



**NORTHERN  
MIDLANDS  
COUNCIL**

# **AGENDA**

**ORDINARY MEETING OF COUNCIL**

**MONDAY, 15 MAY 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.

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

The Recordings may not be uploaded, displayed, transcribed and/or reproduced without the written permission of the General Manager for the express purpose proposed.

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

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

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 MONDAY, 15 MAY 2023 AT 5.00 PM AT THE COUNCIL CHAMBERS, 13 SMITH STREET, LONGFORD

  
DES JENNINGS  
GENERAL MANAGER  
10 MAY 2023

4.00pm Councillor Workshop – closed to the public

5.30pm Public Questions & Statements

## 1 ATTENDANCE

### PRESENT

In Attendance:

### APOLOGIES



## 2 TABLE OF CONTENTS

<b>Item</b>	<b>Page No.</b>
<b>1 ATTENDANCE .....</b>	<b>4</b>
<b>2 TABLE OF CONTENTS .....</b>	<b>5</b>
<b>3 ACKNOWLEDGEMENT OF COUNTRY .....</b>	<b>7</b>
<b>4 DECLARATIONS OF ANY PECUNIARY INTEREST OF A COUNCILLOR OR CLOSE ASSOCIATE .....</b>	<b>7</b>
<b>5 PROCEDURAL .....</b>	<b>8</b>
<b>5.1 Confirmation Of Council Meeting Minutes .....</b>	<b>8</b>
<b>5.2 Date Of Next Council Meeting .....</b>	<b>8</b>
<b>6 COUNCIL COMMITTEES - CONFIRMATION OF MINUTES.....</b>	<b>9</b>
<b>7 COUNCIL COMMITTEES - RECOMMENDATIONS .....</b>	<b>10</b>
<b>8 INFORMATION ITEMS.....</b>	<b>14</b>
<b>8.1 Council Workshops/Meetings Held Since The Last Ordinary Meeting .....</b>	<b>14</b>
<b>8.2 Mayor's Activities Attended &amp; Planned .....</b>	<b>14</b>
<b>8.3 General Manager's Activities .....</b>	<b>15</b>
<b>8.4 Petitions.....</b>	<b>15</b>
<b>8.5 Conferences &amp; Seminars: Report On Attendance By Council Delegates.....</b>	<b>16</b>
<b>8.6 132 &amp; 337 Certificates Issued.....</b>	<b>16</b>
<b>8.7 Animal Control .....</b>	<b>17</b>
<b>8.8 Environmental Health Services .....</b>	<b>17</b>
<b>8.9 Customer Request Receipts .....</b>	<b>18</b>
<b>8.10 Gifts &amp; Donations (Under Section 77 Of The LGA) .....</b>	<b>19</b>
<b>8.11 Action Items: Council Minutes .....</b>	<b>19</b>
<b>8.12 Resource Sharing Summary: 01 July 2022 To 30 June 2023 .....</b>	<b>23</b>
<b>8.13 Vandalism .....</b>	<b>23</b>
<b>8.14 Youth Program Update.....</b>	<b>24</b>
<b>8.15 Integrated Priority Projects &amp; Strategic Plans Update .....</b>	<b>25</b>
<b>8.16 Tourism &amp; Events And Heritage Highway Tourism Region Association (HHTRA) Update ...</b>	<b>28</b>
<b>8.17 Northern Midlands Lift Local Grant.....</b>	<b>28</b>



**8.18 Container Refund Scheme - Interim SPP Amendment 01/2022 And Interim Planning**

Directive No. 6.....	29
<b>9 PUBLIC QUESTIONS AND STATEMENTS.....</b>	<b>30</b>
<b>10 COUNCIL ACTING AS A PLANNING AUTHORITY .....</b>	<b>31</b>
<b>11 PLANNING REPORTS.....</b>	<b>32</b>
11.1 PLN22-0234: Woolstore, Packaging And Distribution, Approved Lot 2, Folio Of The Register 182274/2.....	32
11.2 PLN22-0250: 2 Lot Subdivision, 1 Collins Street, Perth .....	68
11.3 PLN23-0011: 2 Lot Subdivision, 29 Main Road, Perth .....	89
<b>12 COUNCIL ACTING AS A PLANNING AUTHORITY: CESSATION.....</b>	<b>115</b>
<b>13 GOVERNANCE REPORTS .....</b>	<b>116</b>
13.1 Review Of Local District Committee Memorandum Of Understanding .....	116
13.2 Municipal Playground Shade Audit .....	119
13.3 City Of Gastronomy .....	170
<b>14 COMMUNITY &amp; DEVELOPMENT REPORTS.....</b>	<b>174</b>
14.1 Development Services: Monthly Report .....	174
<b>15 CORPORATE SERVICES REPORTS .....</b>	<b>182</b>
15.1 Monthly Report: Financial Statement .....	182
<b>16 WORKS REPORTS.....</b>	<b>187</b>
<b>17 ITEMS FOR THE CLOSED MEETING .....</b>	<b>188</b>
<b>18 CLOSURE .....</b>	<b>189</b>



### 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.

---

### 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 Wednesday, 26 April 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, 26 June 2023, in person only.

---





## 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
24 April 2023	Youth Advisory Group	Ordinary
2 May 2023	Ross Local District Committee Meeting	Ordinary
3 May 2023	Longford Local District Committee Meeting	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 LONGFORD LOCAL DISTRICT COMMITTEE

At the ordinary meeting of the Longford Local District Committee held on 3 May 2023 following motion/s were recorded for Council's consideration:

#### LONGFORD ROUNDABOUT SIGNAGE - 3 MAY 2023

**Officer Recommendation:**

That Council note the appreciation of Longford Local District Committees appreciation for providing options for the "Longford" sign at the roundabout on the northern side of Longford.

**Committee Recommendation:**

The LLDC thank the NMC for providing us with the options for a 'Longford' sign at the roundabout on the northern edge of our town, and unanimously endorsed option 1. We presume it will be two sided and be lit up after dark.

**Officer Comment:**

Nil

#### LONGFORD COLLECTION - 3 MAY 2023:

**Officer Recommendation:**

That Council note the appreciation of Longford Local District Committee for accepting the proposal for the Longford Collection.

**Committee Recommendation:**

The LLDC wishes to thank the NMC for accepting our proposals re the Longford collection and thank Councilor Alison Andrews for agreeing to be the NMC representative on the resultant sub- committee.

LLDC members Alison Aldersea, Bronwyn Baker, Tim Flanagan, and Neil Tubb agreed to be on this committee.

We suggest we meet within the next month; this meeting be advertised so interested members of the community can be made aware and welcomed to also join this group.

**Officer Comment:**

At the Council meeting held 26 April 2023, the following decision was reached:

DECISION

*Cr Adams/Cr Andrews*

*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).*

*Carried Unanimously*

#### RENAMING OF SMITH STREET TO "MULGA" WAY - 3 MAY 2023 >:

**Officer Recommendation:**

That Council not support the proposal to rename Smith Street or part thereof, Mulga Way.



**Committee Recommendation:**

That the LLDC request the NMC consider renaming Smith St or part thereof Mulga Way, in honor arguably Longford's most esteemed citizen, the late Frederick James 'Mulga' Davies.

**Officer Comment:**

Any individual, organisation, government (including local government), agency or authority can propose a new name for a feature, or a change to an existing named feature. The proponent in the first instance should contact the relevant authority for undertaking the appropriate community consultation and for developing a formal naming proposal. The *Place Names Act 2020* makes road and street naming the responsibility of the Council of the municipal area where the feature is located.

Consideration needs to be given to the effects upon the wider community, including emergency services, of the consequences of altering a name. It is essential that the community is adequately consulted as part of the process in the development of a place name proposal and opportunity is provided to ensure that the proposed name is acceptable to the community as well as conforming to the Tasmania Place Names Guidelines.

Any proposals to alter a name must demonstrate a compelling reason for doing so and must provide evidence of strong community consultation and support for such a change. For features that impact upon residents, such as road names, the majority of affected residents must be supportive of the change.

Place names for features commemorating a person should only be approved posthumously. The person being commemorated should have had a direct and long-term association (more than 10 years) with the location or have made a significant contribution to the area and naming authorities must gain consent from family members of the person being commemorated, except if the person has been deceased for more than 10 years at the time of proposal.

Place names approved for geographic and topographic features, localities and roads for commemorative purposes should only incorporate the surname, not the first or given names (eg Lake Plimsoll, named after the former Tasmanian Governor Sir James Plimsoll). Given this, it should also be considered that "Mulga" Way may not be acceptable.

In considering the wider consequence of changing a street name, Council should be mindful that residents will be required to update personal address details with various organisations such as Service Tasmania (drivers/vehicle license/Centrelink), other government services (Medicare/passport), medical and education services and more. Businesses such as Northern Midlands Council and Toosey will be required to incur significant expense such as stationery (including rate notices, letterheads, with compliments slips and business cards), websites will need to be updated and all debtors/creditors notified as well as family members and other associated health professionals for Toosey residents.

It is acknowledged that there is significant community sentiment for Fred (Mulga) Davies and the contribution he made to the Longford community however, there is already several tributes in place including the "Mulga" Davies grandstand, which was retained at the request of the community, the entry statement (mural) at the recreation ground and the reference on the wall in the club change rooms.



## 7.2 REQUEST TO EXTEND MEMBERSHIP TERM OF LOCAL DISTRICT COMMITTEES

Both the Longford Local District Committee and the Chair of the Ross Local District Committee have put forward a recommendation/request to extend the 2021-2023 membership term pending the outcome from the decision of Council to **Review of Local District Committee Structure**.

The Officer's comments and recommendation; and the recommendation/request of the local district committees is presented for Council's consideration:

### Review of Local District Committees and Forums: Extension of the Current Term

#### Officer Recommendation:

That Council proceed to advertise and appoint the membership of Local District Committees for the 2023-2025 term as per the Memorandum of Understanding.

#### Committees Recommendation/Request:

##### Longford Local District Committee – Committee Recommendation:

The LLDC request the NMC consider extending the terms of appointment of all current LLDC and members until the review is complete, any changes have been agreed to and put into place, and the Memorandum of Understanding(s) (MOU) under which all the LDCs and Forums operate are reviewed.

##### Ross Local District Committee – Email from the Chair:

Council at last week's 26th April 2023 meeting, unanimously voted to pass Minute No.23/0108 authorising that a report be prepared for Council, reviewing the structure of the District Committees to provide greater community participation. A copy of the approved minute is attached for ease of reference.

Let me say at the outset, that I entirely support a review of how the Local District Committees (LDCs) are structured, and how they operate, and would be happy to participate in the review in any manner that Council sees fit.

Having said that, I personally have concerns about the timetable that would be associated with such a review.

You would all be aware that the term of the current LDCs expires on June 30th 2023, and applications for appointment to the LDCs are usually sent out to current incumbents in the middle of May which is in two weeks' time, thus providing a very short time period for any meaningful review to be conducted before applications are invited.

My concern is that current incumbents and prospective new applicants for LDC committee membership, will be invited to apply for membership before the review will be completed. This may result further down the track once the review is completed, that Volunteers who applied according to their current understanding of the role, may find they are unable to meet any new criteria/restrictions when they come into effect and therefore may resign, leaving committees with a deficit of members and unable to meet quorum numbers.

In my opinion I have some difficulty understanding how Council can invite applications for LDC membership, when the conditions on which successful applicants will be engaged will be reviewed, and may very well be significantly changed in the near future.

If Council was interviewing a candidate for say an IT position within Council itself, the job description and conditions of employment would be finalised and available for prospective candidates to peruse so that they could make an informed decision that the advertised position is one that they could perform, and that Council was an organisation that they would wish to work for.

Is it appropriate that volunteers for LDC membership should be engaged on a different basis, when the roles and the conditions that they would be engaged under may alter significantly ???

Can I respectfully suggest that Council give consideration to extending the terms of appointment of all current LDC



and Forum members until the review is complete, any changes have been agreed to and put into place, and the Memorandum Of Understanding (MOU) under which LDCs and Forums operate is updated, to incorporate any changes to their role and function, membership, meeting times, funding and communication with the local community.

There is already a precedent set for extending the terms of appointment of current LDCs and Forums, as evidenced by Council extending the appointment terms of all LDCs and Forums in 2020, during the COVID-19 pandemic. Council has the power under Section 24 of the Local Government Act (Copy attached) to determine what special committees it requires, how persons are appointed and the rules and procedures by which the Special Committees will operate.

May I please ask that you consider my proposal.

**Officer Comment:**

The review of committees and the structure of the Local District Committee is not likely to have any impact on the advertising and appointment of members to Committees for the 2 year term commencing 1 July 2023.

The review is not likely to be completed in the first year of the 2023-2025 term of membership of the local district committees.

Consultation with the general public and the membership of the committees is to be undertaken as part of the review.

Application for membership of the Committees is not binding for the two-year term and in the past membership has been fairly fluid. Members can withdraw their membership and applications are open to the community at any time where vacancies exist.

It is recommended that Council proceed with the advertising and appointment of members as per the current Memorandum of Understanding, which makes provision as follows:

- *Membership of the ... Local District Committee is to be advertised at least 6 weeks, but no more than 8 weeks prior to the expiration of a term of membership. Advertising is to occur:*
  - *in the Northern Midlands Courier Newspaper; and*
  - *on social media; and*
  - *on Council's website.*
- *Applications to Committees with less than 10 members can be made at any time; however, applications will not be accepted for ratification within the final 3 months of a two-year term.*

**ATTACHMENTS**

{attachment-list}



## 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
01 May 2023	<b>Council Workshop</b> Discussion included: <ul style="list-style-type: none"><li>• Municipal Playground Shade Audit</li><li>• The Future of Local Government Review Stage 2</li><li>• Budget 2023/2024</li></ul>
15 May 2023	<b>Council Workshop</b> Discussion: <ul style="list-style-type: none"><li>• Council Meeting Agenda items</li></ul>
15 May 2023	<b>Council Meeting</b>

### 8.2 MAYOR'S ACTIVITIES ATTENDED & PLANNED

Mayor's Activities Attended & Planned for the period 27<sup>th</sup> April to 15<sup>th</sup> May 2023 are as follows:

Date	Activity
27 Apr 2023	Attended meeting with Evandale resident, Longford
27 Apr 2023	Attended meeting with West Tamar Mayor, Longford
27 Apr 2023	Attended North Flood Recovery Advisory Group meeting, Longford
27 Apr 2023	Attended meeting with lawyer via zoom, Longford
28 Apr 2023	Attended LGAT Planning Training, Devonport
29 Apr 2023	Attended TasFire First Aid training, Launceston
1 May 2023	Attended NMC Workshop, Longford
3 May 2023	Attended NTDC Regional Collaboration Forum, UTAS Stadium, Launceston
3 May 2023	Attended LGAT President Candidate online Forum, Longford
3 May 2023	Attended Local Government Review online presentation, Longford
4 May 2023	Attended meeting with West Tamar Council Mayor and General Manager, Riverside
5 May 2023	Attended interview with Examiner re Youth Advisory Group, Gipps Creek
6 May 2023	Attended meeting with Break O' Day Councillor, Avoca
8 May 2023	Attended Community Consultation, Perth
8 May 2023	Attended meeting with Meander Valley Mayor and General Manager, Westbury
9 May 2023	Attended media event, Perth Early Learning Centre, Perth
9 May 2023	Attended meeting with Tender Funerals and Helping Hand, Longford
10 May 2023	Attended Tasmanian Game Council meeting, Campbell Town
10 May 2023	Attended Morven Park AGM, Evandale
11 May 2023	Attended meeting with Shadow Minister for Local Government, Luke Edmunds at Longford
12 May 2023	Attended meeting with The Hon. Tania Rattray MLC at Longford
14 May 2023	Attended opening of the restored Community Church at Mathinna



Date	Activity
15 May 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 27 April to 14 May 2023 are as follows:

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

Date	Activity
27 April 2023	Attended Premier's Local Government Council meeting
28 April 2023	Met with legal counsel
1 May 2023	Attended Council Workshop
3 May 2023	Met with legal counsel re land acquisition
3 May 2023	Attended briefing by Chair of the Local Government Board re the Future of Local Government Review – Stage 2
4 May 2023	Met with West Tamar Council re the Future of Local Government Review – Stage 2
8 May 2023	Met with Meander Valley Council re the Future of Local Government Review – Stage 2
9 May 2023	Attended Perth Early Learning Centre walk through with media
11 May 2023	Met with Luke Edmunds, Shadow Minister for Local Government re the Future of Local Government Review – Stage 2
12 May 2023	Attended meeting with The Hon. Tania Rattray MLC at Longford re the Future of Local Government Review – Stage 2

### 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.

#### ATTACHMENTS

Nil

### 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	40			<b>652</b>	<b>995</b>
<b>337</b>	47	35	43	26	36	43	29	25	30	9			<b>323</b>	<b>530</b>





## 8.7 ANIMAL CONTROL

Prepared by: Maree Bricknell, Corporate Services Manager

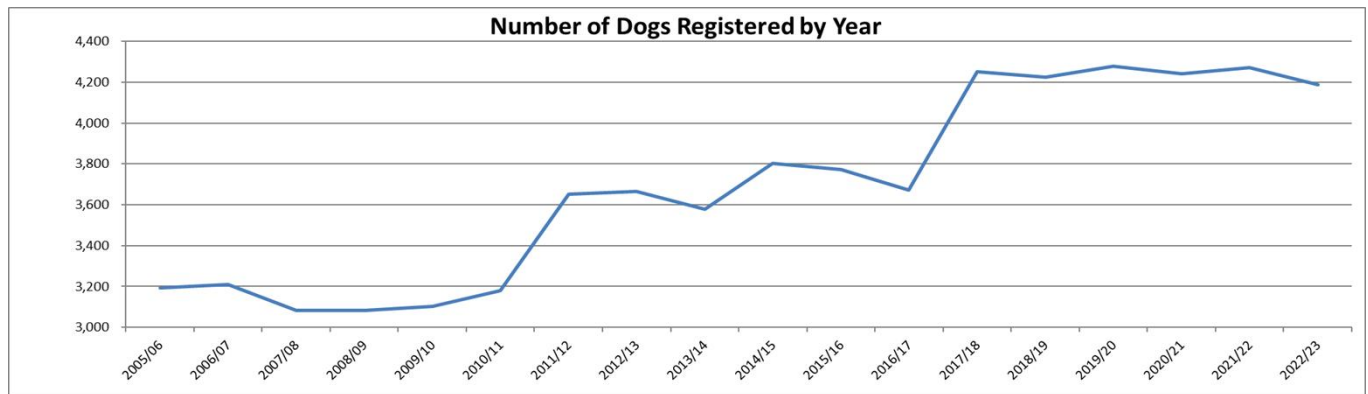
Item	Income/Issues 2021/2022		Income/Issues for April 2023		Income/Issues year to date 2022/2023	
	No.	\$	No.	\$	No.	\$
Dogs Registered	4,272	109,997	24	870	4,187	106,926
Dogs Impounded	30	4,302	8	182	40	2,181
Euthanised	1		1		2	
Re-claimed	25		5		33	
Re-homed/Dogs Home	4		2		5	
New Kennel Applications	19	1,368			6	520
Renewed Kennel Licences	83	3,652			83	3,818
Infringement Notices (paid in full)	28	5,142	14	2,534	52	9,284
Legal Action						
Livestock Impounded						
<b>TOTAL</b>		<b>124,461</b>		<b>3,586</b>		<b>122,729</b>

### Audits:

Ongoing including Dangerous Dogs, Kennel Licences, Fire Hazards.

### Attacks:

2 attack - 0 under investigation.



## 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	69 / 229	5	15	16	9	5	3	5	3	3	5			
Routine Mobile/Market stall Food Inspections	11	1	1	0	1	1	1	2	1	1	2			
Preliminary Site Visits – Licensed Premises	12	8	3	0	0	0	0	0	0	0	1			
On-site wastewater Assessments	0	0	0	0	0	9	6	5	2	4	6			
Complaints/Enquiries – All Types	309	10	11	6	15	24	34	39	52	55	63			
Place of Assembly approvals	6	0	0	0	1	1	1	0	1	2	0			
Notifiable Diseases	6	0	0	1	0	0	0	1	1	1	2			

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	19/20	20/21	21/22	YTD	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
				22/23												
Animal Control	11	35	26	20				4	5	5	3	1	2	6		
Building & Planning	6	17	77	39	6	1	5	1	7	14	4	1		1		
Community Services	6	26	54	35	4	1	4	1	4	2	14		5	3		
Corporate Services	10	13	48	11	3	3			1	2	2			4		
Governance	5	6	15	19				3	10	2	4					
Waste	0	1	12	11					5	2	2		2			
Works	228	352	368	270	29	18	28	20	47	39	32	19	38	26		



### 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
8-Mar-23	Rhiana Morrison	U18 Boys Singles Bowls Australia Open	\$100.00
6-Apr-23	Lachlan Oliver	Tour De Brisbane/Oceania Road Cycling Championships	\$100.00
18-Apr-23	Vaughan & Kristy Springer	U16 2023 National Indoor Cricket Championships	\$100.00
	Council wages and plant	Assistance to Campbell Town SES	\$148.45
		TOTAL	\$29,471.18

### 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 27 January 2023. 27/02/2023 Gail Eacher No response to date. 09/05/2023 Gail Eacher Listed for future workshop.
26/04/2023	13.3	Avoca Primary School Premises	Completed	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, inclusive	Des Jennings, Victoria Veldhuizen	03/05/2023 Victoria Veldhuizen Correspondence sent to Scouts Tasmania and Department for Education, Children and Young People



Meeting Date	Item No.	Item	Status	Action Required	Assignees	Action Taken
				of advice relating to the cost neutral nature of the lease to Council; and c) request that the draft lease be reported to Council prior to executing.		
26/04/2023	7 1.2	CTDF Recommendation 1 - Swimming Pool Heaters - 4 April 2023	Completed	That the heating of the Campbell Town Swimming Pool be referred for budget consideration.	Lorraine Wyatt, Maree Bricknell	28/04/2023 Lorraine Wyatt Council decision communicated to CTDC by email 28 April 2023.
26/04/2023	7 2.2	EAC Recommendation 1 - Planning Consultation Processes - 4 April 2023	Completed	That Council continue to consult with the community on relevant matters as required when matters arise.	Lorraine Wyatt	28/04/2023 Lorraine Wyatt Council decision communicated to EAC via email 28 April 2023.
26/04/2023	7 3.2	LLDC Recommendation 1 - Longford Roundabout Signage - 5 April 2023	Completed	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.	Des Jennings, Lorraine Wyatt	28/04/2023 Gail Eacher Entry Statement options sent to the Chair to present at the next LDC meeting and LDC comment sought. 28/04/2023 Lorraine Wyatt Council decision communicated to LLDC via email 28 April 2023.
26/04/2023	7 3.3	LLDC Recommendation 2 - Norfolk Plains Heritage Collection, Currently Held at Clarendon - 5 April 2023	Completed	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).	Lorraine Wyatt	28/04/2023 Lorraine Wyatt Council decision communicated to LLDC via email on 28 April 2023.
24/10/2022	7 3.2	Playground Policy and Shade Structures	Completed	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. 9/05/2023 Gail Eacher Discussion at Workshop on 1 May. Report to Council.
26/04/2023	13.1	Proposal to Establish a Special Committee of Council: Youth Advisory Group	Completed	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 Mayor Knowles, Councillor Lambert and Councillor Adams as the Council representative to the Youth Advisory Group.	Natalie Dell	02/05/2023 Natalie Dell
26/04/2023	16.2	Proposed Speed Limit Reduction: Hobart Road	Completed	That Council does not support the speed limit reduction on Hobart Road from 100km/h to 80 km/h from Breadalbane to the Council boundary.	Jonathan Galbraith	04/05/2023 Jonathan Galbraith No further action at this time.
26/04/2023	7 1.3	Recommendation 2 - Campbell Town Entry Statement - 4 April 2023	Completed	That Officers investigate.	Lorraine Wyatt	28/04/2023 Lorraine Wyatt Council decision communicated to CDF by email 28 April 2023.
26/04/2023	16.1	Replacement of Blackman River Bridge, Tunbridge	Completed	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.	Lorraine Wyatt	09/05/2023 Gail Eacher Letter of advice sent to Southern Midlands Council.
20/03/2023	5 3.1	Notice of Motion: Reconciliation Action Plan	Complete	That Council a) develop a Reconciliation Action Plan (RAP) in consultation with Tasmanian Aboriginal groups, such as	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. 09/05/2023 Gail



Meeting Date	Item No.	Item	Status	Action Required	Assignees	Action Taken
				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.		Eacher Draft Plan prepared to be tabled at future workshop.
26/04/2023	13.4	Short Stay Accommodation Policy Investigation	Completed	That Council does not pursue a policy for short-stay accommodation and advise the Evandale Advisory Committee of the decision.	Erin Miles	09/05/2023 Gail Eacher EAC to be advised of Council decision.
26/04/2023	13.2	Stormwater System Management Plan: 10-Year Capital Works Program	Completed	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.	Leigh McCullagh, Maree Bricknell	09/05/2023 Gail Eacher Budget allocation to be considered on an annual basis.
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, Victoria Veldhuizen	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.
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, 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	Victoria Veldhuizen	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. 09/05/2023 Gail Eacher Sale actively progressing.



