2	0	0			
Other (includes all residential development on existing dwellings [alterations/ additions, sheds, solar, fences, pools etc])	70	14	11	13	4	5	5	4	8	6			
Total No. Applications Approved:	182	24	30	23	21	14	18	18	20	14			
Total Permitted:	26	3	3	1	1	0	5	1	5	7			
Average Days for Permitted	12	11	15	11	23		14	2	10	7			
Days allowed for approval by LUPAA	28	28	28	28	28	28	28	28	28	28			
Total Exempt under IPS:	71	12	5	5	6	10	7	10	10	6			
Total Refused:	5	0	1	0	1	1	0	2	0	0			
Total Discretionary:	156	21	27	22	20	14	13	17	15	7			
Average Days for Discretionary:	33	32	30	29	35.5	34	33	36	33	37			
Days allowed for approval under LUPAA:	42	42	42	42	42	42	42	42	42	42			
Total Withdrawn:	37	2	13	7	3	7	1	0	1	3			
Council Decisions	23	3	3	1	7	2	0	5	2	0			
Appeals lodged by the Applicant	6	0	1	1	1	0	2	1	0	0			
Appeals lodged by third party	2	0	0	0	1	0	0	0	1	0			

Type of Applications - year to date





Project	Details	Address	Applicant	No of LUPAA days	Perm / Disc / Exempt
<b>DELEGATED DECISIONS</b>					
PLN-22-0039 - 1	6 Lot Subdivision to be Completed over 2 Stages: Stage 1 - Lot 1 & Balance Lot; Stage 2 - Lots 2,3,4,5,6	35 Waterloo Street, Ross TAS 7209	Woolcott Surveys	25	A
PLN-22-212	Dwelling	1 Everton Ln White hills	A Diprose	31	D
PLN-22-0257	Dwelling (Vary construction of parking areas; Road and Railway Assets Code)	320 Perth Mill Road, Perth TAS 7300	Homes4You	42	D
PLN-22-0270	7 x Outbuildings and Parking (Bushfire hazard, Vary bicycle parking numbers; Vary construction of parking areas)	1207 Royal George Road, Royal George TAS 7213	Michelle Baker	42	D
PLN-23-0021	2 x Outbuildings (6mx2.5m) (Heritage Precinct, Ross Specific Area Plan)	26 Bond Street, Ross TAS 7209	Graham & Michelle Littlewood	32	D
PLN-23-0027	2 Lot Subdivision (Bushfire-Prone Areas)	Redbanks, 372 Nile Road, Evandale TAS 7212	6ty° Pty Ltd	38	D
PLN-23-0028	Renovation & Restoration Works. removal of awning over footpath (Heritage Listed Place, 15.4.3 P2)	61 Wellington Street, Longford (works in Wellington Street Road reserve - awning removal over footpath) TAS 7301	Gregory & Kelly Truloff	38	D
PLN-23-0032	Shed (6mx4m) (Vary northern [side] and eastern [rear] setbacks)	351 Cressy Road, Longford TAS 7301	Matthew Baty	27	D
PLN-22-0226	Boundary adjustment of strata between lots 39, 40 & 57, new access, and reclassification of ancillary dwelling previously on Lot 40 to multiple dwelling on Lot 57	10 Franklin Ave, 8 Franklin Ave & 16 King St, Poatina TAS 7302	Steve Cooper	6	P
PLN-23-0006	2 Lot Boundary Adjustment/Subdivision (Vary frontage, internal lots, attenuation)	52 Catherine St & 54 Catherine St, Longford TAS 7301	PDA Surveyors, Engineers & Planners obo Lisa Banfield	9	P
PLN-23-0039	Minor boundary adjustment	Eastbourne (Little Mount), 99 Liffey Road, Liffey TAS 7301	PDA Surveyors, Engineers & Planners obo Lisa Banfield	7	P
PLN-23-0040	Small Workshop	401 Powranna Road, Cressy TAS 7302	David Woods	2	P

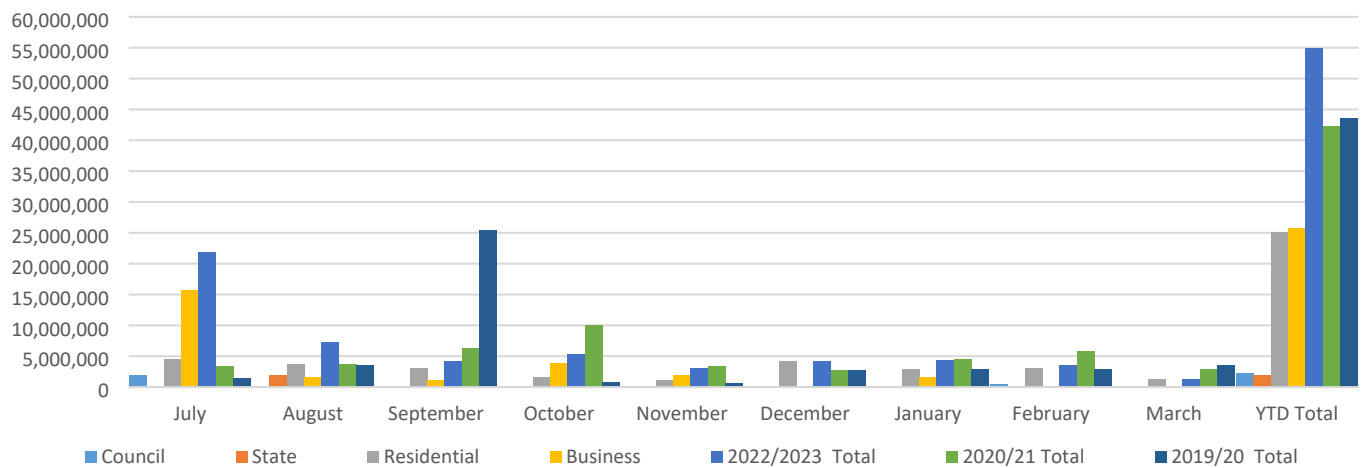


Project	Details	Address	Applicant	No of LUPAA days	Perm / Disc / Exempt
PLN-23-0043	Access Ramp & Deck to Rear of Existing Dwelling	16 King Street, Poatina TAS 7302	Steve Cooper	6	P
PLN-23-0045	Shed (9.5mx6mx3.1m) & Tree Removal	82 Devon Hills Road, Devon Hills TAS 7300	Tony & Dawn Blackwell	5	P
PLN-23-0050	Minor Boundary Adjustment (Heritage Listed Place)	752 Illawarra Road & 1959 Bishopsbourne Rd, Longford TAS 7301	PDA Surveyors, Engineers and Planners obo R Johnston	9	P
<b>COUNCIL DECISIONS</b>					
<b>COUNCIL DECISIONS - REFUSAL</b>					
<b>DELEGATED DECISIONS - REFUSAL</b>					

## 2.2 Value of Planning Approvals

	Current Year				2022/2023	2021/2022	2020/2021	2019/2020
	Council	State	Residential	Business	Total	Total	Total	Total
July	1,850,000	0	4,399,020	15,650,000	21,899,020	4,380,747	3,377,500	1,429,000
August	0	1,820,000	3,710,844	1,625,000	7,155,844	3,781,274	3,709,500	3,503,000
September	0	0	3,027,900	1,070,000	4,097,900	14,817,000	6,189,000	25,457,550
October	0	0	1,603,800	3,749,700	5,353,500	2,638,795	9,987,000	717,900
November	0	0	1,087,616	1,936,000	3,023,616	6,052,219	3,281,226	648,500
December	0	0	4,073,613	81,000	4,154,613	2,319,458	2,617,240	2,636,000
January	0	9,000	2,843,000	1,514,000	4,366,000	10,548,446	4,413,100	2,830,700
February	385,000	46,092	3,015,275	105,000	3,551,367	16,541,550	5,788,780	2,916,000
March	0	0	1,223,500	15,000	1,238,500	4,459,000	2,914,596	3,425,000
<b>YTD Total</b>	<b>2,235,000</b>	<b>1,875,092</b>	<b>24,984,568</b>	<b>25,745,700</b>	<b>54,840,360</b>	<b>65,538,489</b>	<b>42,277,942</b>	<b>43,563,650</b>
<b>Annual Total</b>						<b>91,715,427</b>	<b>59,101,247</b>	<b>55,891,900</b>

Value of Planning Approvals (\$)



## 2.3 Matters Awaiting Decision by TASCAT & TPC

TASCAT	TASMANIAN CIVIL AND ADMINISTRATIVE TRIBUNAL
PLN-22-0185	Appeal P/2022/169. 81 Brickendon Street, Longford. Appeal against Council's refusal of a 6 lot subdivision. The Tribunal held a preliminary conference on 21 November 2022. Hearing listed for 2 March 2023 adjourned at applicant's request. Hearing re-listed for 17 April 2023.
PLN-21-0223	Appeal 152/215. 102 & 104 Marlborough Street, Longford. Appeal against Council's refusal of 7 multiple dwellings. The Tribunal held a preliminary conference on 17 January 2022. Mediation being undertaken. Consent agreement prepared and presented to appellant on 8 March 2023. Conditions still being negotiated with appellant.
PLN-22-0243	Appeal P/2023/6. 5 Eskleigh Road, Perth. Appeal against refusal of a 2 lot subdivision. Preliminary conference held 25 January 2023. Hearing held 29 March 2023. Awaiting Tribunal's decision.
PLN-22-0211	Appeal P/2023/14. 110 Main Street and Saundridge Road, Cressy. Appeal against Council's approval of proposed village for over '55s consisting of 8 dwellings and communal garden, removal of trees and hedge (Retirement Village). Preliminary conference held 27 February 2023. Mediation held 30 March 2023. Hearing listed for 10 May 2023.



<b>TASCAT</b>		<b>TASMANIAN CIVIL AND ADMINISTRATIVE TRIBUNAL</b>	
<b>Decisions received</b>			
PLN/22/218	Appeal P/2022/187. Powranna Road. Appeal against Council's refusal of a grain silo development. Preliminary conference held 12 January 2023. Matter stood down until 14 March 2023 at the appellant's request. Tribunal advised on 31 March 2023 that the appeal has been withdrawn at the appellant's request.		
<b>TPC</b>		<b>TASMANIAN PLANNING COMMISSION</b>	
LPS-NOR-TPS	<p>Tasmanian Planning Scheme. The State Planning Provisions (SPPs) came into effect on 2/3/2017. They have no practical effect until the Local Provisions Schedule (LPS) is in effect in a municipal area. Northern Midlands Council's Draft Local Provisions Schedule submitted to the Commission 19/12/2019. Post lodgement meeting held 5/5/2020. Matters raised by the Commission and recommended response tabled at the 29/6/2020 Council meeting. Remaining responses to post lodgement enquiries provided 28/08/2020. Submission of response to post lodgement enquiries made by TPC due 5/2/2021. Meeting held between Council and Commission staff to discuss these matters held 20/1/2021. Response provided to TPC 12/2/2021. TPC requested further clarifications 16/3/2021. Response provided 8/4/2021. Section 32(4) responses to final TPC queries provided 6/5/2021. Minister's declarations issued 31 May 2021 were included on 28 June Council agenda. GIS consultant made map changes required by the Minister. Provided to TPC 19/7/2021. TPC advised 13/8/2021 of final mapping changes needed for exhibition. GIS consultant made map changes required by the Minister. Provided to TPC 19/7/2021. 6/10/2021, received direction to publicly exhibit draft Local Provisions Schedule. Draft Local Provisions Schedule on public exhibition from 22 October to 21 December 2021. Section 35F report on representations to be presented to Council meeting of 21 February 2022. Deferred until 21 March meeting to get information on the process if Council supports any of the representations. Section 35F report on representations considered at Council meeting of 21 March 2022. Report sent to Tasmanian Planning Commission 28 March 2022. Hearings held 8-10 June 2022.</p> <p>On 4 October 2022 Council received notice under section 35K(1)(a) and section 35KB(4)(a) of the Land Use Planning and Approvals Act 1993 from the Tasmanian Planning Commission which advised that:</p> <ul style="list-style-type: none"> <li>• The delegates have finalised their consideration of the Northern Midlands draft Local Provisions Schedule (draft LPS) under section 35J of the Act.</li> <li>• They consider modifications are required and have issued a decision under section 35K(1) and 35KB.</li> <li>• They have directed the Planning Authority to:               <ol style="list-style-type: none"> <li>(a) modify the draft LPS, under section 35K(1)(a) of the Act, in accordance with the notice at Attachment 2 to the decision (completed);</li> <li>(b) submit the modified draft LPS to the Commission under section 35K(2)(a) within 28 days (1 November 2022) (completed);</li> <li>(c) to prepare draft amendments under section 35KB(4)(a)(i) of the Act in the terms specified in the notice at Attachment 3 to the decision; and</li> <li>(d) to submit the draft amendments to the Commission under section 35KB(4)(a)(ii) of the Act within 42 days after the Northern Midlands LPS comes into effect (to be submitted by 21 December 2022).</li> </ol> </li> </ul> <p>Notice of approval of the Northern Midlands Local Provisions Schedule was published in the Gazette specifying that the State Planning Provisions and the Local Provisions Schedule, which are as part of the Tasmanian Planning Scheme, came into effect on 9 November 2022. In accordance with section 51 of the Act, applications lodged from 12 October 2022 are assessed against the Tasmanian Planning Scheme – Northern Midlands and applications that were valid before 12 October 2022 continue to be assessed against the Northern Midlands Interim Planning Scheme 2013.</p> <p>Draft amendments to the Northern Midlands LPS that the Tasmanian Planning Commission directed the Council to prepare under section 35KB (1) of the Land Use Planning and Approvals Act 1993 were placed on public exhibition until 20 February 2023. Report on representations considered at Council meeting of 20 March 2023 and sent to the Commission. Awaiting advice from the Commission.</p>		
PLN-22-0056	Draft Amendment 03/2022 to rezone part of folio of the Register 173776/1 to General Residential in conjunction with an s43A application for a 3 Lot subdivision. Placed on public exhibition. TPC has been advised that no representations were received. Report under section 40K provided to TPC on 12 January 2023 as required. Hearing held 30 March 2023. Additional information to be provided to the Commission by 19 April 2023.		
PLN-22-0183	Draft Amendment 01 to the Northern Midlands Local Provisions Schedule. Translink Specific Area Plan. On public exhibition for 28 days until 15 January 2023. No representations received. TPC has set a hearing set for 2 May 2023.		
PLN21-0214	Draft Amendment 02 to the Northern Midlands Local Provisions Schedule. 21 Macquarie Street, Cressy. On public exhibition for 28 days until 15 January 2023. No representations received. TPC advised.		
<b>DECISIONS RECEIVED</b>			
PLN-22-0065	Draft Amendment 04-2022 to rezone part of 7 Wellington St, Longford, extend urban growth boundary and insert site specific qualification. Public notification until 29 July 2022. No representations. Information provided as required by TPC on 4 November 2022. GIS mapping required by TPC prepared. Hearing held 16 March 2023. TPC decision received 20 March 2023 – draft amendment approved and effected 31 March 2023.		