Meeting Date	Item No.	Item	Status	Action Required	Assignees	Action Taken
				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 Eacher 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. 04/05/2023 Jonathan Galbraith Garry Hills from the Department of State Growth has advised that they are in the process of organising and independent report on the safety of the intersection
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 Eacher 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 Eacher 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 04/05/2023 Jonathan Galbraith Currently awaiting response from Tasnetworks regarding access requirements for their facilities on 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 Eacher	06/12/2022 Gail Eacher Investigation commenced. 24/03/2023 Gail Eacher 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 Stagg near the William Street Reserve footbridge; 2) agree to the secretarial assistance allocation of the PLDC being contributed toward 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	Gail Eacher, Leigh McCullagh, Maree Bricknell	22/11/2022 Gail Eacher Committee advised of Council decision. Matter to be progressed. 19/01/2023 Gail Eacher 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 Eacher Wording for the plaque has been provided by the PLDC.



Meeting Date	Item No.	Item	Status	Action Required	Assignees	Action Taken
				of the bridge, prior to a report to Council.		
26/04/2023	5 3.1	Notice of Motion: Review of Local District Committee Structure.	Not yet started	That a report be prepared for Council reviewing the structure of the District Committees to provide greater community participation. This report should include, but not be limited to, their role and function, membership, meeting times, funding and communication with the local community.	Victoria Veldhuizen	09/05/2023 Gail Eachers Report to be prepared and presented to Council.

## 8.12 RESOURCE SHARING SUMMARY: 01 JULY 2022 TO 30 JUNE 2023

Resource Sharing Summary 1/7/22 to 30/6/23 As at 30/04/23	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	9,056
Street Sweeper - Plant Hire Hours	164.50	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>33,468</b>
<b>Net Income Flow</b>	<b>- 343.00</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>Works Department Private Works Carried Out</b>	<b>Hours</b>	<b>Amount \$</b>
	<b>355</b>	<b>35,572</b>
	<b>355</b>	<b>35,572</b>

## 8.13 VANDALISM

Prepared by: Jonathan Galbraith, Engineering Officer

Incident	Location	April 2023	Estimated Cost of Damages	
			Total 2022/23	Total 2021/22
Damage to signage on Longford Legends walk	Longford	\$ 1,000		
Toilets deliberately blocked at skate parked	Longford	\$ 500		
Graffiti and other vandalism at Mill Dam	Longford	\$ 1,000		
Graffiti at Victoria square toilets – several occasions	Longford	\$ 1,000		
Graffiti at Train Park toilets	Perth	\$ 500		
Graffiti at Valentines Park toilets	Campbell Town	\$ 1,000		
<b>TOTAL COST VANDALISM</b>		<b>\$ 5,000</b>	<b>\$ 13,300</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 April as follows:

	Date of Session	Attendance	Comment
Perth			
	6/4		School holidays
	13/4		School holidays
	20/4		School holidays
	27/4	5	First session back

### 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 April as follows:

Session Venue	Date of Session	Attendance	Comment
Campbell Town			
	5/4	3	
	12/4		School holidays
	19/4		School holidays
	26/4	3	
Longford			
	4/4	19	
	11/4		School holidays
	18/4		School holidays
	25/4		School holidays

### 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 April as follows:

Session Venue	Date of Session	Attendance	Comment
Campbell Town			
	4/4	22	
			April School holidays
Cressy			
			April School Holidays
	27/4		Instructor Illness

### 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 helps 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 approved an application from Campbell Town District High School; students project focus: support student mental/physical health and wellbeing. Their project is student led; 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: The first Meeting was held on April 27<sup>th</sup> with 5 young people attending. They bought a wide range of ideas to discuss and are busy working on their first project.


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. Service Providers involved: Youth Health North, The Mish, PCYC, Longford Fire Brigade, Salvation Army, Epilepsy Tasmania, Longford Library, Vinnies and Motorsport Tasmania.

## 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>					
<b>Foundation Projects</b>					
4.1 Main Street Upgrades: Campbell Town, Longford & Perth	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	Budget allocation 2022-23 plus contribution from \$8m Federal Govt Election Commitment 2022.	1,141,000	Costing options for Council Consideration



Project		Status	Budget 2022-23	\$	Scheduled
		Priority Projects document Business Case being prepared to secure the 2022 Election Commitment			
4.4 <i>TRANSLink Intermodal Facility</i>	Gov	Including precinct renewal – stormwater & gas pipeline. Seeking grant assistance to fund planned works. Included in NMC Priority Projects document.	Federal Election commitment of \$5m for planning stage. No Council funded Budget allocation 2022-23. Further \$30m commitment subject to planning stage.	5,000,000	Preliminary discussions underway
<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



Project		Status		Budget 2022-23	\$	Scheduled
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> Included in NMC Priority Projects document.	No allocation 2022-23 staff resources only.	-	Not scheduled at this stage
		Gov	<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	<i>Shared Pathways</i>	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	<i>Perth South Esk River Parklands</i>	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	<i>Sheepwash Creek Corridor &amp; Open Space</i>	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	<i>Municipal Tree Planting Program</i>		Annual program being implemented. Included in NMC Priority Projects document.	Budget allocation 2022-23.	100,000	Ongoing
<b>Enabling Projects</b>						
5.1	<i>Conara Park Upgrade</i>	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	<i>Redevelop Cressy Park</i>	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 and Events Officer*

### Tourism update:

- Events:
  - Liaise with event organisers re planning and information required, assist those seeking funding and in-kind support. Provide assistance to event organisers to fulfil Council compliance requirements.
  - Keep event list updated and distribute.
  - Update NMC website calendar.
  - Event Management Guide: progress updating.
  - Assist ANZAC Day event organisers with road closures.
- Northern Midlands Community Expo 2023:
  - Process registrations coming in.
  - Updates on social media.
  - Assist organisations with enquiries.
- Northern Midlands Visitor Centres Group:
  - Attend group meeting.
  - Provide brochure stocks.
  - Progress famil planning, set for October.
  - Progress the Communication Strategy flyer.
- Progress Town Promotion Video project.
- Liaise with local tourism operators to provide industry information.
- Longford Legends: finalise text and images and send to manufacturer.
- Bishopsbourne History Interpretation panel unveiling and social connection event completed.
- Participate in selected group to provide feedback on Tourism Tasmania's new Tourism App.
- Assist with planning National Trust Heritage Festival event: Voices from the Graves.
- Provide updated content for next edition of Let's Go Kids publication.

### HHTRA update:

- Ongoing marketing activities include website blog posts and social media.
- Administrative tasks.
- Reprint of HHTRA Touring Map and Guide completed.
- Attend HHTRA Management Group general meeting.
- Attend HHTRA Strategy Workshop.
- Progress workshop actions.
- Provide updates to ATDW re Heritage Highway region.
- Progress Quick Reference Guide update.

---

## 8.17 NORTHERN MIDLANDS LIFT LOCAL GRANT

Prepared by: *Lorraine Green, Project Officer*

In 2022 The Tasmanian Health Department offered each Council \$20,000 to undertake a project to strengthen planning for health and wellbeing in their municipal area. LGAT offered to assist Councils develop the design of their projects.

Following discussion with the LGAT Officer, Council submitted the following Expression of Interest:

In 2012 Council contracted UTAS to undertake a Health Needs Assessment for Northern Midlands Part A. The assessment report identified nine priority recommendations to address the key health and wellbeing concerns/service gaps in the area. A cross-agency working group attempted to implement the report's recommendations however after failing to make progress, the working group disbanded after two years. The key health and wellbeing concerns/service gaps are the same now as then. Clearly our attempted approach didn't work. We seek



to utilise the grant to identify an approach that will work to enable the achievement of the report's recommendations.

In March 2023, Mayor Knowles and I participated in a workshop where we further developed our project concept and design. After the workshop we submitted the following proposed project outline:

Our proposed way forward is for Council to employ/contract a suitably qualified and skilled person to work the equivalent of 6-8 hours per week for 10-12 months to drive the project. This individual will work collaboratively with a Project Advisory Group including Council's General Manager, to develop an action plan and then undertake the advocacy, networking, lobbying, even direct service provision, necessary to advance the achievement of the Health Needs Assessment Report recommendations.

An Exchange of Letters on 1 May 2023, signed by the Chief Executive – Public Health Services and Council's General Manager, has secured the funding for the project. An implementation plan is now being developed.

#### **ATTACHMENTS**

Nil

---

### **8.18 CONTAINER REFUND SCHEME - INTERIM SPP AMENDMENT 01/2022 AND INTERIM PLANNING DIRECTIVE NO. 6**

*Prepared by: Erin Miles, Strategic Project Officer*

In 2022, the Tasmanian Parliament passed legislation to introduce a Container Refund Scheme across Tasmania. An amendment to the State Planning Provisions (SPPs) has been given interim effect to urgently address matters relating to the Container Refund Scheme and allow for the scheme to commence as soon as possible, with the hope of improving recycling outcomes in Tasmania.

The Minister for Planning has made interim State Planning Provisions (SPPs) Amendment 01/2022 and issued Interim Planning Directive No.6 - Container Refund Scheme - Exemptions and Special Provisions. Both are effective from 10 May 2023 for 12 months. They give immediate effect to draft SPP Amendment 01/2022 and draft Planning Directive No. 9. The interim SPP Amendment 01/2022 will apply in council areas where the Tasmanian Planning Scheme is in effect. Interim Planning Directive No. 6 will apply in council areas where an interim planning scheme still applies.

The Tasmanian Planning Commission is undertaking parallel reviews of the draft SPP amendment 01/2022 and draft Planning Directive No. 9, which have been approved for public exhibition, from 10 May 2023 until 11 July 2023.

The amendments consist of the insertion of new and amended definitions, insertion of new exemptions, additional general provisions and changes to the Parking and Sustainable Transport Code, in order to accommodate the Container Refund Scheme.

More information, including links to the amendment documents, is available at

<https://planningreform.tas.gov.au/planning-reforms-and-reviews/state-planning-provisions-amendments/container-refund-scheme-draft-amendment-012022>.

#### **ATTACHMENTS**

Nil

---



## 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 to 11.3.

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: PLN22-0234: Woolstore, Packaging and Distribution, Approved Lot 2, Folio of the Register 182274/2

PLAN 11.2: PLN22-0250: 2 Lot Subdivision, 1 Collins Street, Perth

PLAN 11.3: PLN23-0011: 2 Lot Subdivision, 29 Main Road, Perth



## 11 PLANNING REPORTS

### 11.1 PLN22-0234: WOOLSTORE, PACKAGING AND DISTRIBUTION, APPROVED LOT 2, FOLIO OF THE REGISTER 182274/2

*File:* 201800.092; PLN22-0234  
*Responsible Officer:* Des Jennings, General Manager  
*Report prepared by:* Paul Godier, Senior Planner

#### RECOMMENDATION

That application PLN-22-0234 to develop and use the land at approved Lot 2 at Evandale Road (folio of the register 182274/2)(adjacent to Translink Avenue South), Western Junction for wool storage, packaging and distribution, illuminated pylon sign, wall sign, vary parking provisions be approved on the following grounds:

#### 1) Layout not altered

Except as varied by condition 2 below, the use and development must be in accordance with the endorsed documents received 24.02.2023, 6ty Drawings Ap00, Ap01, Ap02, Ap03, Ap04, Ap05, Ap06, Ap07 Ap08, Ap09, Ap10, Ap11, and Stormwater Management.

#### 2) Plans required

- Prior to the issue of a building permit, or the commencement of development authorised by this permit, the applicant must provide to the satisfaction of the General Manager, plans showing:
- Landscaping planted along the rear boundary of the site between the rear boundary and stormwater detention basin. The landscaping area must have a width of 3m to 4m and include evergreen native trees with a mature height between 5m to 8m, chosen in consultation with the Launceston Airport Operations Department regarding options for reducing the risk associated with aircraft bird strikes.
- A landscaping plan for at least 10% of the site.
- A 2.1m high chain mesh security fence along all boundaries. The security fencing, including posts and gates, must be of dark colours.
- The wall colour of the rear wall of the proposed building shown as 'warehouse 2 future expansion' that adjoins the green belt screen painted in a colour to the approval of Council's Heritage Adviser that blends with the green landscaping.
- Illuminated pylon sign no higher than 5m.

#### 3) Council's Works Department Conditions:

##### 3.1 Stormwater

- a) A connection to the Council's stormwater system, constructed in accordance with Council standards and to the satisfaction of Council's Works & Infrastructure Department.
- b) Concentrated stormwater must not be discharged into neighbouring properties.
- c) Landscaping and hardstand areas must not interfere with natural stormwater run-off from neighbouring properties.
- d) All driveways and hardstand areas must be designed to allow stormwater run-off to be adequately drained to the Council stormwater system.
- e) Prior to the issue of a building permit, or the commencement of development authorised by this permit, the applicant must design and provide plans for underground stormwater drainage to collect stormwater from the driveways and roofed area of buildings. The system must connect through properly-jointed pipes to the stormwater main, inter-allotment drainage or other lawful point of discharge to the satisfaction of the Plumbing Inspector.
- f) A plumbing permit is required prior to commencing any plumbing or civil works within the property.
- g) An onsite stormwater detention system must be installed in accordance with the approved plans
- h) Prior to the commencement of use an operations and maintenance manual must be provided to Council for approval.
- i) 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.

##### 3.2 Stormwater detention System





The discharge rate for the stormwater detention system will be conditioned by Council as the drainage authority when “for construction” plans are provided by the developer of the subdivision. This may require some changes to the design or capacity of the stormwater detention system.

Prior to the commencement of the use, an ‘Operation and Maintenance Manual’ for the stormwater detention system must be prepared by a suitably qualified person and provided to and approved by Council’s Works and Infrastructure Department. The Operation and Maintenance Manual must:

- (i) provide a detailed description of the stormwater detention system as well as the components included in the system covered in the manual;
- (ii) provide a comprehensive detailed explanation of all major operating procedures to ensure that the system works as designed;
- (iii) detail the preventive and corrective maintenance programs that must be adopted to ensure the system is in a proper working order, including maintenance schedules, procedures and test requirements; and
- (iv) include ‘as constructed’ drawings of the detention system as an annexure to the Operation and Maintenance Manual.

### 3.3 Access

- a) Prior to the use commencing, an industrial standard concrete driveway crossover and apron must be constructed from the edge of the street to the property boundary in accordance with Council standards.
- b) Access works must not commence until an application for vehicular crossing has been approved by Council.
- c) All works must be done in accordance with Council Standard Drawing TSD-R09 & TSD-R016 and to the satisfaction of the Works Manager.

### 3.4 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.

### 3.5 Works in Council road reserve

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

### 3.6 Pollutants

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

### 3.7 Works damage bond

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

### 3.8 Nature strips

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

## **4) TasWater conditions:**

Sewer and water services must be provided in accordance with TasWater’s Submission to Planning Authority Notice (reference number TWDA 2023 00299-NMC) – Appendix A.

## **5) Car parking:**



- a) Prior to the commencement of use, areas set aside for parked vehicles and access lanes as shown on the endorsed plans must be provided to the satisfaction of the General Manager including:
- Delineation of each car space and all access lanes by line-marking or raised pavement markers.
- b) Parking spaces constructed and designated for use by persons with disabilities must be in accordance with Australian Standards AS/NZ 2890.6 2009 and located closest to the main entry point to the building.

**6) Landscaping:**

Landscaping, all plantings and an automated watering system, must be completed within three months of commencement of use and then maintained for the duration of the use.

In accordance with council policy, a bond of 1.5 times the cost of the planting component of landscape works must be provided prior to the issue of a building permit and will be refunded if the landscape works are completed within the timeframe mentioned in this permit. The bond shall not be taken in lieu of these works. If works are not completed within the specified time frame, the bond may be applied to ensure compliance.

Replacement plantings shall be undertaken as appropriate to maintain landscaping consistent with the endorsed plan.

**7) Launceston Airport conditions**

External lighting must be hooded and directed so as not to cause nuisance, threat or hazard to the operation of Launceston Airport.

- a) Due to the proximity to the prescribed airspace surfaces (OLS) for Launceston Airport, any plant or equipment that extends to a height greater than the building development, during construction or operation, must be referred to Launceston Airport. Written approval must be received prior to use. Approval from CASA and Airservices Australia may be required, this process may take 12 weeks or longer to obtain.
- b) Landscaping, certain planting, standing water and waste have the potential to attract wildlife which can increase the risk of wildlife transiting across aircraft flight paths. In relation to the proposed landscaping, the proponent must contact the Launceston Airport Operations Department and discuss options for reducing the risk associated with aircraft bird strikes.

**8) Lighting:**

External lighting must be hooded and directed so as not to cause nuisance, threat or hazard to the operation of Launceston Airport.

The illuminated sign must not create the effect of flashing, animation or movement

**9) Required prior to the application for a building permit:**

Prior to the application for a building permit, the applicant shall:

- Provide amended landscaping plan (as per condition 2);
- Provide underground stormwater drainage plans (as per condition 3.1);
- Pay \$1000 works damages bond (as per condition 3.7);
- Pay a landscaping bond (as per condition 6).

**10) Required prior to the commencement of the development works:**

Prior to the commencement of the development works:

- Provide silt fences and cut off drains (as per condition 2.5)

**11) Prior to the commencement of use:**

Prior to the commencement of use the following must be completed:

- Provide an 'Operation and Maintenance Manual' for the stormwater detention system (as per condition 3.2);
- Carparking & access lanes (as per condition 3.3 and 5).

**12) Within three months of commencement of use:**

Within three months of the commencement of use the following must be completed:

- Landscaping (as per condition 6).

## 1 INTRODUCTION

This report assesses an application to develop and use the land at approved Lot 2 on planning permit PLN-22-0013, Evandale Road (folio of the Register 182274/2) adjacent to Translink Avenue South, Western Junction for wool storage, packaging and distribution, illuminated pylon sign (vary height and dimensions), wall sign (vary provisions), vary parking provisions.



## 2 BACKGROUND

**Applicant:**

6ty° Pty Ltd

**Zone:**

19.0 General Industrial

**Classification under the Scheme:**

Storage

**Deemed Approval Date:**

19 May 2023

**Owner:**

Christopher Robert Wilson, Stephanie Caroline Sinclair White, Airdrie Clair Richardson, Denise Wilson and TLUT Pty Ltd

**Codes:**

C1.0 Signs Code  
C2.0 Parking and Sustainable Transport Code  
C3.0 Road and Railway Assets Code  
C16.0 Safeguarding of Airports Code  
NOR-S1.0 Translink Specific Area Plan - Area 1

**Existing Use:**

Vacant

**Recommendation:**

Approve subject to conditions.

**Discretionary Aspects of the Application:**

- C1.6.1 Design and siting of signs P1.1 & P3
- C1.6.2 Illuminated signs P1
- NOR-S1.7.8 Stormwater P1

**Planning Instrument:**

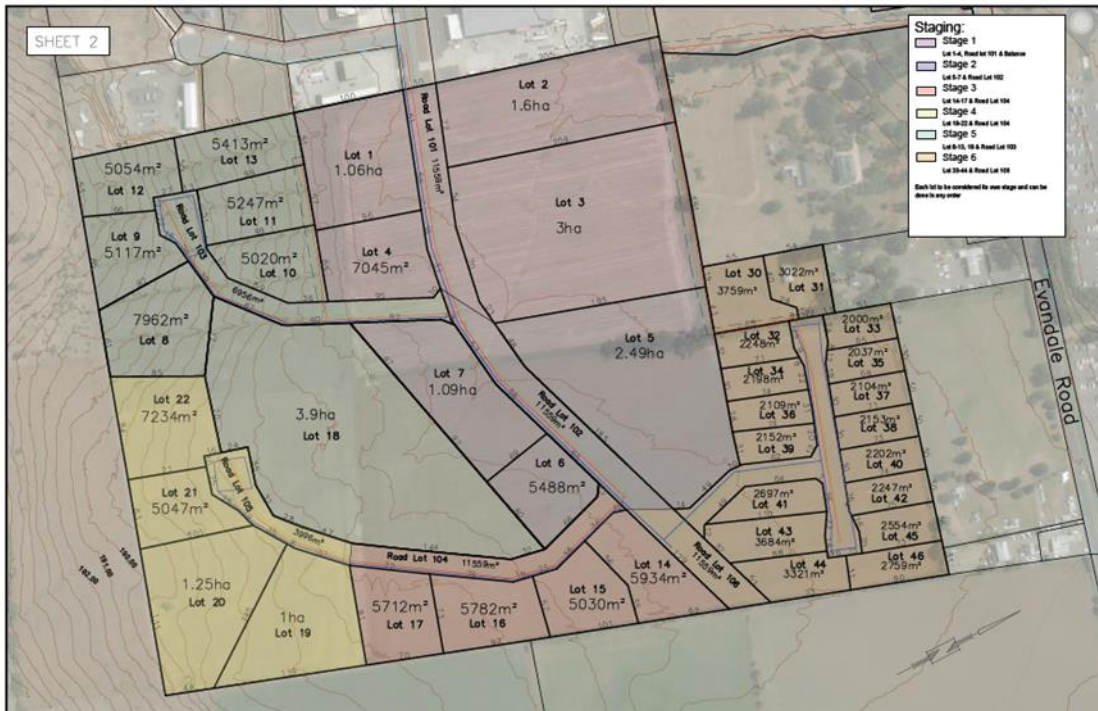
*Tasmanian Planning Scheme – Northern Midlands, effective from 9th November 2022.*

**Preliminary Discussion:**

- Prior to the application being placed on public exhibition, further information was requested from the applicant.