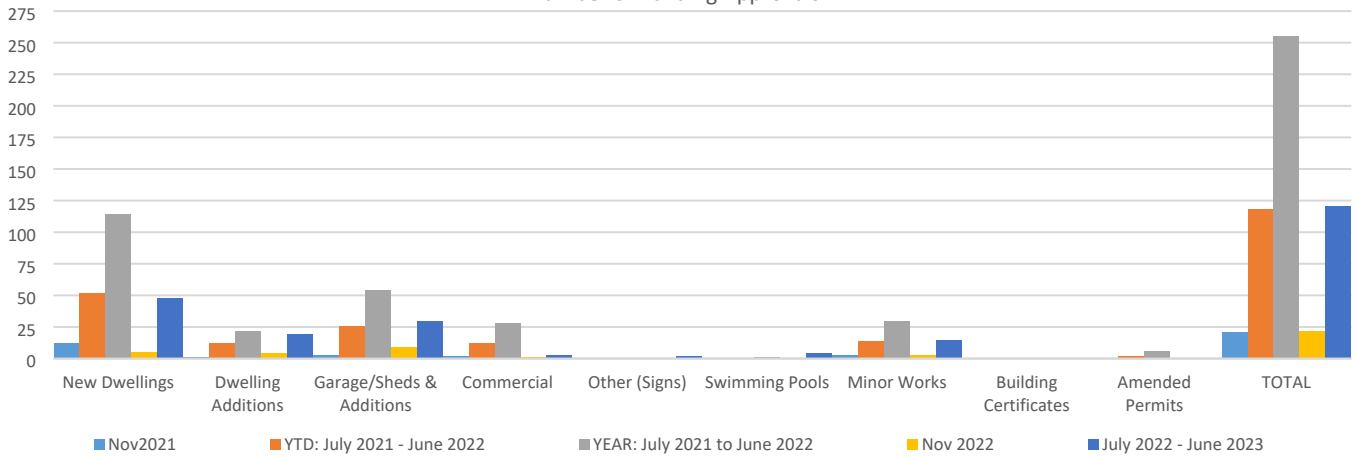


## 2.4 Building Approvals

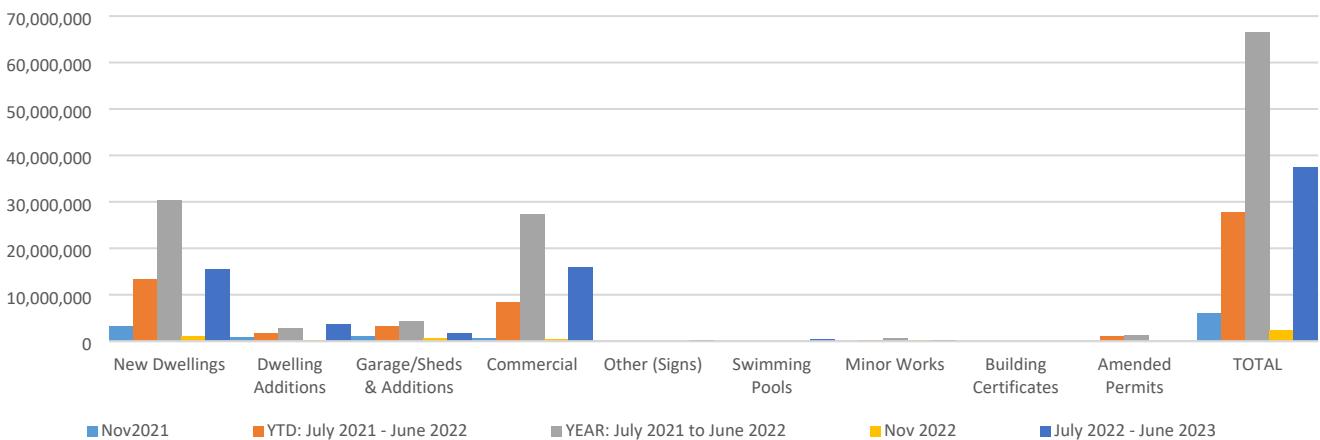
The following table shows a comparison of the number and total value of building works for 2021-2022 and 2022-2023.

	YEAR: 2021-2022				YEAR: 2022-2023					
	Mar 2022		YTD 2021-2022		July 2021 - June 2022		Mar-2023		YTD 2022-2023	
	No.	Total Value \$	No.	Total Value \$	No.	Total Value \$	No.	Total Value \$	No.	Total Value \$
New Dwellings	8	2,152,372	65	16,527,285	114	30,244,148	7	1,685,000	61	19,762,005
Dwelling Additions	2	385,000	17	2,418,000	22	2,848,500	2	1,512,000	29	8,041,630
Garage/Sheds & Additions	7	298,048	43	3,921,738	54	4,236,238	2	101,000	42	2,752,957
Commercial	5	704,375	24	13,980,305	28	27,270,305	1	317,000	4	16,317,000
Other (Signs)	0	0	0	0	0	0	0	0	2	82,945
Swimming Pools	0	0	0	0	1	70,000	0	0	4	296,000
Minor Works	5	71,399	22	330,295	30	525,174	3	71,792	21	397,368
Building Certificates	0	0	0	0	0	0	0	0	0	0
Amended Permits	2	0	6	1,295,000	6	1,295,000	0	0	0	0
<b>TOTAL</b>	<b>27</b>	<b>3,611,194</b>	<b>177</b>	<b>38,472,623</b>	<b>255</b>	<b>66,489,365</b>	<b>15</b>	<b>3,686,792</b>	<b>163</b>	<b>47,649,905</b>
<b>Inspections</b>										
Building	5		7		38		0		9	
Plumbing	14		245		316		50		217	

Number of Building Approvals



Value of Building Approvals







## 2.5 Planning and Building Compliance – Permit Review

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

Planning Permit Reviews	This Month	2022/2023	Total 2021/2022
Number of Inspections	0	60	18
Property owner not home or only recently started			
Complying with all conditions / signed off		1	2
Not complying with all conditions			
Re-inspection required		50	12
Notice of Intention to Issue Enforcement Notice		5	
Enforcement Notices issued		1	2
Enforcement Orders issued			
Infringement Notice			
No Further Action Required		9	4
Building Permit Reviews	This Month	2022/2023	Total 2021/2022
Number of Inspections	6	21	
Property owner not home or only recently started			
Complying with all conditions / signed off			
Not complying with all conditions			
Re-inspection required	1	5	
Building Notices issued	2	2	
Building Orders issued			
No Further Action Required	3	14	
Illegal Works - Building	This Month	2022/2023	Total 2021/2022
Number of Inspections	9	68	11
Commitment provided to submit required documentation	1	10	
Re-inspection required	4	37	8
Building Notices issued	1	11	1
Building Orders issued	1	5	
Emergency Order		3	1
No Further Action Required	1	18	3
Illegal Works - Planning	This Month	2022/2023	Total 2021/2022
Number of Inspections	2	35	29
Commitment provided to submit required documentation		2	3
Re-inspection required	2	21	21
Enforcement Notices issued		2	2
Enforcement Orders Issued			
Notice of Intention to Issue Enforcement Notice issued			3
No Further Action Required		10	5

## 3 STRATEGIC PLAN & INTEGRATED PRIORITY PROJECTS PLAN

### 3.1 Strategic Plan 2021-2027

The Strategic Plan 2021-2027 provides the guidelines within which Council operates.

**Progress: Economic health and wealth - grow and prosper**

**Strategic Project Delivery - Build Capacity for a Healthy Wealthy Future**

**Strategic outcomes:**

2.1 Strategic, sustainable, infrastructure is progressive

**People: Culture and society - a vibrant future that respects the past**

**Sense of Place - Sustain, Protect, Progress**

**Strategic outcomes:**

3.1 Sympathetic design respects historical architecture



- 3.2 Developments enhance existing cultural amenity
- 3.4 Towns are enviable places to visit, live and work

**Place: Nurture our heritage environment**

**Environment - Cherish, Sustain our Landscapes and Preserve, Protect Our Built Heritage for Tomorrow**

**Strategic outcomes:**

- 4.1 Cherish and sustain our landscape
- 4.2 Meet environmental challenges
- 4.4 Our heritage villages and towns are high value assets

**3.2 Integrated Priority Projects Plan 2021**

This plan has been developed with a coordinated perspective to align with local, regional, state and federal plans. Rather than grouping projects by town or assembling a long list of 'nice to have' projects, this plan takes a Council-wide view of needs and opportunities in relation to the strategic investment drivers in the region. This matter has relevance to:

**Enabling Project/s:**

*Projects which are considered to be incrementally important – usually by improving existing facilities or other complementary upgrades to infrastructure (does not include Council's business as usual projects including renewal and maintenance of existing assets)*

5.4 Subdivisions:

*Several at Cressy, Evandale, Longford & Perth - the Northern Midlands Council is a planning authority with responsibilities specified in the Land Use Planning and Approvals Act 1993 (LUPAA). These responsibilities include developing planning schemes, proposing amendments to planning schemes, supporting or rejecting changes proposed by others and making decisions on individual developments in accordance with the planning scheme. Several significant subdivisions in the Northern Midlands region have recently been identified and are in various stages of conceptual design or planning.*

**4 STATUTORY REQUIREMENTS**

**4.1 Land Use Planning & Approvals Act 1993**

The planning process is regulated by the *Land Use Planning & Approvals Act 1993*, section 43 of which requires Council to observe and enforce the observance of its planning scheme.

**4.2 Building Act 2016**

The *Building Act 2016* requires Council to enforce compliance with the Act.

**5 RISK ISSUES**

Lack of public awareness is a risk to Council. If people are not aware of requirements for planning, building and plumbing approvals, this may result in work without approval. Council continues to promote requirements to ensure the public is aware of its responsibility when conducting development.

**6 COMMUNITY CONSULTATION**

Discretionary applications are placed on public notification in accordance with Section 57 of the *Land Use Planning & Approvals Act 1993*.

From time to time, articles are placed in the Northern Midlands Courier and on Council's Facebook page, reminding the



public of certain requirements.

## **7 OFFICER'S COMMENTS/CONCLUSION**

There have been 4 commercial building approvals valued a total of \$16,317,000 for 2022/23 (year to date) compared to 24 commercial building approvals valued a total of \$13,980,305 (year to date) for 2021/2022.

In total, there have been 163 building approvals valued at \$47,649,905 (year to date) for 2022/2023 compared to 177 building approvals valued at \$38,472,623 (year to date) for 2021/22.



## 15 CORPORATE SERVICES REPORTS

### 15.1 MONTHLY REPORT: FINANCIAL STATEMENT

*Responsible Officer:* Maree Bricknell, Corporate Services Manager

*Report prepared by:* Maree Bricknell, Corporate Services Manager

#### RECOMMENDATION

That Council:

- i) receive and note the Monthly Financial Report for the period ending 31 March 2023, and
- ii) authorise Budget 2022/23 alterations as listed in Item 4.

#### 1 PURPOSE OF REPORT

The purpose of this report is to present the monthly financial reports as at 31 March 2023.

#### 2 INTRODUCTION/BACKGROUND

The Monthly Financial Summary for the period ended 31 March 2023 is circulated for information.

#### 3 STRATEGIC PLAN & INTEGRATED PRIORITY PROJECTS PLAN

##### 3.1 Strategic Plan 2021-2027

The Strategic Plan 2021-2027 provides the guidelines within which Council operates.

**Progress: Economic health and wealth - grow and prosper**

**Strategic Project Delivery - Build Capacity for a Healthy Wealthy Future**

**Strategic outcomes:**

2.1 Strategic, sustainable, infrastructure is progressive

##### 3.2 Integrated Priority Projects Plan 2021

This plan has been developed with a coordinated perspective to align with local, regional, state and federal plans. Rather than grouping projects by town or assembling a long list of 'nice to have' projects, this plan takes a Council-wide view of needs and opportunities in relation to the strategic investment drivers in the region.