**Subject Site**





^ Subdivision approved by PLN-22-0013

### 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

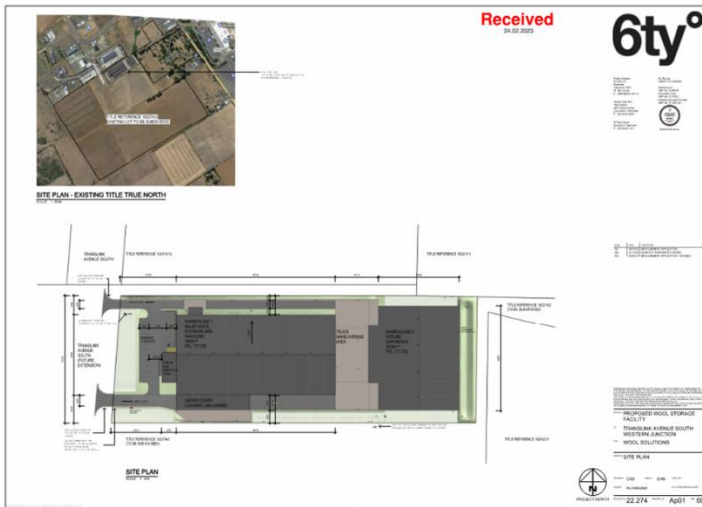
#### 4.1 Proposal

The proposal includes:

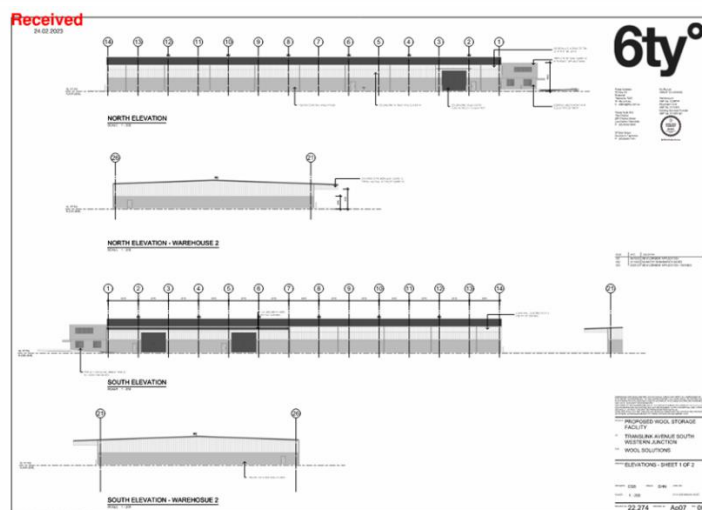
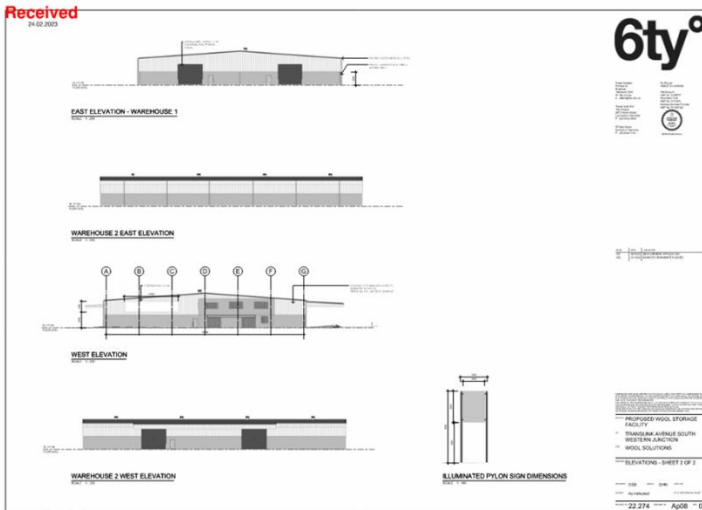
- Warehouse 1 - baled wool storage and handling 3996m<sup>2</sup>.
- Warehouse 2 - future expansion 2639m<sup>2</sup>.
- Truck maneuvering area.
- 19 car parking spaces.
- 2 vehicle accesses.
- On site stormwater detention.
- Building facisa sign measuring 12m x 2.4m (28.8m<sup>2</sup>) facing extension of Translink Avenue South.
- Illuminated pylon sign measuring 3m wide x 8m high with two 8.4m<sup>2</sup> adjacent to extension of Translink Avenue South.



Site Plan (extract)

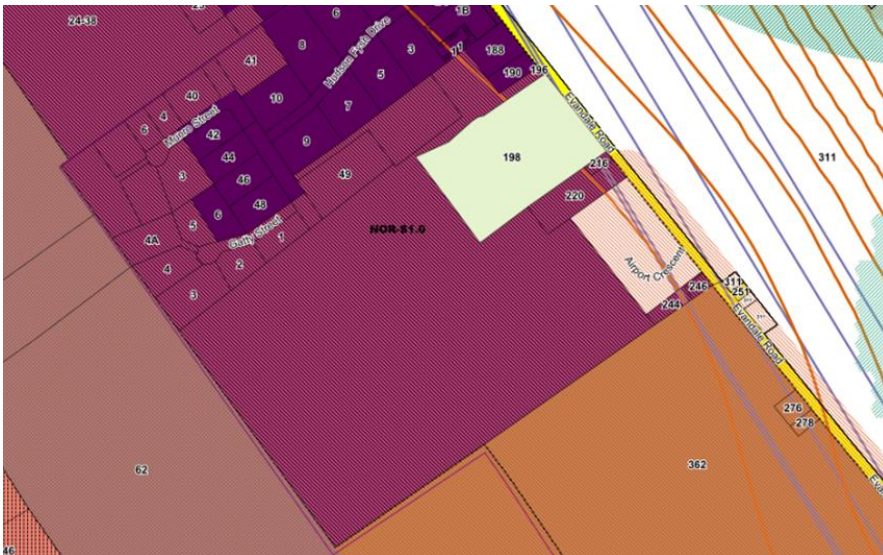


Elevations:



## 4.2 Zone and Land Use

### Zone Map – 19.0 General Industrial



The land is zoned 19.0 General Industrial, and is within the NOR-S1.0 Translink Specific Area Plan - Area 1.

The relevant Planning Scheme definition is:

<b>Storage</b>	<i>use of land for storage or wholesale of goods, and may incorporate distribution. Examples include boat and caravan storage, self storage, contractors yard, freezing and cool storage, liquid fuel depot, solid fuel depot, vehicle storage, warehouse and woodyard.</i>
----------------	---

Storage is Permitted in the zone, and Permitted under Table NOR-S1.5.1 – Area 1, which is in substitution for General Industrial Zone use table.

## 4.3 Subject Site and Locality

The site is approved lot 2 of a 40-lot subdivision of the subject site currently under construction. Lot 2 comprises an area of approximately 1.6ha and is within the first stage of the subdivision and has frontage to a proposed road (extension of Translink Avenue South).

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





*Photographs of subject site*



**4.4 Permit/Site History**

Relevant permit history includes:

- PLN-22-0013 – 40 Lot subdivision, balance lot & roads (staged subdivision)



#### 4.5 Referrals

The following referrals were required:

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

Council's Works & Infrastructure Department (Jonathan Galbraith) reported on 8th March 2023 and their recommended conditions are included in the conditions of approval.

##### **TasWater:**

TasWater issued a Submission to Planning Authority Notice dated 7 March 2023 (TasWater Ref: TWDA 2023 00299-NMC).

##### **Launceston Airport**

Launceston Airport advised Council on 31 March 2023 that they do not object to the development application however request two conditions be placed on any planning permit.

##### **Heritage Advisor**

Council's Heritage Advisor commented:

NOR-S1.7.11 Heritage

Developments within 100m of the historic Clairville property contained on Folio of the Register 108432/1, must be sympathetic to the cultural significance of the site and Council may require additional landscaping, mounding or other measures to ameliorate potential impacts.

##### Comments

The proposed development adjoins approximately one third of the northern end of the Clairville site southwest (rear) boundary. The front orientation of Clairville House faces Evandale Road which has extensive mature landscape trees and hedges that limit public views to the house from Evandale Road. The proposed development will not have any impact on the views of Clairville from Evandale Road.

There is an open landscape buffer zone about 80.0m wide between the historic Clairville house boundary.

The historic landscape context of the Clairville property has been lost due to the existing and pending development that surrounds the site. The Industrial Zone wraps it completely, except of course for the scenic advantage that it gains from Evandale Road, and the Airport opposite.

The scale form and architectural style of the proposed wool storage shed is clearly not sympathetic with the historic cultural heritage significance of the historic Clairville property. Due to functional requirements, it would not be prudent or feasible to amend the design of the proposed Wool Store Building.

However, if council decides to approve this application the following mitigation measures are recommended.

Increase the rear setback to allow space for a 6.0m wide screen planting of an evergreen native trees belt adjoining the proposed detention basin area, that will grow to approximately 5-8m, to provide some visual shielding - a backdrop to 'Clairville'.

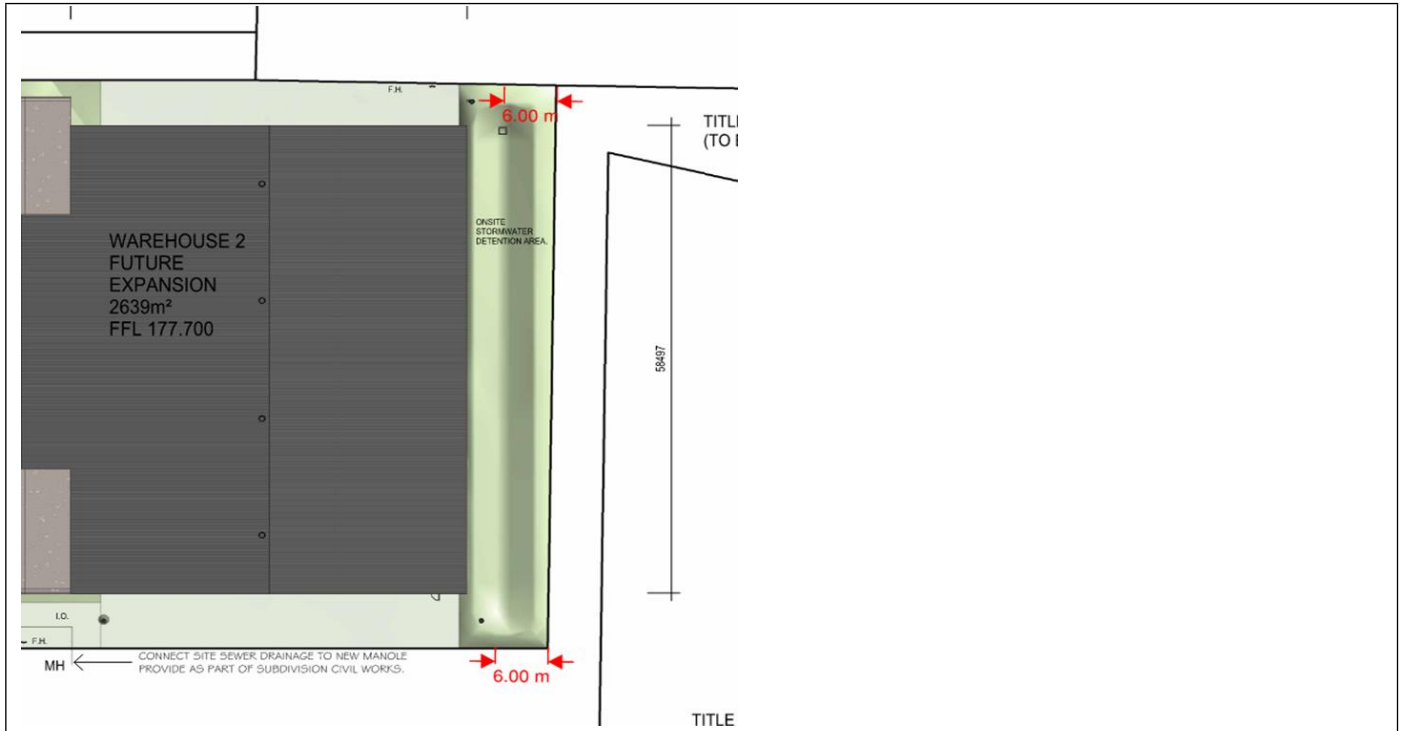
The wall colour of the rear wall of the proposed building that adjoins the green belt screen should be painted in an approved colour that blends with the green landscaping.

Suitable security fencing be installed on the boundary adjoining Clairville property.

##### The applicant advised:

We are supportive of the condition however the 6m width will have some reasonable implications for the current design (see image below). The 6m width will eat into the stormwater detention basin. We may be able to change the length and shape of the basin subject to final stormwater design calculations, however, it appears difficult to configure the detention basin if we were to have a 6m wide screen. I think 3m is definitely achievable, and possibly 4m, subject to the configuration of the detention basin. Would this be acceptable to Council?





Council's Heritage Adviser further advised:

A 3m minimum width for the screen planting would be acceptable however, as mentioned by the applicant 4m would be better if they can achieve it.

#### 4.6 Planning Scheme Assessment

GENERAL INDUSTRIAL ZONE	
ZONE PURPOSE	
<i>To provide for manufacturing, processing, repair, storage and distribution of goods and materials where there may be impacts on adjacent uses.</i>	
<i>To provide for use or development that supports and does not adversely impact on industrial activity.</i>	
<b>Assessment:</b> The proposal complies with the zone purpose.	

#### USE AND DEVELOPMENT STANDARDS

##### 19.3 Use Standards

##### 19.3.1 Discretionary uses

Objective:	That uses listed as Discretionary do not compromise the use or development of the land for industrial activities that may have impacts on adjacent uses.	
Acceptable Solutions	Performance Criteria	
<b>A1</b> No Acceptable Solution.	<b>P1</b> A use listed as Discretionary must not compromise the use or development of surrounding properties for industrial activities that may have impacts on adjacent uses, having regard to: (a) The characteristics of the site; (b) The size and scale of the proposed use; and (c) The functions of the industrial area.	
N/a – a permitted use.	N/a – a permitted use.	

##### 19.4 Development Standards for Buildings and Works

##### 19.4.1 Building height

Objective:	To provide for a building height that:
------------	--



	(a) is necessary for the operation of the use; and (b) minimises adverse impacts on adjoining properties.
Acceptable Solutions	Performance Criteria
<b>A1</b> Building height must be not more than 20m.	<b>P1</b> Building height must be necessary for the operation of the use and not cause an unreasonable impact on adjoining properties, having regard to: (a) the bulk and form of the building; (b) separation from existing use on adjoining properties; and (c) any buffers created by natural or other features.
Not applicable. NOR-S1.7.1 is in substitution of this clause.	N/a

#### 19.4.2 Setback

Objective:	That the building setback is appropriate for the site.
Acceptable Solutions	Performance Criteria
<b>A1</b> Buildings must have a setback from a frontage of: (a) not less than 10m; (b) not less than existing buildings on the site; or (c) not more or less than the maximum or minimum setbacks of the buildings on adjoining properties.	<b>P1</b> Buildings must have a setback from a frontage that provides adequate space for vehicle access, parking and landscaping, having regard to: (a) the topography of the site; (b) the setback of buildings on adjacent properties; and (c) the safety of road users.
Not applicable. NOR-S1.7.2 is in substitution of this clause.	N/A

#### 19.4.3 Landscaping

Objective:	That landscaping enhances the amenity and appearance of the streetscape where buildings are setback from the frontage.
Acceptable Solutions	Performance Criteria
<b>A1</b> If a building is set back from a road, landscaping treatment must be provided along the frontage of the site: (a) To a depth of not less than 6m; or (b) Not less than the frontage of an existing building if it is a lesser distance.	<b>P1</b> If a building is setback from a road, landscaping treatment must be provided along the frontage of the site, having regard to: (a) The width of the setback; (b) The width of the frontage; (c) The topography of the site; (d) Existing vegetation on the site; (e) The location, type and growth of the proposed vegetation; and (f) Any relevant local area objectives contained within the relevant Local Provisions Schedule.
Not applicable. NOR-S1.7.5 is in substitution of this clause.	N/A

CODES		
E1.0	Signs Code	See code assessment.
E2.0	Parking and Sustainable Transport Code	See code assessment.
E3.0	Road and Railway Assets Code	See code assessment.



E4.0	Electricity Transmission Infrastructure Protection Code	N/a
E5.0	Telecommunications Code	N/a
E6.0	Local Historic Heritage Code	N/a
E7.0	Natural Assets Code	N/a
E8.0	Scenic Protection Code	N/a
E9.0	Attenuation Code	N/a
E10.0	Coastal Erosion Hazard Code	N/a
E11.0	Coastal Inundation Hazard Code	N/a
E12.0	Flood-Prone Areas Hazard Code	N/a
E13.0	Bushfire-Prone Areas Code	N/a
E14.0	Potentially Contaminated Land Code	N/a
E15.0	Landslip Hazard Code	N/a
E16.0	Safeguarding of Airports Code	See code assessment.

### C1.0 Signs Code

#### C1.1 Code Purpose

The purpose of the Parking and Sustainable Transport Code is:

C1.1.1 To provide for appropriate advertising and display of information for business and community activity.

C1.1.2 To provide for well-designed signs that are compatible with the visual amenity of the surrounding area.

C1.1.3 To ensure that signage does not disrupt or compromise safety and efficiency of vehicular or pedestrian movement.

**Comment:** The proposed sign complies with the Code Purpose

### C1.6 Development Standards for Building and Works

#### C1.6.1 Design and siting of signs

Objective: That:

- (a) Signage is well designed and sited; and
- (b) Signs do not contribute to visual clutter or cause an unreasonable loss of visual amenity to the surrounding area.

#### Acceptable Solutions

##### A1

A sign must:

- (a) Be located within the applicable zone for the relevant sign type set out in Table C1.6; and
  - (b) Meet the sign standards for the relevant sign type set out in Table C1.6,
- Excluding for the following sign types, for which there is no Acceptable Solution:
- (i) roof sign;
  - (ii) sky sign; and
  - (iii) billboard.

#### Performance Criteria

##### P1.1

A sign must:

- (a) Be located within an applicable zone for the relevant sign type as set out in Table C1.6; and
- (b) Be compatible with the streetscape or landscape, having regard to:
  - (i) the size and dimensions of the sign;
  - (ii) the size and scale of the building upon which the sign is proposed;
  - (iii) the amenity of surrounding properties;
  - (iv) the repetition of surrounding properties;
  - (v) the number and density of signs on the site and on adjacent properties; and
  - (vi) the impact on the safe and efficient movement of vehicles and pedestrians.

#### Comment

Illuminated Pylon Sign



The proposed sign is 8m high with two faces of 8.4m<sup>2</sup>. This exceeds the Acceptable Solution height of 5m with 5m<sup>2</sup> for each face. The 8m high sign is not compatible with the streetscape and is not compatible with the 5m high sign approved at Lot 4 on planning permit PLN22-0259. The 8m high sign is not compatible with the proposed building which has an eave height of 5.597m and a ridge height of 6.576m. It is recommended the sign be no higher than 5m.

Wall sign.

The 12m x 2.4m Wall Sign exceeds the Acceptable Solution of 4.5m<sup>2</sup> and 25% of wall area however is considered to meet the performance criteria.

**A2**

A sign must be not less than 2m from the boundary of any lot in the General Residential Zone, Inner Residential Zone, Low Density Residential Zone, Rural Living Zone or Landscape Conservation Zone.

**P2**

A sign must not cause an unreasonable loss of amenity to adjoining residential properties, having regard to:

- (a) The topography of the site and the surrounding area;
- (b) The relative location of buildings, habitable rooms of dwellings and private open space;
- (c) Any overshadowing; and
- (d) The nature and type of the sign.

**Comment** – Complies.

**A3**

The number of signs for each business or tenancy on a road frontage of a building must be no more than:

- (a) 1 of each sign type, unless otherwise stated in Table C1.6;
- (b) 1 window sign for each window;
- (c) 3 if the street frontage is less than 20m in length; and
- (d) 6 if the street frontage is 20m or more,

Excluding the following sign types, for which there is no limit:

- (i) name plate; and
- (ii) temporary sign.

**P3**

The number of signs for each business or tenancy on a street frontage must:

- (a) Not unreasonably increase in the existing level of visual clutter in the streetscape, and where possible, reduce any existing visual clutter in the streetscape by replacing existing signs with fewer, more effective signs; and
- (b) Not involve the repetition of messages or information.

**Comment**

Proposal complies with A3.

**C1.6.2 Illuminated signs**

Objective: That:

- (a) Illuminated signs are compatible with the streetscape;
- (b) The cumulative impact of illuminated signs on the character of the area is managed, including the need to avoid visual disorder or clutter of signs; and
- (c) Any potential negative impacts of illuminated signs on road safety and pedestrian movement are minimised.

**Acceptable Solutions**

**A1**

No Acceptable Solution.

**Performance Criteria**

**P1**

An illuminated sign must not cause an unreasonable loss of amenity to adjacent properties or have an unreasonable effect on the safety, appearance or efficiency of a road, and must be compatible with the streetscape, having regard to:

- (a) The location of the sign;
- (b) The size of the sign;



	<ul style="list-style-type: none"> <li>(c) The intensity of the lighting;</li> <li>(d) The hours of operation of the sign;</li> <li>(e) The purpose of the sign;</li> <li>(f) The sensitivity of the area in terms of view corridors, the natural environment and adjacent residential amenity;</li> <li>(g) The intended purpose of the changing message of the sign;</li> <li>(h) The percentage of the sign that is illuminated with changing messages;</li> <li>(i) The proposed dwell time; and</li> <li>(j) Where the sign is visible from the road and if so the proximity to and impact on an electronic traffic control device.</li> </ul>
--	---

**Comment**

Relies on performance criteria. At 8m it is considered that the sign does not meet the performance criteria. It is recommended that the sign be no higher than 5m which is the acceptable solution for pylon signs.

**A2**

An illuminated sign visible from public places in adjacent roads must not create the effect of flashing, animation or movement, unless it is providing direction or safety information.

**P2**

No Performance Criterion.

**Comment**

Complies with A2 – condition required.