#### 4 ALTERATIONS TO 2022-23 BUDGET

Following a budget review of income and expenditure items the following alterations/variances are highlighted and explained:

#### SUMMARY FINANCIAL REPORT

For Month Ending: 31-Mar-23 9

A. Operating Income and Expenditure						
	Budget	Year to Date Budget 42%	Actual	(\$,000)	Target 100%	Comments
Rate Revenue	-\$12,965,360	-\$12,965,360	-\$13,095,768	\$130	101.0%	99% raised in July 2022
Recurrent Grant Revenue	-\$4,615,318	-\$3,846,098	-\$1,676,334	-\$2,170	43.6%	* 75% Advanced grants paid 21/22
Fees and Charges Revenue	-\$2,552,392	-\$1,914,294	-\$1,978,142	\$64	103.3%	* Fee income above budget
Interest Revenue	-\$1,067,621	-\$800,717	-\$493,035	-\$308	61.6%	Timing variance
Reimbursements Revenue	-\$44,625	-\$33,469	-\$56,462	\$23	168.7%	
Other Revenue	-\$1,542,444	-\$1,156,833	-\$666,550	-\$490	57.6%	Timing variance
	-\$22,787,760	-\$20,716,771	-\$17,966,291	-\$2,750	86.7%	
Employee costs	\$6,415,996	\$4,811,997	\$4,665,726	\$146	97.0%	
Material & Services Expenditure	\$6,053,782	\$4,540,337	\$4,591,572	-\$51	101.1%	Insurances paid for full year



Depreciation Expenditure	\$6,651,715	\$4,988,786	\$4,434,555	\$554	88.9%	
Government Levies & Charges	\$1,185,962	\$889,472	\$1,094,701	-\$205	123.1%	
Councillors Expenditure	\$217,390	\$163,043	\$159,701	\$3	98.0%	
Interest on Borrowings	\$100,368	\$75,276	\$137,174	-\$62	182.2%	Timing variance only
Other Expenditure	\$1,588,999	\$1,191,749	\$885,190	\$307	74.3%	Pension rebate provided for full year
Plant Expenditure Paid	\$569,494	\$427,121	\$537,785	-\$111	125.9%	
	\$22,783,706	\$17,087,780	\$16,506,404	\$581	96.6%	
	-\$4,054	-\$3,628,991	-\$1,459,887			
Gain on sale of Fixed Assets	-\$160,000	-\$120,000	-\$8,283	-\$112	0.0%	
Loss on Sale of Fixed Assets	\$426,581	\$319,936	\$91,312	\$229	28.5%	*Asset recognition EOY
Underlying (Surplus) / Deficit	\$262,527	-\$3,429,056	-\$1,376,858			1*
	\$0					
Capital Grant Revenue	-\$8,686,722	-\$6,515,042	-\$2,619,333	-\$3,896	40.2%	* Not paid until milestones met
Subdivider Contributions	-\$345,649	-\$259,237	0	-\$259	0.0%	* Not recognised until EOY
Capital Revenue	-\$9,032,371	-\$6,774,278	-\$2,619,333			

#### Budget Alteration Requests

- For Council authorisation by absolute majority

**Budget  
Operating**

**Budget  
Capital**

**Actuals**

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

March

Nil

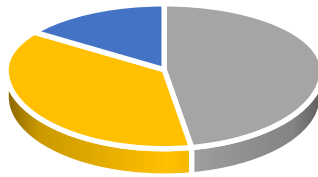
Nil

#### B. Balance Sheet Items

	Year to Date Actual		Monthly Change		Same time last year	Comments
<b>Cash &amp; Cash Equivalents Balance</b>	Year to Date					
- Opening Cash balance	\$25,974,971		\$21,288,937			
- Cash Inflow	\$19,665,189		\$2,433,584			
- Cash Payments	-\$25,371,881		-\$3,454,241			
- Closing Cash balance	\$20,268,279		\$20,268,279			
Account Breakdown						
- Trading Accounts	\$287,878					
- Investments	\$19,980,401					
	\$20,268,279					
<b>Summary of Investments</b>	<b>Investment Date</b>	<b>Maturity Date</b>	<b>Interest Rate%</b>	<b>Purchase Price</b>	<b>Maturity Value</b>	
Tasmanian Public Finance Corporation Call Account	7/03/2023	31/03/2023	3.60	\$5,496	\$5,509	
CBA Call Account	1/03/2023	31/03/2023	0.20	\$51,956	\$51,964	
CBA Business Online Saver	22/03/2023	31/03/2023	3.34	\$1,001,524	\$1,002,348	
Westpac Corporate Regulated Interest Account	1/03/2023	31/03/2023	3.85	\$74,958	\$74,958	
CBA	17/03/2023	16/05/2023	4.00	\$1,000,000	\$1,006,575	
CBA	17/03/2023	15/06/2023	4.27	\$1,000,000	\$1,010,529	
Westpac	13/10/2022	13/04/2023	1.91	\$4,500,000	\$4,542,857	
CBA	14/06/2022	10/05/2023	3.94	\$5,000,000	\$5,178,110	
My State Financial	25/05/2022	25/05/2023	2.70	\$3,371,425	\$3,462,454	
Westpac - Stimulus	29/12/2022	29/06/2023	3.30	\$1,050,000	\$1,067,278	
Westpac - Stimulus	16/12/2022	16/12/2024	1.60	\$3,000,000	\$3,096,132	
Total Investments				\$20,003,414	\$20,446,760	

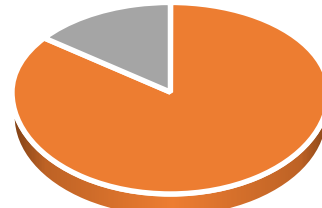


Investments by Institution



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

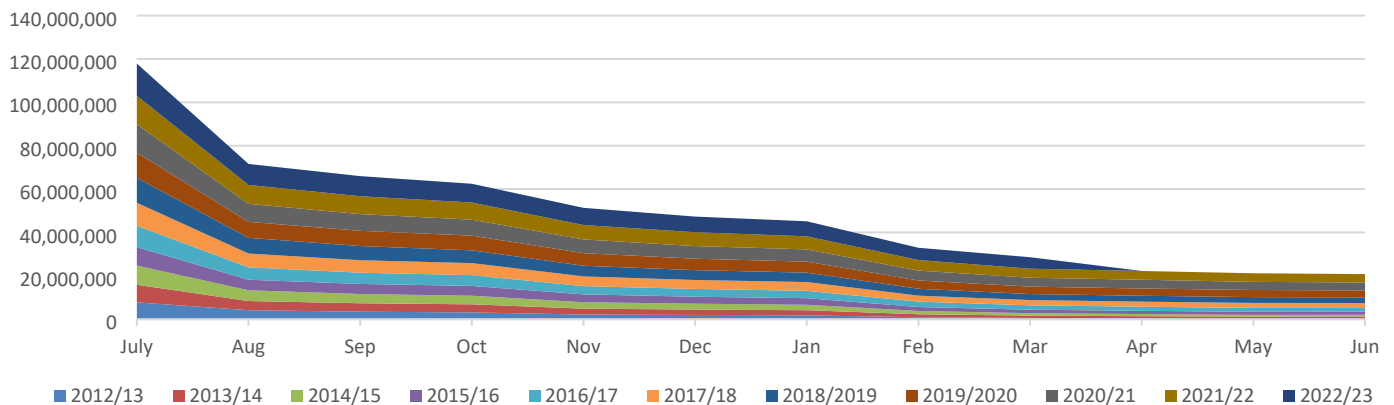
Total Investments by Rating (Standard & Poor's)