**C1.6.3 Third party sign**

Not applicable

**C1.6.4 Signs on local heritage places and in local heritage precincts and local historic landscape precincts**

Not applicable

**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**

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**

**A1**

The number of on-site car parking spaces must be no less than the number specified in Table C2.1, excluding if:

(a) the site is subject to a parking plan for the area adopted by council, in

**Performance Criteria**

**P1.1**

The number of on-site car parking spaces for uses, excluding dwellings, must meet the reasonable needs of



<p>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 style="padding-left: 40px;"><math>N = A + (C - B)</math></p> <p style="padding-left: 40px;">N = Number of on-site car parking spaces required</p> <p style="padding-left: 40px;">A = Number of existing on site car parking spaces</p> <p style="padding-left: 40px;">B = Number of on-site car parking spaces required for the existing use or development specified in Table C2.1</p> <p style="padding-left: 40px;">C = Number of on-site car parking spaces required for the proposed use or development specified in Table C2.1.</p>	<p>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><b>P1.2</b></p> <p>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>
--	--

**Comment:** 1 space per 200m<sup>2</sup> site area is required. The proposal is to provide 19 spaces. This is considered to meet the performance criteria.

<p><b>C2.5.2 Bicycle parking numbers</b></p>	
<p>Objective: That an appropriate level of bicycle parking spaces are provided to meet the needs of the use.</p>	
<p><b>Acceptable Solutions</b></p>	<p><b>Performance Criteria</b></p>
<p><b>A1</b></p> <p>Bicycle parking spaces must:</p> <p style="padding-left: 40px;">(a) Be provided on the site or within 50m of the site; and</p> <p style="padding-left: 40px;">(b) Be no less than the number as</p>	<p><b>P1</b></p> <p>Bicycle parking spaces must be provided to meet the reasonable needs of the use, having regard to:</p> <p style="padding-left: 40px;">(a) The likely number of users of the site and their opportunities and likely need to travel by bicycle; and</p>



specified in Table C2.1.	(b) The availability and accessibility of existing and any planned parking facilities for bicycles in the surrounding area.
<b>Comment:</b> Table C2.1 does not set a requirement for bicycle parking.	

<b>C2.5.3 Motorcycle parking numbers</b>	
Objective: That an appropriate level of motorcycle parking is provided to meet the needs of the use.	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<p><b>A1</b> The number of on-site motorcycle parking spaces for all uses must:</p> <ul style="list-style-type: none"> <li>(a) Be no less than the number specified in Table C2.4; and</li> <li>(b) If an existing use or development is extended or intensified, the number of on-site motorcycle parking spaces must be based on the proposed extension or intensification, provided the existing number of motorcycle parking spaces is maintained.</li> </ul>	<p><b>P1</b> Motorcycle parking spaces for all uses must be provided to meet the reasonable needs of the use, having regard to:</p> <ul style="list-style-type: none"> <li>(a) The nature of the proposed use and development;</li> <li>(b) The topography of the site;</li> <li>(c) The location of existing buildings on the site;</li> <li>(d) Any constraints imposed by existing development; and</li> <li>(e) The availability and accessibility of motorcycle parking spaces on the street or in the surrounding area.</li> </ul>
<b>Comment:</b> Not applicable – no requirement.	

<b>C2.5.4 Loading bays</b>	
Objective: That adequate access for goods delivery and collection is provided, and to avoid unreasonable loss of amenity and adverse impacts on traffic flows.	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<p><b>A1</b> A loading bay must be provided for uses with a floor area or more than 1000m<sup>2</sup> in a single occupancy.</p>	<p><b>P1</b> Adequate space for loading and unloading of vehicles must be provided, having regard to:</p> <ul style="list-style-type: none"> <li>(a) The type of vehicles associated with the use;</li> <li>(b) The nature of the use;</li> <li>(c) The frequency of loading and unloading;</li> <li>(d) The location of the site;</li> <li>(e) The nature of traffic in the surrounding area;</li> <li>(f) The area and dimensions of the site; and</li> <li>(g) The topography of the site;</li> <li>(h) The location of existing buildings on the site; and</li> <li>(i) Any constraints imposed by existing development.</li> </ul>
<b>Comment</b> Complies with A1.	

<b>C2.5.5 Number of car parking spaces within the General Residential Zone and Inner Residential Zone</b>
Not applicable

<b>C2.6 Development Standards for Buildings and Works</b>
---



<b>C2.6.1 Construction of parking areas</b>	
Objective: That parking areas are constructed to an appropriate standard.	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<p><b>A1</b> All parking, access ways, manoeuvring and circulation spaces must:</p> <ul style="list-style-type: none"> <li>(a) be constructed with a durable all weather pavement;</li> <li>(b) be drained to the public stormwater system, or contain stormwater on the site; and</li> <li>(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.</li> </ul>	<p><b>P1</b> 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> <ul style="list-style-type: none"> <li>(a) the nature of the use;</li> <li>(b) the topography of the land;</li> <li>(c) the drainage system available;</li> <li>(d) the likelihood of transporting sediment or debris from the site onto a road or public place;</li> <li>(e) the likelihood of generating dust; and</li> <li>(f) the nature of the proposed surfacing.</li> </ul>
<p><b>Comment</b> The proposed parking areas will be made from new impervious seal. Stormwater can be drained to the public stormwater system via on site detention, resulting in the proposal meeting the acceptable solution.</p>	

<b>C2.6.2 Design and layout of parking areas</b>	
Objective: That parking areas are designed and laid out to provide convenient, safe and efficient parking.	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<p><b>A1.1</b> Parking, access ways, manoeuvring and circulation spaces must either:</p> <ul style="list-style-type: none"> <li>(a) comply with the following: <ul style="list-style-type: none"> <li>(i) have a gradient in accordance with Australian Standard AS 2890 - Parking facilities, Parts 1-6;</li> <li>(ii) provide for vehicles to enter and exit the site in a forward direction where providing for more than 4 parking spaces;</li> <li>(iii) have an access width not less than the requirements in Table C2.2;</li> <li>(iv) have car parking space dimensions which satisfy the requirements in Table C2.3;</li> <li>(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;</li> <li>(vi) have a vertical clearance of not less than 2.1m above the parking surface level; and</li> <li>(vii) excluding a single dwelling, be delineated by line marking or other clear physical means; or</li> </ul> </li> <li>(b) comply with Australian Standard AS 2890-Parking facilities, Parts 1-6.</li> </ul>	<p><b>P1</b> 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> <ul style="list-style-type: none"> <li>(a) the characteristics of the site;</li> <li>(b) the proposed slope, dimensions and layout;</li> <li>(c) useability in all weather conditions;</li> <li>(d) vehicle and pedestrian traffic safety;</li> <li>(e) the nature and use of the development;</li> <li>(f) the expected number and type of vehicles;</li> <li>(g) the likely use of the parking areas by persons with a disability;</li> <li>(h) the nature of traffic in the surrounding area;</li> <li>(i) the proposed means of parking delineation; and</li> <li>(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.</li> </ul>





<p><b>A1.2</b> Parking spaces provided for use by persons with a disability must satisfy the following: (a) be located as close as practicable to the main entry point to the building; (b) be incorporated into the overall car park design; and (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> <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><b>Comment</b> Complies with A1.1 and A1.2.</p>	

<p><b>C2.6.3 Number of accesses for vehicles</b></p>	
<p>Objective: That: (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; (b) accesses do not cause an unreasonable loss of amenity of adjoining uses; and (c) the number of accesses minimise impacts on the streetscape.</p>	
<p><b>Acceptable Solutions</b></p> <p><b>A1</b> The number of accesses provided for each frontage must: (a) be no more than 1; or (b) no more than the existing number of accesses, whichever is the greater.</p>	<p><b>Performance Criteria</b></p> <p><b>P1</b> The number of accesses for each frontage must be minimised, having regard to: (a) any loss of on-street parking; and (b) pedestrian safety and amenity; (c) traffic safety; (d) residential amenity on adjoining land; and (e) the impact on the streetscape.</p>
<p><b>Comment:</b> Two accesses proposed. The proposal complies with the performance criteria.</p>	
<p><b>A2</b> Within the Central Business Zone or in a pedestrian priority street no new access is provided unless an existing access is removed.</p>	<p><b>P2</b> Within the Central Business Zone or in a pedestrian priority street, any new accesses must: (a) not have an adverse impact on: (i) pedestrian safety and amenity; or (ii) traffic safety; and (b) be compatible with the streetscape.</p>
<p><b>Comment</b> Not applicable</p>	

<p><b>C2.6.4 Lighting of parking areas within the General Business Zone and Central Business Zone</b></p>
<p>Not applicable</p>

<p><b>C2.6.5 Pedestrian access</b></p>	
<p>Objective: That pedestrian access within parking areas will be provided in a safe and convenient manner.</p>	
<p><b>Acceptable Solutions</b></p> <p><b>A1.1</b> Uses that require 10 or more car parking spaces must:</p>	<p><b>Performance Criteria</b></p> <p><b>P1</b> Safe and convenient pedestrian</p>



<p>(a) Have a 1m wide footpath that is separated from the access ways or parking aisles, excluding where crossing access ways or parking aisles, by:</p> <p>(i) a horizontal distance of 2.5m between the footpath and the access way or parking aisle; or</p> <p>(ii) protective devices such as bollards, guard rails or planters between the footpath and the access way or parking aisle; and</p> <p>(b) Be signed and line marked at points where pedestrians cross access ways or parking aisles.</p> <p><b>A1.2</b></p> <p>In parking areas containing accessible car parking spaces for use by persons with a disability, a footpath having a width not less than 1.5m and a gradient not steeper than 1 in 14 is required from those spaces to the main entry point to the building.</p>	<p>access must be provided within parking areas, having regard to:</p> <p>(a) The characteristics of the site;</p> <p>(b) The nature of the use;</p> <p>(c) The number of parking spaces;</p> <p>(d) The frequency of vehicle movements;</p> <p>(e) The needs of persons with a disability;</p> <p>(f) The location and number of footpath crossings;</p> <p>(g) Vehicle and pedestrian traffic safety;</p> <p>(h) The location of any access ways or parking aisles; and</p> <p>(i) Any protective devices proposed for pedestrian safety.</p>
---	---

**Comment**  
Complies with P1.

**C2.6.6 Loading bays**  
Objective: That the area and dimensions of loading bays are adequate to provide safe and efficient delivery and collection of goods.

<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<p><b>A1</b></p> <p>The area and dimensions of loading bays and access way areas must be designed in accordance with <i>Australian Standard AS 2890.2-2002, Parking facilities, Part 2: Offstreet commercial vehicle facilities</i>, for the type of vehicles likely to use the site.</p>	<p><b>P1</b></p> <p>Loading bays must have an area and dimensions suitable for the use, having regard to:</p> <p>(a) The types of vehicles likely to use the site;</p> <p>(b) The nature of the use;</p> <p>(c) The frequency of loading and unloading;</p> <p>(d) The area and dimensions of the site;</p> <p>(e) The topography of the site;</p> <p>(f) The location of existing buildings on the site; and</p> <p>(g) Any constraints imposed by existing development.</p>

**Comment**  
Complies with A1.

**C2.6.7 Bicycle parking and storage facilities within the General Business Zone and Central Business Zone**  
Not applicable

**C2.6.8 Siting of parking and turning areas**  
Not applicable to General Industrial zone.



<b>C2.7 Parking Precinct Plan</b>	
Not applicable to General Industrial zone.	
<b>C3.0 Road and Railway Assets Code</b>	
<b>C3.1 Code Purpose</b>	
The purpose of the Road and Railway Assets Code is:	
C3.1.1 To protect the safety and efficiency of the road and railway networks; and	
C3.1.2 To reduce conflicts between sensitive uses and major roads and the rail network.	
<b>Comment</b>	
Complies with the Code Purpose	
<b>C3.5 Use Standards</b>	
<b>C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction</b>	
Objective:	
To minimise any adverse effects on the safety and efficiency of the road or rail network from vehicular traffic generated from the site at an existing or new vehicle crossing or level crossing or new junction.	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<p><b>A1.1</b> For a category 1 road or a limited access road, vehicular traffic to and from the site will not require:</p> <ul style="list-style-type: none"> <li>(a) A new junction;</li> <li>(b) A new vehicle crossing; or</li> <li>(c) A new level crossing.</li> </ul> <p><b>A1.2</b> For a road, excluding a category 1 road or a limited access road, written consent for a new junction, vehicle crossing, or level crossing to serve the use and development has been issued by the road authority.</p> <p><b>A1.3</b> For the rail network, written consent for a new private level crossing to serve the use and development has been issued by the rail authority.</p> <p><b>A1.4</b> Vehicular traffic to and from the site, using an existing vehicle crossing or private level crossing, will not increase by more than:</p> <ul style="list-style-type: none"> <li>(a) The amounts in Table C3.1; or</li> <li>(b) Allowed by a licence issued under Part IVA of the <i>Road and Jetties Act 1935</i> in respect to a limited access road.</li> </ul> <p><b>A1.5</b> Vehicular traffic must be able to enter and leave a major road in a forward direction.</p>	<p><b>P1</b> Vehicular traffic to and from the site must minimise any adverse effects on the safety of a junction, vehicle crossing or level crossing or safety or efficiency of the road or rail network, having regard to:</p> <ul style="list-style-type: none"> <li>(a) Any increase in traffic caused by the use;</li> <li>(b) The nature of the traffic generated by the use;</li> <li>(c) The nature of the road;</li> <li>(d) The speed limit and traffic flow of the road;</li> <li>(e) Any alternative access to a road;</li> <li>(f) The need for the use;</li> <li>(g) Any traffic impact assessment; and</li> <li>(h) Any advice received from the rail or road authority.</li> </ul>
<b>Comment</b>	
A1.1 to A1.4.– Not applicable. The proposal complies with P1.	
<b>C3.6 Development Standards for Buildings or Works</b>	
<b>C3.6.1 Habitable buildings for sensitive uses within a road or railway attenuation area</b>	
Not applicable.	



<b>C16.0 Safeguarding of Airports Code</b>
<b>C16.1 Code Purpose</b>
The purpose of the Safeguarding of Airports Code is: C16.1.1 To safeguard the operation of airports from incompatible use or development. C16.1.2 To provide for use and development that is compatible with the operation of airports in accordance with the appropriate future airport noise exposure patterns and with safe air navigation for aircraft approaching and departing an airport.
<b>Comment</b> Complies with the Code Purpose

<b>C16.5 Use Standards</b>
<b>C16.5.1 Sensitive use within an airport noise exposure area</b>
Not applicable.

<b>C16.6 Development Standards for Buildings and Works</b>	
<b>C16.6.1 Buildings and works within an airport obstacle limitation area</b>	
Objective: That buildings and works do not interfere with safe aircraft operations in the vicinity of an airport and on land within an airport obstacle limitation area.	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<b>A1</b> Buildings and works within an airport obstacle limitation area associated with a Commonwealth-leased airport that exceed the specified height limit shown on the airport obstacle limitation area overlay applicable for the site of the development must have approval from the relevant <i>Commonwealth department under the Airports Act 1996 (Commonwealth)</i> .	<b>P1</b> No Performance Criterion.
<b>Comment</b> Not applicable, the development will not exceed the specified height limit shown on the airport obstacle limitation overlay application for the site (211m AHD).	
<b>A2</b> No Acceptable Solution.	<b>P2</b> Building and works within an airport obstacle limitation area associated with a non-Commonwealth-leased airport that exceed the specified height limit shown on the airport obstacle limitation area overlay applicable for the site of the development must not create an obstruction or hazard for the operation of aircraft, having regard to any advice from: (a) Airservices Australia; (b) The Civil Aviation Safety Authority; and (c) The airport operator.
<b>Comment</b> Not applicable, the development will not exceed the specified height limit shown on the airport obstacle limitation overlay application for the site (211m AHD).	

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



SPECIFIC AREA PLANS		
NOR-S1.0	Translink Specific Area Plan	See assessment
NOR-S2.0	Campbell Town Specific Area Plan	Not applicable
NOR-S3.0	Cressy Specific Area Plan	Not applicable
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

**NOR-S1.0 Translink Specific Area Plan**

**NOR-S1.1 Plan Purpose**

The purpose of the Translink Specific Area Plan is:

NOR-S1.1.1 Provide for industrial and commercial uses and developments which serve the strategic needs of the Launceston and Northern Midlands region and the State, and which would derive a particular benefit from a location having proximity to Launceston Airport, access to the State's road and rail network or links to the port of Bell Bay.

NOR-S1.1.2 Cater primarily for storage, transport and industrial uses.

NOR-S1.1.3 Provide for a limited range of retail or other activity, which supports storage, transport and industrial uses.

NOR-S1.1.4 Provide for a limited range of retail or other activity, which can demonstrate that the location offers a particular strategic advantage.

NOR-S1.1.5 Provide an area within which business-support facilities for the Translink Industrial Zone and Airport operations can locate.

NOR-S1.1.6 Provide opportunities for the development of accommodation adjacent to and serving the Airport.

NOR-S1.1.7 Provide detailed guidance on use and development within the General Industrial Zone at Translink, particular to the unique characteristics of the area.

**Comment**

Complies with the Translink Specific Area Plan Purpose

**NOR-S1.6 Use Standards**

**NOR-S1.6.1 External lighting**

Objective: That external lighting does not impact on the operational safety of the Launceston Airport.

Acceptable Solutions	Performance Criteria
<b>A1</b> External lighting must be hooded and directed so as not to cause nuisance, threat or hazard to the operation of Launceston Airport.	<b>P1</b> No Performance Criterion.

**Comment**

Complies with A1, a condition will ensure compliance.

**NOR-S1.6.2 Environmental quality**

Objective: That development does not:

(a) Result in environmental harm to the local area; and

(b) Impact on the operational safety of the Launceston Airport.

Acceptable Solutions	Performance Criteria
<b>A1</b> Emissions must not cause a hazard to the safe operation of Launceston Airport.	<b>P1</b> No Performance Criterion.

**Comment**

Complies with A1.

<b>A2</b>	<b>P2</b>
-----------	-----------



Emissions must not cause a hazard to the residents in the Devon Hills Low Density Residential Zone.	No	Performance Criterion.
---	----	------------------------

**Comment**

Complies with A2.

**NOR-S1.6.3 Residential use**

Objective: That airport operations are not adversely affected by residential.

**Acceptable Solutions**

**A1.1**

Residential use must be incidental to another use on-site;  
and

**A1.2**

Residential use must be incorporated into the main building;  
and

**A1.3**

Development for residential use must meet *Australian Standard 2021-2000 "Acoustics – Aircraft Noise Intrusion – Building Siting and construction."*

**Performance Criteria**

**P1**

No Performance Criterion.

**Comment**

Not applicable.

**NOR-S1.6.4 Liquid and solid fuel depot**

Objective: That airport operations are not adversely affected by liquid and solid fuel depots.

**Acceptable Solutions**

**A1**

The applicant must provide advice that the relevant airport safety authority has determined that the use will not pose a threat to the safety and amenity of the airport.

**Performance Criteria**

**P1**

No Performance Criterion.

**Comment**

Not applicable.

**NOR-S1.6.5 General retail and hire**

Objective: That general retail and hire is of a scale suitable to the area.

**Acceptable Solutions**

**A1**

The floor area must not exceed 250m<sup>2</sup>.

**Performance Criteria**

**P1**

No Performance Criterion.

**Comment**

Not applicable.

**NOR-S1.6.6 Car Parking and numbers**

Objective: That adequate on-site parking is provided.

**Acceptable Solutions**

**A1**

The number of on-site car parking spaces must be no less than the number specified in Table C2.1, excluding if:

- (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;

**Performance Criteria**

**P1.1**

The number of on-site car parking spaces for uses, excluding dwellings, must meet the reasonable needs of the use, having regard to:

- (a) The availability of off-street public car parking spaces within reasonable walking distance of the site;
- (b) The ability of multiple users to share spaces because of:
  - (i) Variations in car parking demand over time;



<p>(b) The site is contained within a parking precinct plan and subject to Clause C2.7;</p> <p>(c) 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>(iii) <math>N = A + (C - B)</math> N = Number of on-site car parking spaces required</p> <p>(iv) A = Number of existing on site car parking spaces</p> <p>(v) B = Number of on-site car parking spaces required for the existing use or development specified in Table C2.1</p> <p>(vi) C = Number of on-site car parking spaces required for the proposed use or development specified in Table C2.1.</p>	<p>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, or</p> <p><b>P1.2</b> 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> <p><b>P1.3</b> Within Area 5 (refer to Figure NOR-S1.2.1), the car parking requirement may be reduced where the discretion involves the protection of the heritage item or the recycling of heritage buildings for new uses and where Council deems that the car parking generated by the use and development can be effectively accommodated in some other way.</p>
--	--

**Comment**

1 space per 200m<sup>2</sup> site area is required. The proposal is to provide 19 spaces. This is considered to meet the performance criteria.

**NOR-S1.7 Development Standards for Buildings and Works**

**NOR-S1.7.1 Building Height**

Objective: That:

- (a) The design of buildings and other works contributes to the development of an industrial estate set in a landscaped park-like setting; and
- (b) The safety of Launceston Airport if protected.