■ AA+ ■ AA- ■ BBB ■ Unrated

Rate Debtors	2022/23	% to Raised	Same Time Last Year	% to Raised
Balance b/fwd	\$3,863,134		\$3,205,341	
Rates Raised	\$13,321,922		\$12,486,943	
	\$17,185,055		\$15,692,285	
Rates collected	\$11,336,392	85.1%	\$11,004,084	88.1%
Pension Rebates	\$527,439	4.0%	\$496,798	4.0%
Discount & Remissions	\$26,659	0.2%	\$25,052	0.2%
	\$11,890,490		\$11,525,934	
Rates Outstanding	\$5,294,759	39.7%	\$4,166,351	33.4%
Advance Payments received	-\$453,075	3.4%	-\$434,563	3.5%

Outstanding Rates



■ 2012/13 ■ 2013/14 ■ 2014/15 ■ 2015/16 ■ 2016/17 ■ 2017/18 ■ 2018/2019 ■ 2019/2020 ■ 2020/21 ■ 2021/22 ■ 2022/23

Trade Debtors	
Current balance	\$754,587
- 30 Days	\$142,942
- 60 Days	\$25,733
- 90 Days	\$8,862
- More than 90 days	\$577,050
Summary of Accounts more than 90 days:	
- Norfolk Plains Book sales	171
- Hire/lease of facilities	22,389
- Removal of fire hazards	6,192
- Dog Registrations & Fines	19,037
- Private Works	17,418
- Regulatory Fees	6,608
- Govt Reimbursements	505,235

■ Paid by outlet as sold  
■ Send to Fines Enforcement

**C. Capital Program**

	Budget	Actual (\$,000)	Target 75%	Comments
Renewal	\$12,712,857	\$4,467,561	35%	
New assets	\$10,550,316	\$5,993,964	57%	
Total	\$23,263,173	\$10,461,525	45%	
Major projects:				
- Perth Early Learning Centre	\$3,770,064	\$3,481,968	92%	In progress
- Lfd Memorial Hall upgrade	\$1,820,460	\$148,720	8%	Commenced



- Lfd Urban Streetscape Improvements	\$1,293,628	\$150,870	12%	Design stage
- Ctown Urban Streetscape Improvements	\$1,450,000	\$164,711	11%	Design stage
- Pth Urban Streetscape Improvements	\$1,141,000	\$107,910	9%	Design stage
- Cry Pool Improvements	\$678,000	\$685,003	101%	Complete
- Glen Esk Road Reconstruction	\$714,800	\$537,623	75%	In progress
- Bishopsbourne Road Reconstruction	\$504,900	\$0	0%	
- Lfd Caravan Park Amenities replacement	\$450,000	\$19,879	4%	Preliminaries
- Evandale Hall Roof replacement	219,700	\$238,672	109%	In progress
- William Street Footbridge	270,000	\$127,809	47%	In progress
- Footpath Program	893,500	\$329,709	37%	Commenced

\* Full year to date capital expenditure for 2021/22 provided as an attachment.

**D. Financial Health Indicators**

	Target	Actual	Variance	Trend	
<b>Financial Ratios</b>					
- Rate Revenue / Total Revenue	56.9%	72.9%	-16.0%	↘	
- Own Source Revenue / Total Revenue	80%	91%	-10.9%	↘	
<b>Sustainability Ratio</b>					
- Operating Surplus / Operating Revenue	-1.2%	7.7%	-8.8%	↘	
- Debt / Own Source Revenue	40.8%	45.5%	-4.7%	↔	
<b>Efficiency Ratios</b>					
- Receivables / Own Source Revenue	33.3%	25.6%	7.7%	↘	
- Employee costs / Revenue	28.2%	26.0%	2.2%	↗	
- Renewal / Depreciation	191.1%	100.7%	90.4%	↗	
<b>Unit Costs</b>					
- Waste Collection per bin	\$14.37	\$15.58		↔	
- Employee costs per hour	\$53.47	\$41.09		↗	
- Rate Revenue per property	\$1,825.08	\$1,843.44		↔	
- IT per employee hour	\$5.45	\$3.87		↘	

**B. Employee & WHS scorecard**

	YTD	This Month	
Number of Employees	106	106	
New Employees	30	2	
Resignations	13	0	
Total hours worked	113,552	11,513	
Lost Time Injuries	0	0	
Lost Time Days	0	0	
Safety Incidents Reported	1	0	
Hazards Reported	7	0	
Risk Incidents Reported	12	3	
Insurance claims - Public Liability	0	0	
Insurance claims - Industrial	0	0	
Insurance claims - Motor Vehicle	4	0	
IT - Unplanned lost time	2	0	
Open W/Comp claims	9	1	

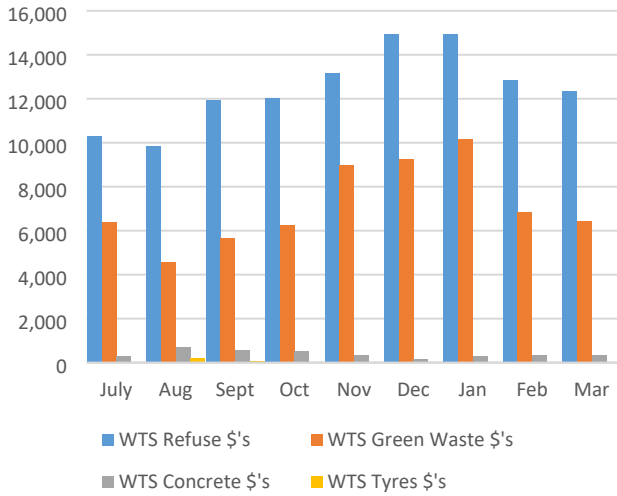
**C. Waste Management**

Waste Transfer Station	2020/21	2021/22	2022/23		
			Budget Year to Date	2022/23	
<b>Takings</b>					
- Refuse	\$119,842	\$135,285	\$99,662	\$112,381	
- Green Waste	\$80,904	\$82,450	\$62,381	\$64,539	
- Concrete	\$2,293	\$2,980	\$1,927	\$3,618	
- Tyres	727	694	\$486	\$257	
Total Takings	\$203,767	\$221,409	\$164,456	\$180,795	
<b>Tonnes Disposed</b>					
WTS Refuse Disposed Tonnes	1432	1349	1195	908	
WTS Green Waste Disposed Tonnes	4670	2760	3818	2870	
WTS Concrete Disposed Tonnes	3056	3056	0	0	
Kerbside Refuse Disposed Tonnes	2435	2430	1823	1649	
Kerbside Recycling Disposed Tonnes	1051	1048	971	671	
Total Waste Tonnes Disposed	12644	10643	7805	6098	

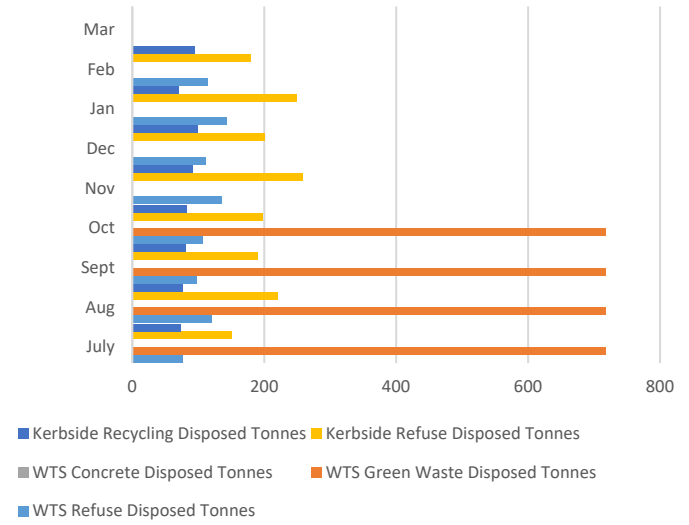




Waste Transfer Station Fees \$'s



Waste Disposal - Tonnes



## 5 OFFICER COMMENTS

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

## 6 ATTACHMENTS

1. Monthly Financial Report - March 2023 [15.1.1 - 1 page]
2. Monthly Works Infrastructure Capital Report 2022-2023 ( March) [15.1.2 - 5 pages]



## 16 WORKS REPORTS

### 16.1 REPLACEMENT OF BLACKMAN RIVER BRIDGE, TUNBRIDGE

*Responsible Officer:* Leigh McCullagh, Works Manager

*Report prepared by:* Jonathan Galbraith, Engineering Officer

#### RECOMMENDATION

That Council agree to the minor change of permitting the construction of the Blackman River Bridge with a timber deck in accordance with the design plan approved by Southern Midlands Council in DA2020-145.

#### 1 PURPOSE OF REPORT

The purpose of this report is for Council to consider the replacement of the Blackman River Bridge on Tunbridge Rd

#### 2 INTRODUCTION/BACKGROUND

The timber bridge on the northern access to Tunbridge was damaged by fire in December 2019 and has been closed since that time. The bridge is on the Blackman River which forms the boundary between the Northern and Southern Midlands Councils.

The bridge is a "proclaimed bridge" which is maintained by the Department of State Growth (DSG). There are a number of other proclaimed bridges in the Northern Midlands Municipality including the Ross Bridge and the Kerry Lodge Bridge on Hobart Rd, there are also a number of other proclaimed bridges in other municipalities throughout the state, many of the proclaimed bridges are older bridges with heritage value.

As the bridge is located on the boundary between the Northern and Southern Midlands Councils the Department of State Growth was required to submit a planning permit to both Councils. The Department of State Growth prepared a design for the bridge to be constructed from engineered timber to retain some of the heritage features of the original bridge.

The planning permit approved by Southern Midlands Council required that the bridge deck be constructed from laminated timber, however the Northern Midlands Council had concerns about the maintenance required for a timber deck and requested a timber bridge with a concrete deck in their planning approval.

Due to the conflict between the two planning permits the work cannot proceed unless an agreement can be reached between the Northern and Southern Midlands Council and DSG. Council officers have recently held discussions with the Department of State Growth and have received written confirmation that as this bridge is a proclaimed Bridge DSG have confirmed that they are responsible for the maintenance and renewal of the bridge and there would be no requirements for Council to carry out any maintenance work on the bridge regardless of whether it is constructed from concrete or timber.

#### 3 STRATEGIC PLAN & INTEGRATED PRIORITY PROJECTS PLAN

##### 3.1 Strategic Plan 2021-2027

The Strategic Plan 2021-2027 provides the guidelines within which Council operates.

**Progress: Economic health and wealth - grow and prosper**

**Strategic Project Delivery - Build Capacity for a Healthy Wealthy Future**

**Strategic outcomes:**



2.1 Strategic, sustainable, infrastructure is progressive

**People: Culture and society - a vibrant future that respects the past**

**Sense of Place - Sustain, Protect, Progress**

**Strategic outcomes:**

3.1 Sympathetic design respects historical architecture

### **3.2 Integrated Priority Projects Plan 2021**

This plan has been developed with a coordinated perspective to align with local, regional, state and federal plans. Rather than grouping projects by town or assembling a long list of 'nice to have' projects, this plan takes a Council-wide view of needs and opportunities in relation to the strategic investment drivers in the region. This matter has relevance to:

Not applicable.

## **4 POLICY IMPLICATIONS**

N/A

## **5 STATUTORY REQUIREMENTS**

The Blackman River Bridge is a proclaimed Bridge under the Local Government Highways Act, Statutory rules 1994.

## **6 FINANCIAL IMPLICATIONS**

DSG are responsible for the maintenance and renewal of the bridge and there are no financial implications for Council.

## **7 RISK ISSUES**

If the Northern Midlands and Southern Midlands Councils and DSG are unable to agree on a bridge design that is acceptable to all parties the northern access to Tunbridge will remain closed.

## **8 CONSULTATION WITH STATE GOVERNMENT**

DSG are responsible for the construction of the bridge and submitted a Development application to Council.

## **9 COMMUNITY CONSULTATION**

Notice was given in accordance with section 57 of the *Land use Planning and Approvals Act 1993* (the Act) when the application for permit was first assessed. No representations were received. Should it be required, further notice shall be given in accordance with the Act.

## **10 OPTIONS FOR COUNCIL TO CONSIDER**

1. Agree to the minor change of permitting a timber deck, or
2. Require that a concrete deck is installed.

## **11 OFFICER'S COMMENTS/CONCLUSION**

Council will not be responsible for any of the maintenance work on the bridge and it is therefore recommended that in order for the project to proceed that Council allow the construction of a timber deck. Timber decks have a much shorter lifespan than concrete decks but the proposed deck for this bridge is a laminated timber deck which has a longer lifespan



than standard timber. DSG have accepted that the deck will require ongoing maintenance if constructed from timber and have confirmed that they are responsible for carrying out this work.