**Acceptable Solutions**

**A1**

Within Area 1 (refer to Figure NOR-S1.2.1), the maximum height of buildings and other works must not be more

**Performance Criteria**

**P1**

The maximum building height must be appropriate to the site, having regard to:



than 12m.	(a) The safety of Launceston Airport; and (b) The rural vistas viewed by users of Evandale Main Road.
<b>Comment</b> Complies, ridge height of 6.576m	
<b>A2</b> Within Area 2 (refer to Figure NOR-S1.2.1), the maximum height of buildings and other works must not be more than 12m.	<b>P2</b> The maximum building height must be appropriate to the site, having regard to: (a) The safety of Launceston Airport; and (b) The rural vistas viewed by users of Evandale Main Road.
<b>Comment</b> Not applicable.	
<b>A3</b> Within Area 3 (refer to Figure NOR-S1.2.1), the maximum height of buildings and other works must not be more than 12m.	<b>P3</b> The maximum building height must be appropriate to the site, having regard to: (a) The safety of Launceston Airport; and (b) The rural vistas viewed by users of Evandale Main Road.
<b>Comment</b> Not applicable.	
<b>A4</b> Within Area 4 (refer to Figure NOR-S1.2.1), the maximum height of buildings must not be more than 8m.	<b>P4</b> The maximum building height must be appropriate to the site, having regard to: (a) The safety of Launceston Airport; (b) The heritage values of the Clairville historic site; and (c) The amenity of the area as a tourist gateway to Launceston and Evandale historic township.
<b>Comment</b> Not applicable.	
<b>A5</b> Within Area 5 (refer to Figure NOR-S1.2.1), the maximum height of buildings must not be more than 8m.	<b>P5</b> The maximum building height must be appropriate to the site, having regard to: (a) The safety of Launceston Airport; (b) The heritage values of the Clairville historic site; and (c) The amenity of the area as a tourist gateway to Launceston and Evandale historic township.
<b>Comment</b> Not applicable.	
<b>A6</b> Within Area 6 (refer to Figure NOR-S1.2.1), the maximum height of buildings must not be more than 8m.	<b>P6</b> The maximum building height must be appropriate to the site, having regard to: (a) The safety of Launceston Airport; (b) The heritage values of the Clairville historic site; and (c) The amenity of the area as a tourist gateway





	to Launceston and Evandale historic township.
<b>Comment</b> Not applicable.	
<b>NOR-S1.7.2 Setback</b>	
Objective: That the siting and design of buildings and other works contributes to the development of an industrial estate set in a landscaped park-like setting.	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<b>A1</b> Within Area 1 (refer to Figure NOR-S1.2.1), front, side and rear boundary setbacks for buildings or other works must be a minimum of: <ul style="list-style-type: none"> <li>(a) 50m to the Evandale Main Road frontage;</li> <li>(b) 20m to the Distributor Road frontage;</li> <li>(c) 10m to an access road frontage;</li> <li>(d) 5m to the side boundary; and</li> <li>(e) 10m to the rear boundary.</li> </ul>	<b>P1</b> Within Area 1 (refer to Figure NOR-S1.2.1), building must be setback from side and rear boundaries to contribute to a park-like setting, having regard to: <ul style="list-style-type: none"> <li>(a) The topography of the site;</li> <li>(b) The size, shape and orientation of the site;</li> <li>(c) The setback of existing buildings on the site and adjoining properties;</li> <li>(d) The bulk and form of the building;</li> <li>(e) Any existing screening or the ability to implement screening.</li> <li>(f) The operational requirements for the building; and</li> <li>(g) Access and manoeuvring for vehicles associated with the use.</li> </ul>
<b>Comment</b> Complies with A1. The building will be at least 28m from the distributor road.	
<b>A2</b> Within Area 2 (refer to Figure NOR-S1.2.1), front, side and rear boundary setbacks for buildings or other works must be a minimum of: <ul style="list-style-type: none"> <li>(a) 30m to the Evandale Main Road frontage;</li> <li>(b) 20m to the Translink Avenue frontage;</li> <li>(c) 10m to an access road frontage;</li> <li>(d) 5m to the side boundary; and</li> <li>(e) 10m to the rear boundary.</li> </ul>	<b>P2</b> The Translink Avenue setback may be varied if buildings on adjacent properties are at setbacks less than 20m.
<b>Comment</b> Not applicable.	
<b>A3</b> Within Area 3 (refer to Figure NOR-S1.2.1), front, side and rear boundary setbacks for buildings or other works must be a minimum of: <ul style="list-style-type: none"> <li>(a) 50m to the Evandale Main Road frontage;</li> <li>(b) 10m to an access road frontage;</li> <li>(c) 5m to the side boundary; and</li> <li>(d) 10m to the rear boundary.</li> </ul>	<b>P3</b> No Performance Criterion.
<b>Comment</b> Not applicable.	
<b>A4</b> Within Area 4 (refer to Figure NOR-S1.2.1), front, side and rear boundary setbacks for buildings or other works must be a minimum of:	<b>P4</b> No Performance Criterion.



<ul style="list-style-type: none"> <li>(a) 20m to the Evandale Main Road frontage;</li> <li>(b) 20m to the Distributor Road frontage;</li> <li>(c) 5m to the side boundary; and</li> <li>(d) 10m to the rear boundary.</li> </ul>	
<p><b>Comment</b> Not applicable.</p>	
<p><b>A5</b> Within Area 5 (refer to Figure NOR-S1.2.1), front, side and rear boundary setbacks for buildings or other works must be a minimum of:</p> <ul style="list-style-type: none"> <li>(a) 20m to the Evandale Main Road frontage;</li> <li>(b) 5m to the side boundary; and</li> <li>(c) 10m to the rear boundary.</li> </ul>	<p><b>P5</b> No Performance Criterion.</p>
<p><b>Comment</b> Not applicable.</p>	
<p><b>A6</b> Within Area 6 (refer to Figure NOR-S1.2.1), front, side and rear boundary setbacks for buildings or other works must be a minimum of:</p> <ul style="list-style-type: none"> <li>(a) 20m to the Evandale Main Road frontage;</li> <li>(b) 20m to the Distributor Road frontage;</li> <li>(c) 5m to the side boundary; and</li> <li>(d) 10m to the rear boundary.</li> </ul>	<p><b>P6</b> For corner sites, one setback may be varied having regard to any existing setbacks on surrounding properties.</p>
<p><b>Comment</b> Not applicable.</p>	
<p><b>NOR-S1.7.3 Materials and presentation</b></p>	
<p>Objective: To:</p> <ul style="list-style-type: none"> <li>(a) Achieve a high quality of development by encouraging the use of a variety of architectural treatments, responding to the rural and landscaped setting and recognising the importance of the area as one of the tourist gateways to Launceston; and</li> <li>(b) Require a high standard of development recognising the prominent location of the zone adjacent to the Airport and that Evandale Main Road is a tourist route.</li> </ul>	
<p><b>Acceptable Solutions</b></p>	<p><b>Performance Criteria</b></p>
<p><b>A1</b> Within Areas 1, 2, 3 and 6 (refer to Figure NOR-S1.2.1), a variety of building forms must be used rather than single monolithic structures.</p>	<p><b>P1</b> The use of a variety of materials or other techniques to help reduce the interpreted scale of the building.</p>
<p><b>Comment</b> Complies with acceptable solution. Office building and cantilevered canopy break up monolithic appearance of the main shed structure.</p>	
<p><b>A2</b> Within Areas 1, 2, and 3 (refer to Figure NOR-S1.2.1), external walls and roof must be in face brickwork, form concrete panels, painted or rendered concrete blocks or cement composite sheets or metal clad with a patented pre-treated finish such as colorbond.</p>	<p><b>P2</b> No Performance Criterion.</p>
<p><b>Comment</b> Complies with acceptable solution. Mixture of colorbond and concrete panel walls.</p>	
<p><b>A3</b> Within Areas 4, 5, and 6 (refer to Figure NOR-S1.2.1), construction must be</p>	<p><b>P3</b> The amenity and visual quality of</p>



of masonry and/or brick.	the area are not adversely affected.
<b>Comment</b> Not applicable.	
<b>A4</b> Within Areas 4, 5, and 6 (refer to Figure NOR-S1.2.1), developments must be designed and located to minimise visual impact from Evandale Main Road.	<b>P4</b> No Performance Criterion.
<b>Comment</b> Not applicable.	
<b>A5</b> Within Areas 4, 4, and 6 (refer to Figure NOR-S1.2.1), colours must be muted and in tones compatible with the rural and landscaped setting of the area.	<b>P5</b> No Performance Criterion.
<b>Comment</b> Not applicable.	
<b>NOR-S1.7.4 Site coverage</b>	
Objective: That the siting and design of buildings and other works contributes to the development of an industrial estate set in a landscaped park-like setting.	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<b>A1</b> Site coverage for a lot within an area less than 1,500m <sup>2</sup> must be: (a) Building and covered storage – maximum 50%; and (b) Landscaped area – minimum 10%.	<b>P1</b> No Performance Criterion.
<b>Comment</b> Not applicable.	
<b>A2</b> Site coverage for a lot with an area between 1,500m <sup>2</sup> – 2,000m <sup>2</sup> must be: (a) Buildings and covered storage – maximum 55%; and (b) Landscaped area – minimum 10%.	<b>P2</b> No Performance Criterion.
<b>Comment</b> Not applicable.	
<b>A3</b> Site coverage for a lot with an area greater than 2,000m <sup>2</sup> and less than 5,000m <sup>2</sup> must be: (a) Building and covered storage – maximum 60%; and (b) Landscaped area – minimum 10%.	<b>P3</b> No Performance Criterion.
<b>Comment</b> Not applicable.	
<b>A4</b> Site coverage for a lot within an area 5,000m <sup>2</sup> or greater must be: (a) Buildings and covered storage – maximum 65%; and (b) Landscaped area – minimum 10%.	<b>P4</b> No Performance Criterion.
<b>Comment</b> Warehouse 1 = 3996m <sup>2</sup> Warehouse 2 = 2639m <sup>2</sup> Total = 6635m <sup>2</sup> Title 1.6ha. Site coverage = 40% Landscaping 10%. Complies.	



<b>NOR-S1.7.5 Open space and landscaping</b>	
<p>Objective: That open space and landscaping form an integral part of developments to:</p> <ul style="list-style-type: none"> <li>(a) Facilitate the enhanced appearance of buildings and works;</li> <li>(b) Provide screening;</li> <li>(c) Separate activities;</li> <li>(d) Assist in the control of water run-off and erosion;</li> <li>(e) Contribute to a reduction in noise levels; and</li> <li>(f) Define roads and provide opportunities for passive recreation.</li> </ul>	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<p><b>A1</b></p> <p>Within Area 1 (refer to Figure NOR-S1.2.1), the following setback distance must be used for landscaping, excluding those areas sealed for driveway access:</p> <ul style="list-style-type: none"> <li>(a) 20m from Evandale Main Road;</li> <li>(b) 7m from the Distributor Road; and</li> <li>(c) 3m from an access road.</li> </ul>	<p><b>P1</b></p> <p>The specified depth of a landscaping area between the setback line and a road frontage may be reduced by up to 30%, having regard to:</p> <ul style="list-style-type: none"> <li>(a) The creation and maintenance of vegetative screening of buildings and works that would otherwise be visible from the adjoining road;</li> <li>(b) The mature height, density, form, hardiness and suitability to the locality of plant species used for landscaping;</li> <li>(c) The height of mounding;</li> <li>(d) The height of buildings and the extent of works;</li> <li>(e) The effect on stormwater management; and</li> <li>(f) The contribution to achieving objectives (a)-(f) above.</li> </ul>
<p><b>Comment</b></p> <p>Complies with A1.</p>	
<p><b>A2</b></p> <p>Within Area 2 (refer to Figure NOR-S1.2.1), the following setback distance must be used for landscaping, excluding those areas sealed for driveway access:</p> <ul style="list-style-type: none"> <li>(a) 10m from Evandale Main Road;</li> <li>(b) 7m from the Distributor Road; and</li> <li>(c) 3m from an access road.</li> </ul>	<p><b>P2</b></p> <p>The setback from the Distributor Road may be varied if the setback on adjoining properties is at a setback less than 7m.</p>
<p><b>Comment</b></p> <p>Not applicable.</p>	
<p><b>A3</b></p> <p>Within Area 3 (refer to Figure NOR-S1.2.1), the following setback distance must be used for landscaping, excluding those area sealed for driveway access:</p> <ul style="list-style-type: none"> <li>(a) 20m from Evandale Main Road; and</li> <li>(b) 3m from an access road.</li> </ul>	<p><b>P3</b></p> <p>No Performance Criterion.</p>
<p><b>Comment</b></p> <p>Not applicable.</p>	
<p><b>A4</b></p> <p>Within Area 4 (refer to Figure NOR-S1.2.1), the following setback distance must be used for landscaping, excluding those areas</p>	<p><b>P4</b></p> <p>No Performance Criterion.</p>



sealed for driveway access: (a) 10m from Evandale Main Road.	
<b>Comment</b> Not applicable.	
<b>A5</b> Within Area 5 (refer to Figure NOR-S1.2.1), the following setback distance must be used for landscaping, excluding those areas sealed for driveway access: (a) 10m from Evandale Main Road.	<b>P5</b> No Performance Criterion.
<b>Comment</b> Not applicable.	
<b>A6</b> Within Area 6 (refer to Figure NOR-S1.2.1), the following setback distance must be used for landscaping, excluding those areas sealed for driveway access: (a) 10m from Evandale Main Road.	<b>P6</b> No Performance Criterion.
<b>Comment</b> Not applicable.	
<b>A7</b> Within Areas 1, 2, 3, 4, 5, 6 and 7 (refer to Figure NOR-S1.2.1), landscaping must: (a) Be provided for development of vacant land or where landscaping has not previously been undertaken; and (b) Be provided with an automated watering system.	<b>P7</b> No Performance Criterion.
<b>Comment</b> Complies with acceptable solution.	
<b>A8</b> Within Areas 1, 2, and 3 (refer to Figure NOR-S1.2.1), landscaping of sites adjacent to Evandale Main Road must incorporate mounding into the landscaping and must conform to a comprehensive landscape plan approved by Council.	<b>P8</b> Landscaping provides effective screening of buildings and works from Evandale Main Road.
<b>Comment</b> Not applicable.	
<b>NOR-S1.7.6 Outdoor storage areas</b>	
Objective: That the siting and design of buildings and other works contributes to the development of an industrial estate set in a landscaped park-like setting.	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<b>A1</b> Storage areas must be at the rear of buildings and/or where they are not visible from any public road. If site constraints or other circumstances exist, Council may require additional landscaping and/or mounding to screen outside storage areas.	<b>P1</b> If outside storage area require screening from adjacent roads, suggested methods of screening include a wall, landscaped earth mound or dense screen planting.
<b>Comment</b> Complies. No outdoor storage proposed.	
<b>A2.1</b> Outside storage area must be sealed and drained; or <b>A2.2</b> Outside storage areas must be of compacted gravel and drained so that stormwater is discharged from the site in a manner that	<b>P2</b> No Performance Criterion.



will not cause siltation or pollution of any stormwater detention or retention basins.	
--	--

**Comment**

N/a. No outdoor storage proposed.

**NOR-S1.7.7 Fencing**

Objective: That the siting and design of buildings and other works contributes to the development of an industrial estate set in a landscaped park-like setting.

**Acceptable Solutions**

**A1.1**  
Security fencing must be located behind the front boundary landscaped area; or  
**A1.2**  
Security fencing, including posts and gates, must be of dark colours.

**Performance Criteria**

**P1**  
No Performance Criterion.

**Comment**

Complies. Condition required.

**NOR-S1.7.8 Stormwater**

Objective: That full utility services are available to new development.

**Acceptable Solutions**

**A1**  
The flow rate of stormwater outside the boundaries of the title must be not greater than if the land was used for rural purposes. On-site detention devices must be incorporated in the development.

**Performance Criteria**

**P1**  
Stormwater may only be discharged from the site in a manner that will not cause an environmental nuisance, and that prevents erosion, siltation or pollution of any waterways, coastal lagoons, coastal estuaries, wetlands or inshore marine areas, having regard to:

- (a) The intensity of runoff that already occurs on the site before any development has occurred for a storm event of 1% Annual Exceedance Probability (pre-development levels); and
- (b) How the additional runoff and intensity of runoff that will be created by the subdivision for a storm event of 1% Annual Exceedance Probability, will be released at levels that are the same as those identified at the pre-development levels of the subdivision; and
- (c) Whether any on-site storage devices, retention basins or other Water Sensitive Urban Design (WSUD) techniques are required within the subdivision and the appropriateness of their location; and
- (d) Overland flow paths for overflows during extreme events both internally and externally for the subdivision, so as to not cause a nuisance.

**Comment**

Stormwater plans submitted demonstrate compliance with the performance criteria. Refer to drawings A.01a, A.08 and 50770MW – WSUD & Detention Storage for WSUD Report and Calculations.

**NOR-S1.7.9 Parking and internal circulation**

Objective: That on-site parking, loading/unloading areas and traffic circulation space are constructed to an appropriate standard, and that parking areas are designed and laid out to provide convenient, safe and efficient parking.

**Acceptable Solutions**

**A1**

**Performance Criteria**

**P1**



Vehicles must be able to enter and exit the site in a forward direction.	No Performance Criterion.
<b>Comment</b> Complies with acceptable solution.	
<b>A2</b> Access drives must have a minimum width of 3.6m for one-way traffic and 7m for two-way traffic.	<b>P2</b> No Performance Criterion.
<b>Comment</b> Complies with acceptable solution.	
<b>A3</b> Access drives, parking, manoeuvring, loading and unloading areas must be sealed and drained.	<b>P3</b> Access drives, parking, manoeuvring, loading and unloading areas may be of compacted gravel providing that stormwater is discharged from the site in a manner that will not cause an environmental nuisance, and that prevents erosion, siltation or pollution of any stormwater detention or retention basins, waterways, coastal lagoons, coastal estuaries, wetlands or inshore marine areas, having regard to: <ul style="list-style-type: none"> <li>(a) The intensity of runoff that already occurs on the site before any development has occurred for a storm event of 1% Annual Exceedance Probability (pre-development levels);</li> <li>(b) How the additional runoff and intensity of runoff that will be created by the development for a storm event of 1% Annual Exceedance Probability will be released at levels that are the same as those identified at the predevelopment levels;</li> <li>(c) Whether any on-site storage devices, retention basins or other Water Sensitive Urban Design (WSUD) techniques are required for the development and the appropriateness of their location; and</li> <li>(d) Overland flow paths for overflows during extreme events both internally and externally for the development, so as to not cause a nuisance.</li> </ul>
<b>Comment</b> Complies with acceptable solution.	
<b>NOR-S1.7.10 Buffer areas</b>	
Objective: That industrial development does not adversely impact on the amenity of the Devon Hills residential area.	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<b>A1</b> Development of those sites closest to the Devon Hills residential area must incorporate a landscaped area along the rear boundary.	<b>P1</b> No Performance Criterion.
<b>Comment</b> Not applicable.	
<b>A2</b> Development of those sites closest to the Devon Hills residential area must incorporate effective screening measures for all outside storage areas.	<b>P2</b> No Performance Criterion.
<b>Comment</b> Not applicable.	
<b>A3</b> Development of those sites closest to the Devon Hills must demonstrate how noise emissions	<b>P3</b> No Performance



will be managed so that at the boundaries of the nearest house they do not exceed 40 dB(A) between the hours of 7:00am and 7:00pm and 35 dB(A) between the hours of 7:00pm and 7:00am.	Criterion.
--	------------

**Comment**

Not applicable.

**NOR-S1.7.11 Heritage**

Objective: To recognise and protect the cultural heritage significance of the Clairville historic site and that future development is sympathetic to the identified values.

**Acceptable Solutions**

**Performance  
Criteria**

**A1**

Developments within 100m of the historic Clairville property contained in Folio of the Register 108432/1, must be sympathetic to the cultural significance of the site and Council may require additional landscaping, mounding or other measures to ameliorate potential impacts.

**P1**

No Performance Criterion.

**Comment**

Council's Heritage Adviser advised:

*The proposed development adjoins approximately one third of the northern end of the Clairville site southwest (rear) boundary. The front orientation of Clairville House faces Evandale Road which has extensive mature landscape trees and hedges that limit public views to the house from Evandale Road. The proposed development will not have any impact on the views of Clairville from Evandale Road.*

*There is an open landscape buffer zone about 80.0m wide between the historic Clairville house boundary.*

*The historic landscape context of the Clairville property has been lost due to the existing and pending development that surrounds the site. The Industrial Zone wraps it completely, except of course for the scenic advantage that it gains from Evandale Road, and the Airport opposite.*

*The scale form and architectural style of the proposed wool storage shed is clearly not sympathetic with the historic cultural heritage significance of the historic Clairville property. Due to functional requirements, it would not be prudent or feasible to amend the design of the proposed Wool Store Building.*

*However, if council decides to approve this application the following mitigation measures are recommended.*

*Increase the rear setback to allow space for a 6.0m wide screen planting of an evergreen native trees belt adjoining the proposed detention basin area, that will grow to approximately 5-8m, to provide some visual shielding - a backdrop to 'Clairville'.*

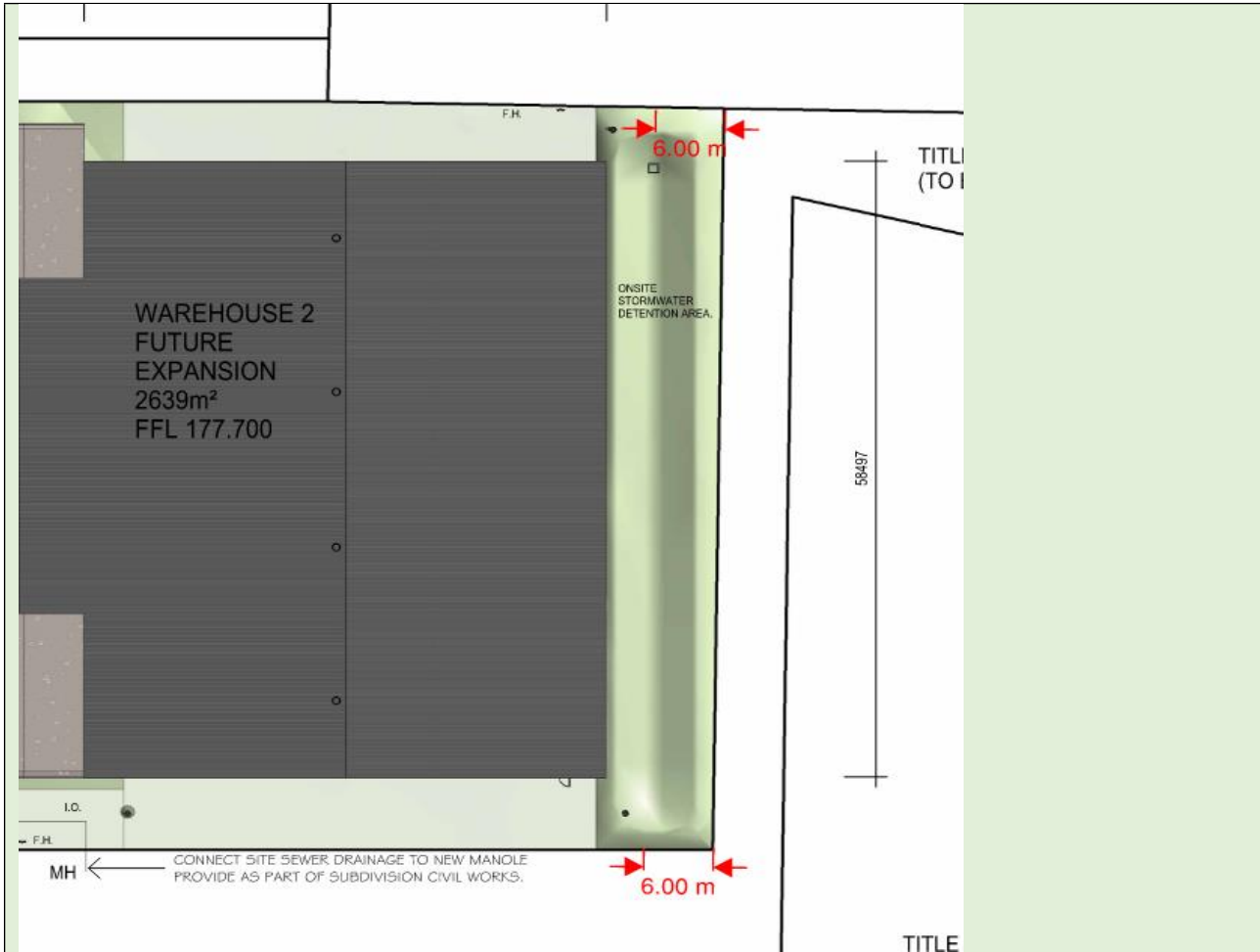
*The wall colour of the rear wall of the proposed building that adjoins the green belt screen should be painted in an approved colour that blends with the green landscaping.*

*Suitable security fencing be installed on the boundary adjoining Clairville property.*

The applicant advised:

*We are supportive of the condition however the 6m width will have some reasonable implications for the current design (see image below). The 6m width will eat into the stormwater detention basin. We may be able to change the length and shape of the basin subject to final stormwater design calculations, however, it appears difficult to configure the detention basin if we were to have a 6m wide screen. I think 3m is definitely achievable, and possibly 4m, subject to the configuration of the detention basin. Would this be acceptable to Council?*





Council's Heritage Adviser further advised:

*A 3m minimum width for the screen planting would be acceptable however, as mentioned by the applicant 4m would be better if they can achieve it.*

GENERAL PROVISIONS		
7.1	Changes to an Existing Non-conforming Use	Not applicable
7.2	Development for Existing Discretionary Uses	Not applicable
7.3	Adjustment of a Boundary	Not applicable
7.4	Change of Use of a Place listed on the Tasmanian Heritage Register or a Local Heritage Place	Not applicable
7.5	Change of Use	Not applicable
7.6	Access and Provision of Infrastructure Across Land in Another Zone	Not applicable
7.7	Buildings Projecting onto Land in a Different Zone	Not applicable



7.8	Port and Shipping in Proclaimed Wharf Areas	Not applicable
7.9	Demolition	Not applicable
7.10	Development Not Required to be Categorised into a Use Class	Not applicable
7.11	Use or Development Seaward of the Municipal District	Not applicable
7.12	Sheds on Vacant Sites	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 a representation was received from:

- Robert Henley & Michael McWilliam, 198 Evandale Rd Western Junction

The representors indicated a willingness to attend mediation but this could not be organised before this report had to be prepared.