## 12 ATTACHMENTS

1. Northern Midlands Council - Endorsed plans for Planning Permit PL N-20-0273 [**16.1.1** - 181 pages]
2. Southern Midlands Council - D A 2020-145 Tunbridge Bridge TASCAT Permit [**16.1.2** - 6 pages]



## 16.2 PROPOSED SPEED LIMIT REDUCTION: HOBART ROAD

Responsible Officer: Leigh McCullagh, Works Manager

Report prepared by: Jonathan Galbraith, Engineering Officer

### RECOMMENDATION

That Council request the transport commissioner to consider reducing the speed limit on Hobart Road from 100km/h to 80 km/h from Breadalbane to the Council boundary.

### 1 PURPOSE OF REPORT

The purpose of this report is for Council to consider a reduction of the speed limit on Hobart Road from 100km/h to 80km/h.

### 2 INTRODUCTION/BACKGROUND

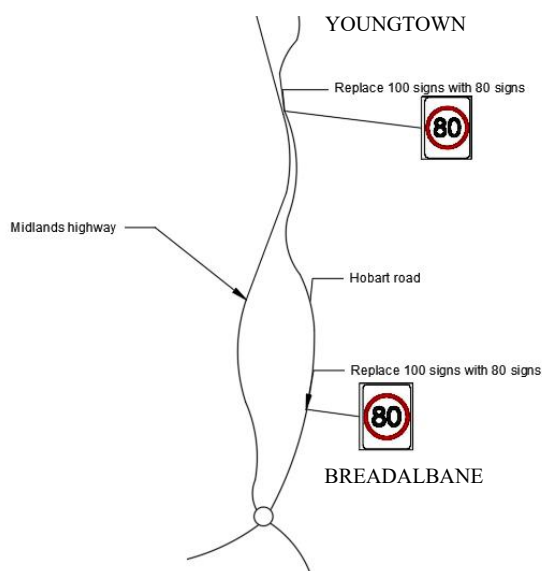
The speed limit on Hobart Road is currently 100km/h from Breadalbane to the Council boundary near Youngtown. Council have received a number of requests from road users to review the speed limit on this section of road.

Most recently concerns were raised about vehicles turning into Marchington Drive, because there is not a turning lane for northbound vehicles to turn into the road.

Speed limits in Tasmania are the responsibility of the Department of State Growth and any changes need to be approved by the Transport Commissioner. Councils may request the Transport Commissioner to review speed limits.

#### 2.1 Proposed new 80km zone

The plan below shows the locations of the proposed new 80km zone.



### 3 STRATEGIC PLAN & INTEGRATED PRIORITY PROJECTS PLAN

#### 3.1 Strategic Plan 2021-2027

The Strategic Plan 2021-2027 provides the guidelines within which Council operates.



**Progress: Economic health and wealth - grow and prosper**

**Strategic Project Delivery - Build Capacity for a Healthy Wealthy Future**

**Strategic outcomes:**

2.1 Strategic, sustainable, infrastructure is progressive

**3.2 Integrated Priority Projects Plan 2021**

This plan has been developed with a coordinated perspective to align with local, regional, state and federal plans. Rather than grouping projects by town or assembling a long list of 'nice to have' projects, this plan takes a Council-wide view of needs and opportunities in relation to the strategic investment drivers in the region. This matter has relevance to:

Not applicable.

**4 POLICY IMPLICATIONS**

N/A

**5 STATUTORY REQUIREMENTS**

The following acts and legislation has relevance to this mater:

- Local Government Highways Act 1982
- Vehicle and Traffic Act, Tasmania 1999

**6 FINANCIAL IMPLICATIONS**

The cost of replacing existing signage is estimated at \$1,000.

**7 RISK ISSUES**

Lowering the speed limit by 20km significantly reduces the risk of a serious crash.

**8 CONSULTATION WITH STATE GOVERNMENT**

This matter has been discussed with Officers from the Department of State Growth, who have indicated that they would be supportive of reviewing the speed limit on this section of road.

**9 COMMUNITY CONSULTATION**

A number of requests have been received from road users over recent months. Requests have also previously been received from several businesses which operate on this section of road.

**10 OPTIONS FOR COUNCIL TO CONSIDER**

1. Reduce the speed limit from 100km to 80km.
2. Do not reduce the speed limit and leave the limit on this section of road at 100km.

**11 OFFICER'S COMMENTS/CONCLUSION**

The Department of State Growth have indicated that they would be supportive of reducing the speed limit because the length of the 100km zone is only 3km and this is considered too short for a 100km zone.



The proposed change will improve road safety and only represents a small change of less than half a minute in the travel time for road users.

**12 ATTACHMENTS**

Nil





## 17 ITEMS FOR THE CLOSED MEETING

### RECOMMENDATION

That Council move into the “Closed Meeting” with the General Manager, Corporate Services Manager, Works Manager, Senior Planner and Executive Assistant to discuss Closed Council Items.

Item	Local Government (Meeting Procedures) Regulations 2015 Reference
Procedural Matters	15(2)(g)
Personnel Matters	15(2)(a)
Action Items: Status Report	15(2)(g)
Legal Matter	15(2)(i)
Personnel Matters	15(2)(a)
Avoca Primary School Premises	15(2)(g)
Council’s Community Strategies	15(2)(d)
Compliance Matter	15(2)(i)
Compliance Matter	15(2)(i)

#### *Local Government (Meeting Procedures) Regulations 2015 - Part 2 - Meetings*

- (a) personnel matters, including complaints against an employee of the council and industrial relations matters;*
- (b) information that, if disclosed, is likely to confer a commercial advantage or impose a commercial disadvantage on a person with whom the council is conducting, or proposes to conduct, business;*
- (c) commercial information of a confidential nature that, if disclosed, is likely to -
  - (i) prejudice the commercial position of the person who supplied it; or*
  - (ii) confer a commercial advantage on a competitor of the council; or*
  - (iii) reveal a trade secret.**
- (d) contracts, and tenders, for the supply of goods and services and their terms, conditions, approval and renewal;*
- (e) the security of -
  - (i) the council, councillors and council staff; or*
  - (ii) the property of the council.**
- (f) proposals for the council to acquire land or an interest in land or for the disposal of land;*
- (g) information of a personal and confidential nature or information provided to the council on the condition it is kept confidential;*
- (h) applications by councillors for a leave of absence;*
- (i) matters relating to actual or possible litigation taken, or to be taken, by or involving the council or an employee of the council;*
- (j) the personal hardship of any person who is a resident in, or is a ratepayer in, the relevant municipal area.*



## 18 CLOSURE

### RECOMMENDATION

That Council move out of the "Closed Meeting".

Mayor Knowles closed the meeting at .....