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

*As owners of the Clairville historic site we are concerned that there was no discussion in the published documents about complying with NOR-S1.7.11, especially as the development will be well within the 100m zone around Clairville.*

**Planner's comment:** Please see the comments under Referrals – Heritage Adviser and under clause NOR-S1.7.11 Heritage. Council's Heritage Adviser initially stated that Increase the rear setback to allow space for a 6.0m wide screen planting (later advising that 3-4m would be acceptable) of an evergreen native trees belt adjoining the proposed detention basin area, that will grow to approximately 5-8m, to provide some visual shielding - a backdrop to 'Clairville'.

*We are also concerned about the increased risk to our security because of the development on what was once farm land. We were unable to see from the published documents the type and scale of fencing proposed for the site.*

**Planner's comment:** The following condition is recommended:

A 2.1m high chain mesh security fence along all boundaries. The security fencing, including posts and gates, must be of dark colours.

*We also understand that the Translink area has a restriction relating to noise and wonder if this provision is highlighted the permit?*

**Planner's comment:** The representors have been advised that the planning scheme contains provisions relating to noise for 'those sites closest to Devon Hills' (clause NOR-S1.7.10) and for uses listed in C9.0 Attenuation Code. As the site is not one of the sites closest to Devon Hills, and the use for storage is not listed in C9.0 Attenuation Code, the planning scheme does not contain provisions that relate to noise for a wool store on this site. Noise would therefore be controlled by the Environmental Management and Pollution Control (Noise) Regulations 2016.

#### 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:

- C1.6.1 Design and siting of signs P1.1 & P3;
- C1.6.2 Illuminated signs P1;
- NOR-S1.7.8 Stormwater P1.

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

It is recommended that the application be approved subject to conditions.

## 8 ATTACHMENTS

1. Planning Application Form Proposal Page [11.1.1 - 1 page]
2. 6 ty Proposal Plans 23 February 2023 [11.1.2 - 12 pages]
3. 6 ty Stormwater Assessment 22 February 2023 [11.1.3 - 14 pages]
4. 22274- A Ap-01 [11.1.4 - 1 page]
5. Folio plan [11.1.5 - 1 page]
6. NMC Additional Information Request 9 November 2022 [11.1.6 - 1 page]
7. P D 23 26596 LOT 2 EVANDALE R D, WESTERN JUNCTION Tas Water SPAN Request for Additional Informatio [11.1.7 - 2 pages]
8. PL N 22-0234 - Tas Water Additional Information Request [11.1.8 - 1 page]
9. Representation - R Henley & M Mc William [11.1.9 - 3 pages]
10. Response to representor [11.1.10 - 3 pages]
11. Heritage Adviser's Referral [11.1.11 - 3 pages]
12. heritage advisers comments [11.1.12 - 3 pages]
13. LST Response Letter - PL N-22-0234 - Development for Wool Storage - Lot 2 Evandale Road [11.1.13 - 1 page]



## 11.2 PLN22-0250: 2 LOT SUBDIVISION, 1 COLLINS STREET, PERTH

File: *PLN22-0250; 103050.01*

Responsible Officer: *Des Jennings, General Manager*

Report prepared by: *Paul Godier, Senior Planner*

### RECOMMENDATION

That application PLN22-0250 at 1 Collins Street, Perth be approved to be developed and used for a 2 lot subdivision - varied lot size in accordance with application PLN-22-0250, and subject to the following conditions:

#### 1 **Layout not altered**

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

- P1 D.J. McCulloch Surveying, Subdivision Plan, Number 3722-01 DA R1, 27/03/2023.
- D1 Bushfire Hazard Assessment Report & Bushfire Hazard Management Plan, Rebecca Green & Associates, Version 1, 9 November 2022).
- D2 Tasman Geotechnics, Land Capability Assessment, 6 April 2023.

#### 2 **Council's Works Department conditions**

##### 2.1 Stormwater

Stormwater must be detained within each lot.

##### 2.2 Access (Rural)

- a) A driveway crossover must be constructed from the edge of Collins Street to the property boundary of each lot in accordance with Council standards.
- b) Access works must not commence until an application for vehicular crossing has been approved by Council.

##### 2.3 Works in Council road reserve

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

##### 2.4 Nature strips

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

#### 3 **Bushfire Hazard Report Requirements**

The works required by the endorsed Bushfire Hazard Report are to be completed to the satisfaction of the Tasmanian Fire Service or a practitioner accredited by the Tasmanian Fire Service. Documentation of compliance is to be submitted to the satisfaction of Council.

#### 4 **Public Open Space Contribution**

A contribution must be paid towards the cost of providing public open space infrastructure in accordance with Council policy:

- \$1,400 per additional lot created; or
- The applicant may obtain a valuation not less than one month old by a registered land valuer, of the subject land, less one of the proposed lots. The Public Open Space Rate shall total 5% of that value.

#### 5 **Sealing of Final Plans**

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



## 1 INTRODUCTION

This report assesses an application for 1 Collins Street, Perth to construct 2 lot subdivision - varied lot size.

## 2 BACKGROUND

**Applicant:**

D J McCulloch Surveying

**Zone:**

11.0 Rural Living

**Owner:**

Kaylene Ann Lewis

**Codes:**

C2.0 Parking and Sustainable Transport Code

C3.0 Road and Railway Assets Code

C13.0 Bushfire-Prone Areas

C16.0 Safeguarding of Airports Code

NOR-S7.0 Perth Specific Area Plan

**Classification under the Scheme:**

Subdivision

**Existing Use:**

Residential

**Deemed Approval Date:**

19 May 2023

**Recommendation:**

Approve

**Discretionary Aspects of the Application:**

- 11.5.1 Lot design P1 vary lot size
- 11.5.3 Services P2 onsite wastewater treatment.

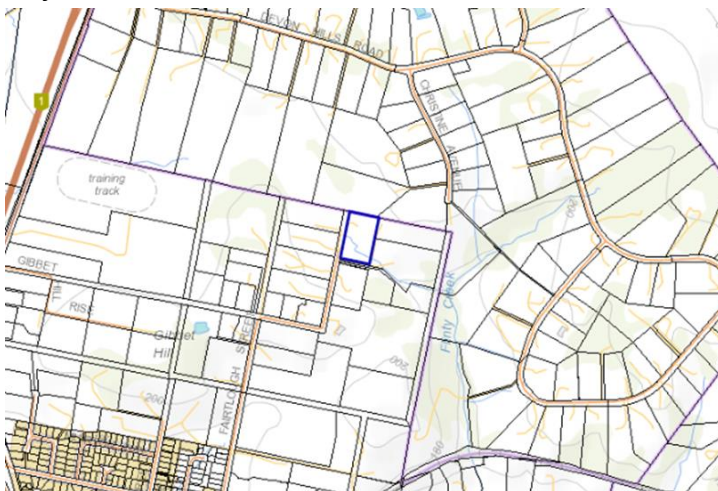
**Planning Instrument:**

- *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 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



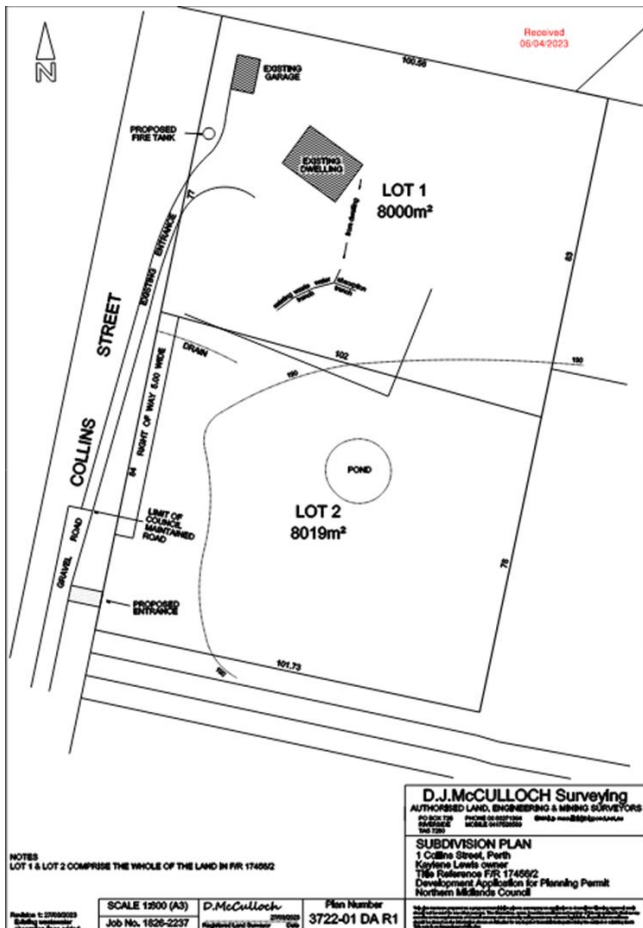
enforce the observance of the Planning Scheme. Section 51 of the *Land Use Planning & Approvals Act 1993* states that a person must not commence any use or development where a permit is required without such permit.

#### 4 ASSESSMENT

##### 4.1 Proposal

- 2 lot subdivision – vary lot size.

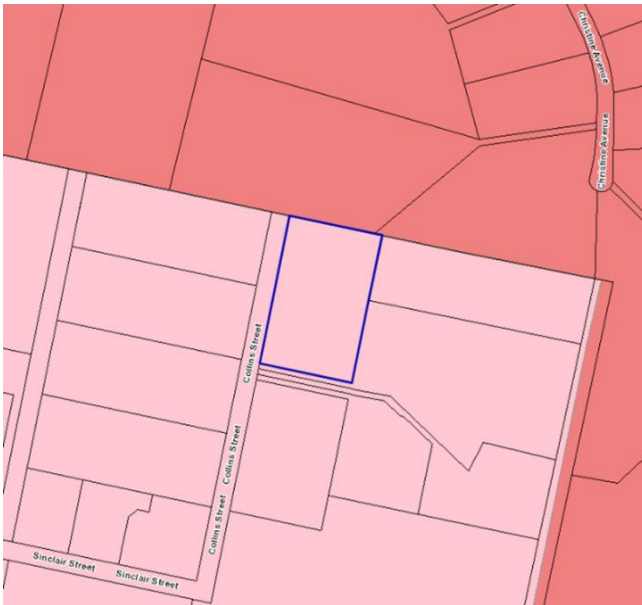
##### Site Plan (extract)





## 4.2 Zone and Land Use

Zone Map – 11.0 Rural Living



The land is zoned Rural Living A, and mapped as bushfire prone.

The relevant Planning Scheme definition is:

<i>subdivision</i>	<i>means the act of subdividing or the lot subject to an act of subdividing.</i>
--------------------	--

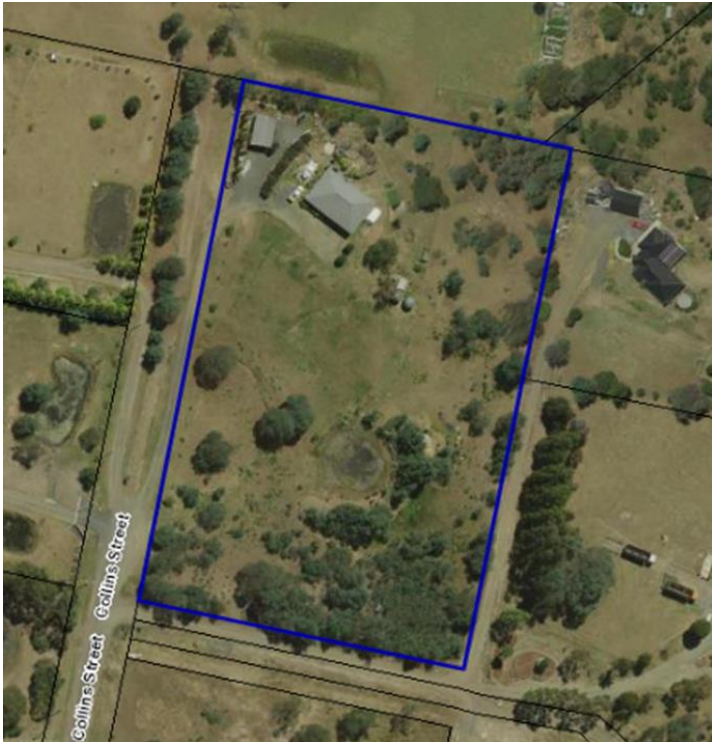
Residential is No Permit Required if for a single dwelling. However, the application relies on compliance with Performance Criteria, and is therefore Discretionary.

## 4.3 Subject Site and Locality

A site inspection was undertaken on 14 April 2023 by Ryan Robinson, Planner. The site comprises an area of 1.619ha and accommodates an existing single dwelling and garage in the northwest corner of the site.



**Aerial photograph of area**



**Photographs of subject site**







#### 4.4 Permit/Site History

Relevant permit history includes:

- P03-134 – Dwelling
- P09-342 – Dwelling Addition

#### 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:**

Summary: Council's Works & Infrastructure Department (Jonathan Galbraith) reported on 17/11/22 and their recommended conditions are included in the conditions of approval.

**Environmental Health Officer:**

Precis: Council's Environmental Health Officer, Kate Clark, reported that both lots are likely to achieve satisfactory effluent disposal.



#### 4.7 Planning Scheme Assessment

##### 11.0 Rural Living Zone

##### 11.1 Zone Purpose

The purpose of the Rural Living Zone is:

11.1.1 To provide for residential use or development in a rural setting where:

- (a) services are limited; or
- (b) existing natural and landscape values are to be retained.

11.1.2 To provide for compatible agricultural use and development that does not adversely impact on residential amenity.

11.1.3 To provide for other use or development that does not cause an unreasonable loss of amenity, through noise, scale, intensity, traffic generation and movement, or other off site impacts.

11.1.4 To provide for Visitor Accommodation that is compatible with residential character.

##### Comment

Complies with the Zone Purpose

##### 11.2 Use Table

Residential uses are Permitted if for a single dwelling

##### 11.3 Use Standards

##### 11.3.1 Discretionary uses

Not applicable

##### 11.3.2 Visitor Accommodation

Not applicable

##### 11.4 Development Standards for Buildings and Works

##### 11.4.1 Site coverage

Objective:

That the site coverage:

- (a) is compatible with the character of existing development in the area; and
- (b) assists with the management of stormwater runoff.

##### Acceptable Solutions

A1 The site coverage must be not more than 400m<sup>2</sup>.

##### Performance Criteria

P1 The site coverage must be consistent with that existing on established properties in the area, having regard to:

- (a) the topography of the site;
- (b) the capacity of the site to absorb runoff;
- (c) the size and shape of the site;
- (d) the existing buildings and any constraints imposed by existing development;
- (e) the need to remove vegetation; and
- (f) the character of development existing on established properties in the area.

##### Comment

Not applicable, as there will be no change to the level of site coverage on proposed lot 1, which is less than 400m<sup>2</sup>, and proposed lot 2 will be vacant.

##### 11.4.2 Building height, setback and siting

Objective:

That height, setback and siting of buildings:

- (a) is compatible with the character of the area;
- (b) does not cause an unreasonable loss of amenity;



<p>(c) minimises the impact on the natural values of the area; and (d) minimises the impact on adjacent uses.</p>	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
A1 Building height must be not more than 8.5m.	<p>P1 Building height must be compatible with the character of the area and not cause an unreasonable loss of amenity to adjoining properties having regard to:</p> <ul style="list-style-type: none"> <li>(a) the topography of the site;</li> <li>(b) the height, bulk and form of existing buildings on the site and adjoining properties;</li> <li>(c) the bulk and form of proposed buildings;</li> <li>(d) sunlight to habitable rooms and private open space in adjoining properties; and</li> <li>(e) any overshadowing of adjoining properties or public places.</li> </ul>
<p><b>Comment</b> Not applicable, as there will be no change to the height of any buildings.</p>	
A2 Buildings must have a setback from a frontage of not less than 20m.	<p>P2 Buildings must be sited to be compatible with the character of the area, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the topography of the site;</li> <li>(b) the setbacks of adjacent buildings;</li> <li>(c) the height, bulk and form of existing and proposed buildings;</li> <li>(d) the appearance when viewed from roads and public places; and</li> <li>(e) the retention of vegetation.</li> </ul>
<p><b>Comment</b> Not applicable, as there will be no change to the frontage setback of existing buildings.</p>	
A3 Buildings must have a setback from side and rear boundaries of not less than 10m.	<p>P3 Buildings must be sited to not cause an unreasonable loss of amenity to adjoining properties, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the topography of the site;</li> <li>(b) the size, shape and orientation of the site;</li> <li>(c) the setbacks of surrounding buildings;</li> <li>(d) the height bulk and form of existing and proposed buildings;</li> <li>(e) the character of the development existing on established properties in the area; and</li> <li>(f) any overshadowing of adjoining properties or public places.</li> </ul>
<p><b>Comment</b> Complies with A3. The new boundary will reduce the southern (side) boundary setback for the existing dwelling, which will be greater than 10m.</p>	
A4 Buildings for a sensitive use must be separated from an Agriculture Zone or Rural Zone a distance of: (a) not less than 200m; or (b) if the setback of an existing building is within 200m, not less than the existing building.	<p>P4 Buildings for a sensitive use must be sited so as to not conflict or interfere with uses in the Agriculture Zone or Rural Zone, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the size, shape and topography of the site;</li> <li>(b) the separation of any existing buildings for sensitive uses on adjoining properties;</li> <li>(c) the existing and potential use of adjoining properties;</li> <li>(d) any proposed attenuation measures; and</li> <li>(e) any buffers created by natural or other features.</li> </ul>
<p><b>Comment</b> Not applicable. The application does not include new buildings.</p>	



<b>11.5 Development Standards for Subdivision</b>	
<b>11.5.1 Lot design</b>	
Objective: That each lot:	
(a) has an area and dimensions appropriate for use and development in the zone; (b) is provided with appropriate access to a road; and (c) contains areas which are suitable for residential development.	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
A1 Each lot, or a lot proposed in a plan of subdivision, must: (a) have an area not less than specified in Table 11.1 and: (i) be able to contain a minimum area of 15m x 20m clear of: a. all setbacks required by clause 11.4.2 A2 and A3; and b. easements or other title restrictions that limit or restrict development; and (ii) existing buildings are consistent with the setback required by clause 11.4.2 A2 and A3; (b) be required for public use by the Crown, a council or a State authority; (c) be required for the provision of Utilities; or (d) be for the consolidation of a lot with another lot provided each lot is within the same zone.	P1 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have sufficient useable area and dimensions suitable for its intended use, having regard to: (a) the relevant requirements for development of existing buildings on the lots; (b) the intended location of buildings on the lots; (c) the topography of the site; (d) any natural or landscape values; (e) adequate provision of private open space; and (f) the pattern of development existing on established properties in the area, and must be no more than 20% smaller than the applicable lot size required by clause 11.5.1 A1.
<b>Comment</b>	
The subject site is within Rural Living Zone A, which has a minimum lot size of 1 hectare in accordance with the provisions of Table 11.1. As such, the proposal requires assessment against the provisions of the Performance Criteria. The proposed subdivision will not impact any development requirements of existing buildings on proposed lot 1. There is no specified intended location for a dwelling or other buildings on proposed lot 2. However, there is sufficient area clear of topographical constraints, such as slope, vegetation, or the pond. The site has ample space for private open space for both lots. Each proposed lot will have a total area no less than 8,000m <sup>2</sup> , which is not less than 20% smaller than the 1 hectare required by Table 11.1. It is considered that the proposal complies with the provisions of the Performance Criteria.	
A2 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a frontage not less than 40m.	P2 Each lot, or a lot proposed in a plan of subdivision, must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use, having regard to: (a) the width of frontage proposed, if any; (b) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access; (c) the topography of the site; (d) the functionality and useability of the frontage; (e) the ability to manoeuvre vehicles on the site; and (f) the pattern of development existing on established properties in the area,



		and is not less than 3.6m wide.
<b>Comment</b>		
Complies with A2, as the proposed lots will each have a frontage of to Collins Street greater than 40m.		
A3	Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.	P3 Each lot, or a lot proposed in a plan of subdivision, must be provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to: (a) the topography of the site; (b) the length of the access; (c) the distance between the lot or building area and the carriageway; (d) the nature of the road and the traffic; (e) the anticipated nature of vehicles likely to access the site; and (f) the ability for emergency services to access the site.
<b>Comment</b>		
Complies with A3, as each proposed lot will have vehicular access to a portion of Collins Street that is maintained by Council.		

#### 11.5.2 Roads

Objective:

That the arrangement of new roads with a subdivision provides:

- (a) safe, convenient and efficient connections to assist accessibility and mobility of the community;
- (b) adequate accommodation of vehicular, pedestrian, cycling and public transport traffic; and
- (c) the efficient ultimate subdivision of the entirety of the land and of surrounding land.

##### Acceptable Solutions

##### Performance Criteria

A1

The subdivision includes no new roads.

P1

The arrangement and construction of roads within a subdivision must provide an appropriate level of access, connectivity, safety, convenience and legibility for vehicles, having regard to:

- (a) any relevant road network plan adopted by the council;
- (b) the existing and proposed road hierarchy;
- (c) maximising connectivity with the surrounding road network;
- (d) appropriate access to public transport; and
- (e) access for pedestrians and cyclists.

**Comment**

Complies with A1.

#### 11.5.3 Services

Objective:

That the subdivision of land provides services for the future use and development of the land.

##### Acceptable Solutions

##### Performance Criteria

A1

Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must:

- (a) be connected to a full water supply service if the frontage of the lot is within 30m of a full water supply service; or

P1

No Performance Criterion.



<p>(b) be connected to a limited water supply service if the frontage of the lot is within 30m of a limited water supply service, unless a regulated entity advises that the lot is unable to be connected to the relevant water supply service.</p>	
<p><b>Comment</b> Not applicable, as the lot is not within 30m of a full or limited water service.</p>	
<p>A2 Each lot, or a lot proposed in a plan of subdivision, excluding within Rural Living Zone C or Rural Living Zone D or for public open space, a riparian or littoral reserve or Utilities, must: (a) be connected to a reticulated sewerage system; or (b) be connected to a reticulated sewerage system if the frontage of each lot is within 30m of a reticulated sewerage system and can be connected by gravity feed.</p>	<p>P2 Each lot, or a lot proposed in a plan of subdivision, excluding within Rural Living Zone C or Rural Living Zone D or for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site wastewater treatment system adequate for the future use and development of the land.</p>
<p><b>Comment</b> A Wastewater report demonstrating that proposed lot 2 is capable of accommodating an on-site wastewater treatment system adequate for the future use and development of the land was submitted with the application. Council's Environmental Health Officer has reviewed the report and advised that both lots proposed are likely to achieve satisfactory effluent disposal. Complies with P2</p>	

CODES		
C1.0	Signs Code	N/A
C2.0	Parking and Sustainable Transport Code	Complies, see Code assessment below
C3.0	Road and Railway Assets Code	Complies, see Code assessment below
C4.0	Electricity Transmission Infrastructure Protection Code	N/A
C5.0	Telecommunications Code	N/A
C6.0	Local Historic Heritage Code	N/A
C7.0	Natural Assets Code	N/A
C8.0	Scenic Protection Code	N/A
C9.0	Attenuation Code	N/A
C10.0	Coastal Erosion Hazard Code	N/A
C11.0	Coastal Inundation Hazard Code	N/A
C12.0	Flood-Prone Areas Hazard Code	N/A
C13.0	Bushfire-Prone Areas Code	Complies, see Code assessment below
C14.0	Potentially Contaminated Land Code	N/A
C15.0	Landslip Hazard Code	N/A
C16.0	Safeguarding of Airports Code	Exempt under C16.4.1

<p><b>C2.0 Parking and Sustainable Transport Code</b></p>
<p><b>C2.1 Code Purpose</b></p>
<p>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.</p>



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.
<b>Comment</b> The proposal complies with the Code Purpose.

<b>C2.5 Use Standards</b>
<b>C2.5.1 Car parking numbers</b>
<b>Comment</b> Not applicable.

<b>C2.5.2 Bicycle parking numbers</b>
<b>Comment</b> Not applicable.

<b>C2.5.4 Loading Bays</b>
Not applicable

<b>C2.5.5 Number of car parking spaces within the General Residential Zone and Inner Residential Zone</b>
Not applicable

<b>C2.6.2 Design and layout of parking areas</b>
<b>Comment</b> Not applicable.

<b>C2.6.3 Number of accesses for vehicles</b>	
Objective: That: (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; (b) accesses do not cause an unreasonable loss of amenity of adjoining uses; and (c) the number of accesses minimise impacts on the streetscape.	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
A1 The number of accesses provided for each frontage must: (a) be no more than 1; or (b) no more than the existing number of accesses, whichever is the greater.	P1 The number of accesses for each frontage must be minimised, having regard to: (a) any loss of on-street parking; and (b) pedestrian safety and amenity; (c) traffic safety; (d) residential amenity on adjoining land; and (e) the impact on the streetscape.
<b>Comment</b> Complies with the provisions of A1 (a). The proposed subdivision will create a right of way through proposed lot 2, which favours proposed lot 1. A further information request sought clarification of whether the existing site access across Crown Land is licenced by the Crown, but the applicant failed to provide a copy.	
A2 Within the Central Business Zone or in a pedestrian priority street no new access is provided unless an existing access is removed.	P2 Within the Central Business Zone or in a pedestrian priority street, any new accesses must: (a) not have an adverse impact on: (i) pedestrian safety and amenity; or (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>	
Not applicable	
<b>C2.6.5 Pedestrian access</b>	
Not applicable	
<b>C2.6.6 Loading bays</b>	
Not applicable	
<b>C2.6.7 Bicycle parking and storage facilities within the General Business Zone and Central Business Zone</b>	
Not applicable	
<b>C2.6.8 Siting of parking and turning areas</b>	
Not applicable	
<b>C2.7 Parking Precinct Plan</b>	
Not applicable	
<b>C3.0 Road and Railway Assets Code</b>	
<b>C3.1 Code Purpose</b>	
The purpose of the Road and Railway Assets Code is:	
C3.1.1 To protect the safety and efficiency of the road and railway networks; and	
C3.1.2 To reduce conflicts between sensitive uses and major roads and the rail network.	
<b>Comment</b>	
The proposal complies with the Code Purpose.	
<b>C3.5 Use Standards</b>	
<b>C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction</b>	
Objective: To minimise any adverse effects on the safety and efficiency of the road or rail network from vehicular traffic generated from the site at an existing or new vehicle crossing or level crossing or new junction.	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
A1.1 For a category 1 road or a limited access road, vehicular traffic to and from the site will not require: (a) a new junction; (b) a new vehicle crossing; or (c) a new level crossing.	P1 Vehicular traffic to and from the site must minimise any adverse effects on the safety of a junction, vehicle crossing or level crossing or safety or efficiency of the road or rail network, having regard to: (a) any increase in traffic caused by the use; (b) the nature of the traffic generated by the use; (c) the nature of the road; (d) the speed limit and traffic flow of the road; (e) any alternative access to a road; (f) the need for the use; (g) any traffic impact assessment; and (h) any advice received from the rail or road authority.
A1.2 For a road, excluding a category 1 road or a limited access road, written consent for a new junction, vehicle crossing, or level crossing to serve the use and development has been issued by the road authority.	
A1.3 For the rail network, written consent for a new private level crossing to serve the use and development has been issued by the rail authority.	
A1.4 Vehicular traffic to and from the site, using an existing vehicle crossing or private level crossing, will not increase by more than: (a) the amounts in Table C3.1; or	





<p>(b) allowed by a licence issued under Part IVA of the Roads and Jetties Act 1935 in respect to a limited access road.</p> <p>A1.5 Vehicular traffic must be able to enter and leave a major road in a forward direction.</p>	
<p><b>Comment</b> A1.2 Consent provided by road authority. Complies with A1.2 Complies with A1.4 (single dwelling)</p>	

<p><b>C3.6 Development Standards for Buildings or Works</b> <b>C3.6.1 Habitable buildings for sensitive uses within a road or railway attenuation area</b></p>
<p><b>Comment</b> Not applicable</p>

<p><b>C3.7 Development Standards for Subdivision</b> <b>C3.7.1 Subdivision for sensitive uses within a road or railway attenuation area</b></p>	
<p>Objective: To minimise the effects of noise, vibration, light and air emissions on lots for sensitive uses within a road or railway attenuation area, from existing and future major roads and the rail network.</p>	
<p><b>Acceptable Solutions</b></p>	<p><b>Performance Criteria</b></p>
<p>A1 A lot, or a lot proposed in a plan of subdivision, intended for a sensitive use must have a building area for the sensitive use that is not within a road or railway attenuation area.</p>	<p>P1 A lot, or a lot proposed in a plan of subdivision, intended for sensitive uses within a road or railway attenuation area, must be sited, designed or screened to minimise the effects of noise, vibration, light and air emissions from the existing or future major road or rail network, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the topography of the site;</li> <li>(b) any buffers created by natural or other features;</li> <li>(c) the location of existing or proposed buildings on the site;</li> <li>(d) the frequency of use of the rail network;</li> <li>(e) the speed limit and traffic volume of the road;</li> <li>(f) any noise, vibration, light and air emissions from the rail network or road;</li> <li>(g) the nature of the road;</li> <li>(h) the nature of the intended uses;</li> <li>(i) the layout of the subdivision;</li> <li>(j) the need for the subdivision;</li> <li>(k) any traffic impact assessment;</li> <li>(l) any mitigating measures proposed;</li> <li>(m) any recommendations from a suitably qualified person for mitigation of noise; and</li> <li>(n) any advice received from the rail or road authority.</li> </ul>
<p><b>Comment</b> Complies with A1, as the subject site is not within a road or railway attenuation area</p>	

<p><b>C13.0 Bushfire-Prone Areas Code</b> <b>C13.1 Code Purpose</b></p>
<p>Objective: The purpose of the Bushfire-Prone Areas Code is: C13.1.1 To ensure that use and development is appropriately designed, located, serviced, and constructed, to reduce the risk to human life and property, and the cost to the community, caused by bushfires.</p>



**Comment**

Complies with the Code Purpose

**C13.5 Use Standards**

**C13.5.1 Vulnerable uses**

**Comment**

Not applicable

**C13.5.2 Hazardous uses**

**Comment**

Not applicable

**C13.6 Development Standards for Subdivision**

**C13.6.1 Provision of hazard management areas**

**Objective:**

That subdivision provides for hazard management areas that:

- (a) facilitate an integrated approach between subdivision and subsequent building on a lot;
- (b) provide for sufficient separation of building areas from bushfire-prone vegetation to reduce the radiant heat levels, direct flame attack and ember attack at the building area; and
- (c) provide protection for lots at any stage of a staged subdivision.

**Acceptable Solutions**

A1 (a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of hazard management areas as part of a subdivision; or

(b) The proposed plan of subdivision:

- (i) shows all lots that are within or partly within a bushfire-prone area, including those developed at each stage of a staged subdivision;
- (ii) shows the building area for each lot;
- (iii) shows hazard management areas between bushfire-prone vegetation and each building area that have dimensions equal to, or greater than, the separation distances required for BAL 19 in Table 2.6 of Australian Standard AS3959:2018 Construction of buildings in bushfire-prone areas; and
- (iv) is accompanied by a bushfire hazard management plan that addresses all the individual lots and that is certified by the TFS or accredited person, showing hazard management areas equal to, or greater than the separation distances required for BAL 19 in Table 2.6 of Australian Standard AS3959:2018 Construction of buildings in bushfire-prone Areas; and

(c) if hazard management areas are to be located on land external to the proposed subdivision the application is accompanied by the written consent of the owner of that land to enter into an agreement under section 71 of the Act that will be registered on the title of the neighbouring property providing for the affected land to be managed in accordance with the bushfire hazard management plan.

**Performance Criteria**

P1 A proposed plan of subdivision shows adequate hazard management areas in relation to the building areas shown on lots within a bushfire-prone area, having regard to:

- (a) the dimensions of hazard management areas;
- (b) a bushfire risk assessment of each lot at any stage of staged subdivision;
- (c) the nature of the bushfire-prone vegetation including the type, fuel load, structure and flammability;
- (d) the topography, including site slope;
- (e) any other potential forms of fuel and ignition sources;
- (f) separation distances from the bushfire-prone vegetation not unreasonably restricting subsequent development;
- (g) an instrument that will facilitate management of fuels located on land external to the subdivision; and
- (h) any advice from the TFS.

**Comment**

Complies with A1 in accordance with the Bushfire Hazard Assessment Report & Bushfire Hazard Management Plan lodged with the application.

**C13.6.2 Public and fire fighting access**



<p><b>Objective:</b> That access roads to, and the layout of roads, tracks and trails, in a subdivision:</p> <p>(a) allow safe access and egress for residents, fire fighters and emergency service personnel;          (b) provide access to the bushfire-prone vegetation that enables both property to be defended when under bushfire attack, and for hazard management works to be undertaken;          (c) are designed and constructed to allow for fire appliances to be manoeuvred;          (d) provide access to water supplies for fire appliances; and          (e) are designed to allow connectivity, and where needed, offering multiple evacuation points.</p>	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<p>A1 (a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant specific measures for public access in the subdivision for the purposes of fire fighting; or</p> <p>(b) A proposed plan of subdivision showing the layout of roads, fire trails and the location of property access to building areas, is included in a bushfire hazard management plan that:</p> <p style="padding-left: 40px;">(i) demonstrates proposed roads will comply with Table C13.1, proposed property accesses will comply with Table C13.2 and proposed fire trails will comply with Table C13.3 and</p> <p style="padding-left: 40px;">(ii) is certified by the TFS or an accredited person.</p>	<p>P1 A proposed plan of subdivision shows access and egress for residents, fire-fighting vehicles and emergency service personnel to enable protection from bushfires, having regard to:</p> <p>(a) appropriate design measures, including:</p> <p style="padding-left: 40px;">(i) two way traffic;          (ii) all weather surfaces;          (iii) height and width of any vegetation clearances;          (iv) load capacity;          (v) provision of passing bays;          (vi) traffic control devices;          (vii) geometry, alignment and slope of roads, tracks and trails;          (viii) use of through roads to provide for connectivity;          (ix) limits on the length of cul-de- sacs and dead-end roads;          (x) provision of turning areas;          (xi) provision for parking areas;          (xii) perimeter access; and          (xiii) fire trails; and</p> <p>(b) the provision of access to:</p> <p style="padding-left: 40px;">(i) bushfire-prone vegetation to permit the undertaking of hazard management works; and          (ii) fire fighting water supplies; and</p> <p>(c) any advice from the TFS.</p>
<p><b>Comment</b> Complies with A1 (b) in accordance with the Bushfire Hazard Assessment Report &amp; Bushfire Hazard Management Plan lodged with the application.</p>	

<b>C13.6.3 Provision of water supply for fire fighting purposes</b>	
<p><b>Objective:</b> That an adequate, accessible and reliable water supply for the purposes of fire fighting can be demonstrated at the subdivision stage to allow for the protection of life and property associated with the subsequent use and development of bushfire-prone areas.</p>	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<p>A1 In areas serviced with reticulated water by the water corporation:</p> <p>(a) TFS or an accredited person certifies that there is an insufficient increase in risk from</p>	<p>P1                      No</p> <p>Performance</p>



<p>bushfire to warrant the provision of a water supply for fire fighting purposes;</p> <p>(b) A proposed plan of subdivision showing the layout of fire hydrants, and building areas, is included in a bushfire hazard management plan approved by the TFS or accredited person as being compliant with Table C13.4; or</p> <p>(c) A bushfire hazard management plan certified by the TFS or an accredited person demonstrates that the provision of water supply for fire fighting purposes is sufficient to manage the risks to property and lives in the event of a bushfire.</p>	<p>Criterion.</p>
<p><b>Comment</b> Not applicable in accordance with the Bushfire Hazard Assessment Report &amp; Bushfire Hazard Management Plan lodged with the application.</p>	
<p>A2 In areas that are not serviced by reticulated water by the water corporation:</p> <p>(a) The TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant provision of a water supply for fire fighting purposes;</p> <p>(b) The TFS or an accredited person certifies that a proposed plan of subdivision demonstrates that a static water supply, dedicated to fire fighting, will be provided and located compliant with Table C13.5; or</p> <p>(c) A bushfire hazard management plan certified by the TFS or an accredited person demonstrates that the provision of water supply for fire fighting purposes is sufficient to manage the risks to property and lives in the event of a bushfire.</p>	<p>P2                  No Performance Criterion.</p>
<p><b>Comment</b> Complies with A2 in accordance with the Bushfire Hazard Assessment Report &amp; Bushfire Hazard Management Plan lodged with the application.</p>	

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

SPECIFIC AREA PLANS		
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	Not applicable
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	Applies, no applicable provision due to zoning
NOR-S8.0	Ross Specific Area Plan	Not applicable

GENERAL PROVISIONS		
7.1	Changes to an Existing Non-conforming Use	Not applicable
7.2	Development for Existing Discretionary Uses	Not applicable
7.3	Adjustment of a Boundary	Not applicable
7.4	Change of Use of a Place listed on the Tasmanian Heritage Register or a Local Heritage Place	Not applicable
7.5	Change of Use	Not applicable
7.6	Access and Provision of Infrastructure Across Land in Another Zone	Not applicable



7.7	Buildings Projecting onto Land in a Different Zone	Not applicable
7.8	Port and Shipping in Proclaimed Wharf Areas	Not applicable
7.9	Demolition	Not applicable
7.10	Development Not Required to be Categorised into a Use Class	Not applicable
7.11	Use or Development Seaward of the Municipal District	Not applicable
7.12	Sheds on Vacant Sites	Not applicable

**STATE POLICIES**

The proposal is consistent with all State Policies.

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

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

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

**Strategic Plan 2017-2027**

- Statutory Planning

**5 LOCAL GOVERNMENT (BUILDINGS AND MISCELLANEOUS PROVISIONS) ACT 1993**

Section 83	Approval of plan of subdivision	Yes	No
83 (1)(a)	Does the council require the owner to sell to it for a nominal consideration any land shown on the plan as set apart for a public open space or for drainage purposes?		<input type="checkbox"/>
83(1)(b)	Does the council require the owner to mark on the plan in respect of any proposed way, the words "to be acquired by the highway authority"?		<input type="checkbox"/>
83(5)(a)(ii)	Does the council require the final plan of subdivision to note, in respect of a block, that the council cannot or will not provide means of drainage for all or some specified kind of effluent from the block?		<input type="checkbox"/>
83(5)(a)(iii)	Does the council require the final plan of subdivision to note, in respect of a block, that the council cannot or will not permit a septic tank?		<input type="checkbox"/>
83(5)(b)(i)	Does the council require the final plan of subdivision to note, in respect of a block, that the council may permit a septic tank?		<input type="checkbox"/>
83(5)(b)(ii)	Does the council require the final plan of subdivision to note, in respect of a block, that the council may permit a specific form of on-site sewerage treatment?		<input type="checkbox"/>
83(7)	Does the council require the final plan of subdivision to note, in respect of a block, that the council has been advised by a regulated entity, within the meaning of the <i>Water and Sewerage Industry Act 2008</i> , that the entity cannot or will not –		
83(7)(a)	provide a supply of water to the block?		<input type="checkbox"/>
83(7) (b)	provide means of sewerage for all or some specified kind of effluent from the block?		<input type="checkbox"/>
Section 84	Council not to approve subdivision	Yes	No
84(1)(c)	Does the subdivision include any road or other works whereby drainage will be concentrated and discharged into any drain or culvert on or under any State		<input type="checkbox"/>



	highway, and the Minister administering the <i>Roads and Jetties Act 1935</i> has first not approved so much of the application as affects the drainage?		
	<b>If 'yes', refuse the subdivision.</b>		

<b>Section 85</b>	<b>Refusal of application for subdivision</b>		
	<b>Council may refuse the application for subdivision if it is of the opinion:</b>		
85(a)	that the roads will not suit the public convenience, or will not give satisfactory inter-communication to the inhabitants both of the subdivision and the municipal area in which it is;		<input type="checkbox"/>
85(b)	that the drainage both of roads and of other land will not be satisfactorily carried off and disposed of;		<input type="checkbox"/>
85(ba)	that the land is not suitable for an on-site effluent disposal system for all or specified kinds of effluent from each block;		<input type="checkbox"/>
85(c)	that the site or layout will make unduly expensive the arrangements for supply of water and electricity, connection to drains and sewers and the construction or maintenance of streets;		<input type="checkbox"/>
85(d)	that the layout should be altered to include or omit –		
85(d)(i)	blind roads;		<input type="checkbox"/>
85(d)(ii)	alleys or rights of way to give access to the rear of lots;		<input type="checkbox"/>
85(d)(iii)	public open space;		<input type="checkbox"/>
85(d)(iv)	littoral or riparian reserves of up to 30 metres in from the shore of the sea or the bank of a river, rivulet or lake;		<input type="checkbox"/>
85(d)(v)	private roads, ways or open spaces;		<input type="checkbox"/>
85(d)(vi)	where the ground on one side is higher than on the other, wider roads in order to give reasonable access to both sides;		<input type="checkbox"/>
85(d)(vii)	licences to embank highways under the <i>Highways Act 1951</i> ;		<input type="checkbox"/>
85(d)(viii)	provision for widening or deviating ways on or adjoining land comprised in the subdivision;		<input type="checkbox"/>
85(d)(ix)	provision for the preservation of trees and shrubs;		<input type="checkbox"/>
85(e)	that adjacent land of the owner, including land in which the owner has any estate or interest, ought to be included in the subdivision;		<input type="checkbox"/>
85(f)	that one or more of the lots is by reason of its shape in relation to its size or its contours unsuitable for building on;		<input type="checkbox"/>
85(g)	that one or more of the lots ought not to be sold because of –		
85(g)(i)	easements to which it is subject;		<input type="checkbox"/>
85(g)(ii)	party-wall easements;		<input type="checkbox"/>
85(g)(iii)	the state of a party-wall on its boundary.		<input type="checkbox"/>

<b>Section 86</b>	<b>Security for payment</b>	<b>Yes</b>	<b>No</b>
	Does council require security for payments and the execution of works for -		
86(2)(c)	if the land is not located within 30 metres of the existing public storm water system as shown on the map made available under section 12 of the <i>Urban Drainage Act 2013</i> , payment for a public storm water system by, from, or from within, the land as determined by the council so that all lots may have connecting drains and the concentrated natural water may be lawfully disposed of and for the laying of storm water connections from a place on the boundary of each lot to the public storm water system in accordance with the by-laws of the council and to the satisfaction of its engineer;		<input type="checkbox"/>



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

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

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

### Public Open Space Contribution

A public open space contribution should be taken in accordance with Council's policy which states:

*Public Open Space shall be taken in accordance with this policy on land zoned general residential, general industrial, light industrial, commercial, local business, general business, low density residential, rural living and village.*

*The Public Open Space Rate shall be \$1,400 per additional lot created (i.e. A subdivision that turns one lot into four has created three additional lots and will attract a public open space contribution/fee of \$3,600.)*

OR

*2 The applicant may, at his or her discretion, obtain a current (not less than one month old) valuation, by a registered land valuer, of the subject land, less one of the proposed lots (or strata units). The Public Open Space Rate shall total 5% of that value.*

### 6 FINANCIAL IMPLICATIONS TO COUNCIL

Not applicable to this application.

### 7 OPTIONS

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



## 8 DISCUSSION

Discretion to refuse the application is limited to:

- 11.5.1 Lot design P1 vary lot size
- 11.5.3 Services P2 onsite wastewater treatment.

The proposal complies with the requirements of the planning scheme as discussed in this report. It is recommended that the application be approved subject to conditions.

## 9 ATTACHMENTS

1. PL N-22-0250 public exhibition documents [**11.2.1** - 54 pages]
2. Additional Information Request - 221115 [**11.2.2** - 1 page]
3. 1 Collins Street, Perth Waste Water Report [**11.2.3** - 16 pages]
4. 3722-01 DA R 1 [**11.2.4** - 1 page]





### 11.3 PLN23-0011: 2 LOT SUBDIVISION, 29 MAIN ROAD, PERTH

*File:* PLN23-0011; 108900.15  
*Responsible Officer:* Des Jennings, General Manager  
*Report prepared by:* Rebecca Green, Consultant Planner

#### RECOMMENDATION

That application PLN23-0011 at 29 Main Road, Perth for 2 Lot Subdivision (Vary Lot Size, Perth Specific Area Plan) be approved subject to the following conditions:

#### **1 Layout not altered**

The use and development must be in accordance with the endorsed documents P1 (Plan of Subdivision, Woolcott Surveys, Drawing No: L221109\_Prop\_Plan\_240423, Rev: 3, Sheet No's: 1/1, Dated: 24/04/2023); and P2 (Fill Plan, Woolcott Surveys, Drawing No: L221109\_Prop\_Plan\_60323, Rev: 2, Sheet No's: 1/1, Dated: 6/03/2023); and D1 (Planning Supporting Report, Woolcott Surveys, Rev: 2, Dated: 19 January 2023).

#### **2 Council's Works Department conditions**

##### 2.1 Stormwater

- Each lot must be provided with a connection to the Council's stormwater system, constructed in accordance with Council standards and to the satisfaction of Council's Works & Infrastructure Department.
- A minimal amount of fill is to be placed on lot 2 in accordance with the approved plan L221109\_FillPlan\_40423

##### 2.2 Access (Urban)

- A concrete driveway crossover and apron must be constructed from the edge of the Road to the property boundary of lot 2 in accordance with Council standard drawing TSD R09.
- Access works must not commence until an application for vehicular crossing has been approved by Council.

##### 2.3 As constructed information

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

##### 2.4 Municipal standards & certification of works

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

##### 2.5 Works in Council road reserve

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

##### 2.6 Separation of hydraulic services

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

##### 2.7 Easements to be created

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

##### 2.8 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 the development authorised by this permit the developer/property owner must install all necessary silt fences and cut-off drains to prevent soil, gravel and other debris from escaping the site. Material or debris must not be transported onto the road reserve (including the nature strip, footpath and road pavement). Any material that is deposited on the road reserve must be removed by the developer/property owner. Should Council be required to clean or carry out works on any of their infrastructure as a result of pollutants being released from the site the cost of these works may be charged to the developer/property owner.

#### 2.9 Nature strips

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

#### 3 TasWater conditions

Sewer and water services must be provided in accordance with TasWater's Submission to Planning Authority Notice (reference number TWDA 2023/00118-NMC) – Appendix A.

#### 4 TasRail conditions

Prior to the construction of a habitable building on the subdivided lot/s, appropriate due diligence should be undertaken to assess the likely exposure of the inhabitants to train horn noise and vibration and to inform building design and choice of construction materials.

#### 5 Public Open Space Contribution

A contribution must be paid towards the cost of providing public open space infrastructure in accordance with Council policy:

- \$1,400 per additional lot created; or
- The applicant may obtain a valuation not less than one month old by a registered land valuer, of the subject land, less one of the proposed lots. The Public Open Space Rate shall total 5% of that value.

#### 6 Sealing of Final Plans

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

## 1 INTRODUCTION

This report assesses an application for 29 Main Road, Perth to 2 Lot Subdivision (Vary Lot Size, Perth Specific Area Plan).

## 2 BACKGROUND

**Applicant:**

Woolcott Surveys

**Zone:**

8.0 General Residential

**Classification under the Scheme:**

Subdivision

**Deemed Approval Date:**

26-May-2023

**Owner:**

Leigh Matthew Wrigley

**Codes:**

C2.0 Parking and Sustainable Transport Code

C3.0 Road and Railway Assets Code

C16.0 Safeguarding of Airports Code

NOR-S7.0 Perth Specific Area Plan

**Existing Use:**

Residential

**Recommendation:**

Approve

**Discretionary Aspects of the Application:**

- C3.7.1 Subdivision for sensitive uses within a road or railway attenuation area P1; and

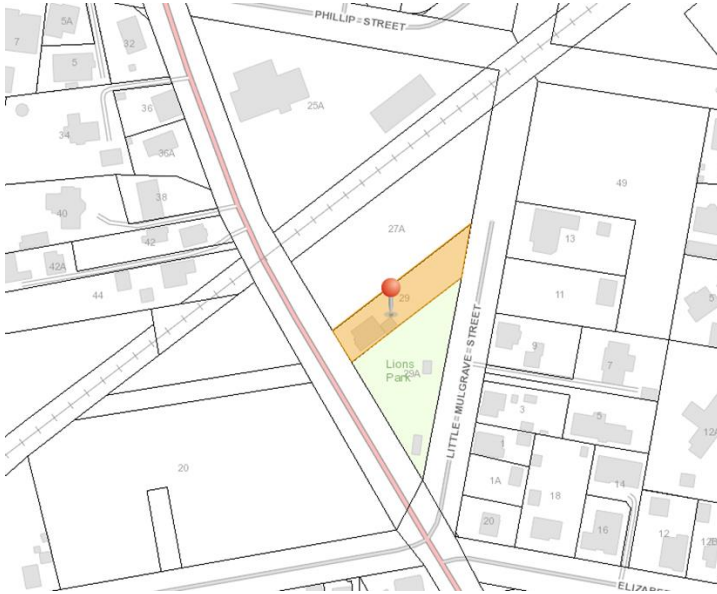


- Creation of a lot less than 600m2 (NOR-S7.8.2 Lot Design P1).

**Planning Instrument:**

Tasmanian Planning Scheme – Northern Midlands, Effective 9th November 2022.

**Subject Site**



**3 STATUTORY REQUIREMENTS**

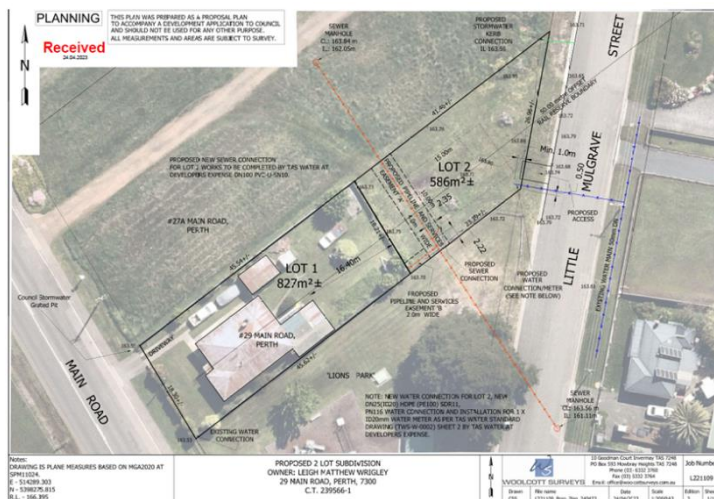
The proposal is an application pursuant to section 57 of the *Land Use Planning & Approvals Act 1993* (i.e. a discretionary application). Section 48 of the *Land Use Planning & Approvals Act 1993* requires the Planning Authority to observe and enforce the observance of the Planning Scheme. Section 51 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**

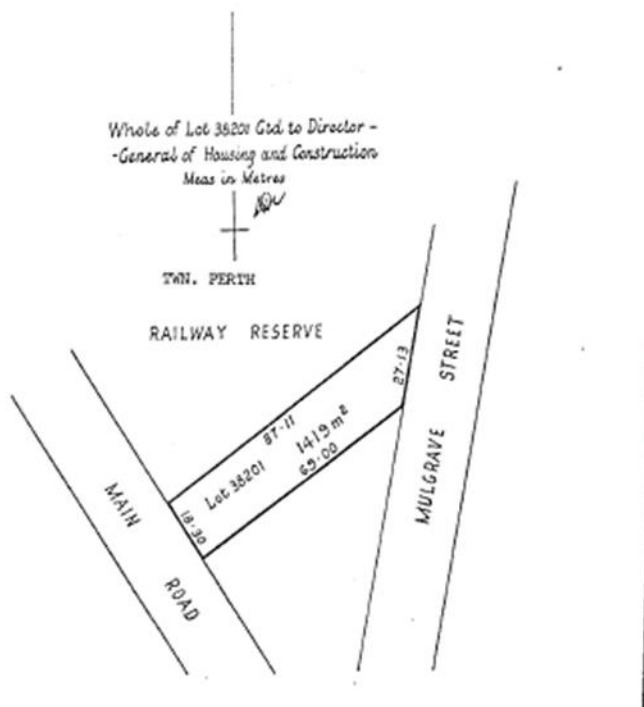
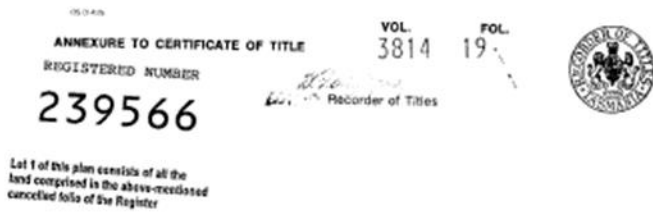
- 2 Lot Subdivision (Vary Lot Size, Perth Specific Area Plan).

**Subdivision Plan**



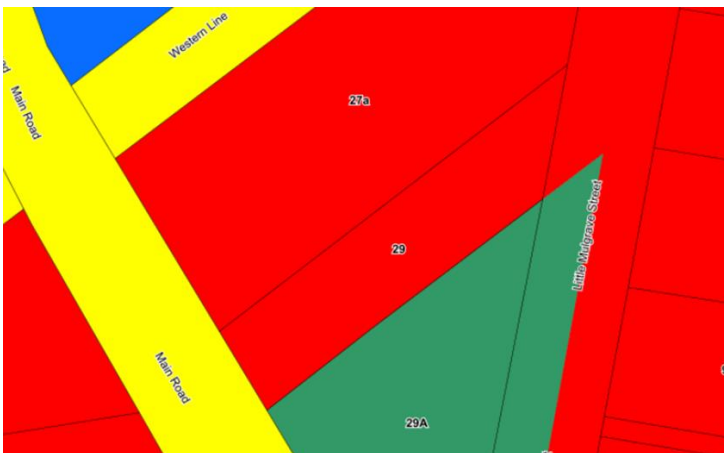


Current Title Plan



4.2 Zone and Land Use

Zone May – 8.0 General Residential





The relevant Planning Scheme definition is:

<b>Subdivide</b>	<p><i>means to divide the surface of a lot by creating estates or interests giving separate rights of occupation otherwise than by:</i></p> <ul style="list-style-type: none"><li><i>(a) a lease of a building or of the land belonging to and contiguous to a building between the occupiers of that building;</i></li><li><i>(b) a lease of airspace around or above a building;</i></li><li><i>(c) a lease of a term not exceeding 10 years or for a term not capable of exceeding 10 years;</i></li><li><i>(d) the creation of a lot on a strata scheme or a staged development scheme under the Strata Titles Act 1998; or</i></li><li><i>(e) an order adhering existing parcels of land.</i></li></ul>
------------------	--

The application has a discretionary status as the proposal relies upon performance criteria.

### 4.3 Subject Site and Locality

A site inspection was carried out on 31st January 2023. The site comprises an area of 1419m<sup>2</sup> and accommodates a single dwelling and shed. The site has frontage to both Main Road and Little Mulgrave Street.

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



#### **Photographs of subject site**













#### 4.4 Permit/Site History

Relevant permit history includes:

- Nil

#### 4.5 Referrals

The following referrals were required:

##### Council's Works Department

Council's Works & Infrastructure Department (Jonathan Galbraith) reported on 28/4/23 and their recommended conditions are included in the conditions of approval.

##### TasWater

TasWater issued a Submission to Planning Authority Notice on 27/04/2023 (TasWater Ref: TWDA 2023/00118-NMC).

##### Tasrail (adjoining landowner)

TasRail reviewed the application and provided comment on 13 February 2023 and 12 April 2023 and does not object to the proposal. The current owner has provided written acknowledgement confirming their awareness that the proposed new lot will be located in close proximity to an operational rail corridor. TasRail have requested the following permit condition:

Prior to the construction of a habitable building on the subdivided lot/s, appropriate due diligence should be undertaken to assess the likely exposure of the inhabitants to train horn noise and vibration and to inform building design and choice of construction materials.

#### 4.6 Planning Scheme Assessment

### 8.0 GENERAL RESIDENTIAL ZONE

#### ZONE PURPOSE

*To provide for residential use or development that accommodates a range of dwelling types where full infrastructure services are available or can be provided.*

*To provide for the efficient utilisation of available social, transport and other service infrastructure.*

*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.*

*To provide for Visitor Accommodation that is compatible with residential character.*

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

### USE AND DEVELOPMENT STANDARDS

**8.3 Use Standards** – not applicable.



**8.4 Development Standards for Dwellings** – not applicable.

**8.5 Development Standards for Non-dwellings** – not applicable.

**8.6 Development Standards for Subdivision**

**8.6.1 Lot Design**

Objective:	That each lot: <ul style="list-style-type: none"> <li>(a) Has an area and dimensions appropriate for use and development in the zone;</li> <li>(b) Is provided with appropriate access to a road;</li> <li>(c) Contains areas which are suitable for development appropriate to the zone purpose, located to avoid natural hazards; and</li> <li>(d) Is orientated to provide solar access for future dwellings.</li> </ul>
Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, must:</p> <ul style="list-style-type: none"> <li>(a) Have an area of not less than 450m<sup>2</sup> and: <ul style="list-style-type: none"> <li>(i) Be able to contain a minimum area of 10m x 15m with a gradient not steeper than 1 in 5, clear of: <ul style="list-style-type: none"> <li>a. All setbacks required by clause 8.4.2 A1, A2 and A3, and 8.5.1 A1 and A2; and</li> <li>b. Easements or other title restrictions that limit or restrict development; and</li> </ul> </li> <li>(ii) Existing buildings are consistent with the setback required by Clause 8.4.2 A1, A2 and A3, and 8.5.1 A1 and A2;</li> </ul> </li> <li>(b) Be required for public use by the Crown, a council or a State authority;</li> <li>(c) Be required for the provision of Utilities; or</li> <li>(d) Be for the consolidation of a lot with another lot provided each lot is within the same zone.</li> </ul>	<p><b>P1</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use, having regard to:</p> <ul style="list-style-type: none"> <li>(a) The relevant requirements for development of buildings on the lots;</li> <li>(b) The intended location of buildings on the lots;</li> <li>(c) The topography of the site;</li> <li>(d) The presence of any natural hazards;</li> <li>(e) Adequate provision of private open space; and</li> <li>(f) The pattern of development existing on established properties in the area.</li> </ul>
A1 is addressed at NOR-S7.8.2.	N/a
<p><b>A2</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a frontage not less than 12m.</p>	<p><b>P2</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use, having regard to:</p> <ul style="list-style-type: none"> <li>(a) The width of frontage proposed, if any;</li> <li>(b) The number of other lots which has the land subject to the right of carriageway as their sole or principal means of access;</li> <li>(c) The topography of the site;</li> <li>(d) The functionality and useability of the frontage;</li> <li>(e) The ability to manoeuvre vehicles on the site; and</li> <li>(f) The pattern of development existing on established properties in the area,</li> </ul>



	and is not less than 3.6m wide.
Complies for Lot 1 and Lot 2.	N/a
<p><b>A3</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.</p>	<p><b>P3</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, must be provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to:</p> <ul style="list-style-type: none"> <li>(a) The topography of the site;</li> <li>(b) The distance between the lot or building area and the carriageway;</li> <li>(c) The nature of the road and the traffic;</li> <li>(d) The anticipated nature of vehicles likely to access the site; and</li> <li>(e) The ability for emergency services to access the site.</li> </ul>
Complies.	N/a
<p><b>A4</b></p> <p>Any lot in a subdivision with a new road, must have the long axis of the lot between 30 degrees west of true north and 30 degrees east of true north.</p>	<p><b>P4</b></p> <p>Subdivision must provide for solar orientation of lots adequate to provide solar access for future dwellings, having regard to:</p> <ul style="list-style-type: none"> <li>(a) The size, shape and orientation of the lots;</li> <li>(b) The topography of the site;</li> <li>(c) The extent of overshadowing from adjoining properties;</li> <li>(d) Any development on the site;</li> <li>(e) The location of roads and access to lots; and</li> <li>(f) The existing pattern of subdivision in the area.</li> </ul>
N/a	N/a

### 8.6.2 Roads

Objective:	That the arrangement of new roads within a subdivision provides for: <ul style="list-style-type: none"> <li>(a) Safe, convenient and efficient connections to assist accessibility and mobility of the community;</li> <li>(b) The adequate accommodation of vehicular, pedestrian, cycling and public transport traffic; and</li> <li>(c) The efficient ultimate subdivision of the entirety of the land and of surrounding land.</li> </ul>
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<p><b>A1</b></p> <p>The subdivision includes no new roads.</p>	<p><b>P1</b></p> <p>The arrangement and construction of roads within a subdivision must provide an appropriate level of access, connectivity, safety and convenience for vehicles, pedestrians and cyclists, having regard to:</p> <ul style="list-style-type: none"> <li>(a) Any road network plan adopted by the council;</li> <li>(b) The existing and proposed road hierarchy;</li> <li>(c) The need for connecting roads and pedestrian and cycling paths, to common boundaries with adjoining land, to facilitate future subdivision potential;</li> <li>(d) Maximising connectivity with the surrounding road, pedestrian, cycling and public transport networks;</li> <li>(e) Minimising the travel distance between key destinations such as shops and services and public</li> </ul>



	<p>transport routes;</p> <p>(f) Access to public transport;</p> <p>(g) The efficient and safe movement of pedestrians, cyclists and public transport;</p> <p>(h) The need to provide bicycle infrastructure on new arterial and collector roads in accordance with the Guide to Road Design Part 6A: Paths for Walking and Cycling 2016;</p> <p>(i) The topography of the site; and</p> <p>(j) The future subdivision potential of any balance lots on adjoining or adjacent land.</p>
Complies.	N/a

### 8.6.3 Services

Objective:	That the subdivision of land provides services for the future use and development of the land.	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>	
<b>A1</b> Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a full water supply service.	<b>P1</b> A lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a limited water supply service, having regard to:	<p>(a) Flow rates;</p> <p>(b) The quality of potable water;</p> <p>(c) Any existing or proposed infrastructure to provide the water service and its location;</p> <p>(d) The topography of the site; and</p> <p>(e) Any advice from a regulated entity.</p>
Complies.	N/a	
<b>A2</b> Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a reticulated sewerage system.	<b>P2</b> No Performance Criterion.	
Complies.	N/a	
<b>A3</b> Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of connecting to a public stormwater system.	<b>P3</b> Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site stormwater management system adequate for the future use and development of the land, having regard to:	<p>(a) The size of the lot;</p> <p>(b) Topography of the site;</p> <p>(c) Soil conditions;</p> <p>(d) Any existing buildings on the site;</p> <p>(e) Any area of the site covered by impervious surfaces; and</p> <p>(f) Any watercourse on the land.</p>
Complies.	N/a	



CODES		
E1.0	Signs Code	N/a
E2.0	Parking and Sustainable Transport Code	Complies – see Code Assessment below.
E3.0	Road and Railway Assets Code	Complies – see Code Assessment below.
E4.0	Electricity Transmission Infrastructure Protection Code	N/a
E.5.0	Telecommunications Code	N/a
E6.0	Local Historic Heritage Code	N/a
E7.0	Natural Assets Code	N/a
E8.0	Scenic Protection Code	N/a
E9.0	Attenuation Code	N/a
E10.0	Coastal Erosion Hazard Code	N/a
E11.0	Coastal Inundation Hazard Code	N/a
E12.0	Flood-Prone Areas Hazard Code	N/a
E13.0	Bushfire-Prone Areas Code	N/a
E14.0	Potentially Contaminated Land Code	N/a
E15.0	Landslip Hazard Code	N/a
E16.0	Safeguarding of Airports Code	Exempt under C16.4.1 (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

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

A1 The number of on-site car parking spaces must be no less than the number specified in Table C2.1, excluding if:

(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;

(b) the site is contained within a parking precinct plan and subject to Clause C2.7;

(c) the site is subject to Clause C2.5.5; or

(d) it relates to an intensification of an existing use or development or a change of use where:

(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

(ii) the number of on-site car parking spaces for the existing use

#### Performance Criteria

P1.1 The number of on-site car parking spaces for uses, excluding dwellings, must meet the reasonable needs of the use, having regard to:

(a) the availability of off-street public car parking spaces within reasonable walking distance of the site;

(b) the ability of multiple users to share spaces because of:

(i) variations in car parking demand over time; or

(ii) efficiencies gained by consolidation of car parking spaces;

(c) the availability and frequency of public transport within reasonable walking distance of the site;



<p>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 style="padding-left: 20px;"><math>N = A + (C - B)</math></p> <p style="padding-left: 20px;">N = Number of on-site car parking spaces required</p> <p style="padding-left: 20px;">A = Number of existing on site car parking spaces</p> <p style="padding-left: 20px;">B = Number of on-site car parking spaces required for the existing use or development specified in Table C2.1</p> <p style="padding-left: 20px;">C= Number of on-site car parking spaces required for the proposed use or development specified in Table C2.1.</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</p> <p>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>
---	--

**Comment**  
Complies with A1 Lot 1 is to retain an existing single dwelling with the associated car parking and Lot 2 can contain at least two parking spaces within the boundaries of the new lot.

**C2.5.2 Bicycle parking numbers**  
Not applicable

**C2.5.3 Motorcycle parking numbers**  
Not applicable

**C2.5.4 Loading Bays**  
Not applicable

**C2.5.5 Number of car parking spaces within the General Residential Zone and Inner Residential Zone**  
Not applicable

<b>C2.6 Development Standards for Buildings and Works</b>	
<b>C2.6.1 Construction of parking areas</b>	
Objective: That parking areas are constructed to an appropriate standard.	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
A1 All parking, access ways, manoeuvring and circulation spaces must: (a) be constructed with a durable all weather pavement; (b) be drained to the public stormwater system, or contain stormwater on the site; and (c) excluding all uses in the Rural Zone, Agriculture Zone, Landscape	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>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>	<ul style="list-style-type: none"> <li>(a) the nature of the use;</li> <li>(b) the topography of the land;</li> <li>(c) the drainage system available;</li> <li>(d) the likelihood of transporting sediment or debris from the site onto a road or public place;</li> <li>(e) the likelihood of generating dust; and</li> <li>(f) the nature of the proposed surfacing.</li> </ul>
--	--

**Comment**  
Complies – no changes to existing arrangements.

<b>C2.6.2 Design and layout of parking areas</b>	
<p>Objective: That parking areas are designed and laid out to provide convenient, safe and efficient parking.</p>	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<p>A1.1 Parking, access ways, manoeuvring and circulation spaces must either:</p> <p>(a) comply with the following:</p> <ul style="list-style-type: none"> <li>(i) have a gradient in accordance with Australian Standard AS 2890 - Parking facilities, Parts 1-6;</li> <li>(ii) provide for vehicles to enter and exit the site in a forward direction where providing for more than 4 parking spaces;</li> <li>(iii) have an access width not less than the requirements in Table C2.2;</li> <li>(iv) have car parking space dimensions which satisfy the requirements in Table C2.3;</li> <li>(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;</li> <li>(vi) have a vertical clearance of not less than 2.1m above the parking surface level; and</li> <li>(vii) excluding a single dwelling, be delineated by line marking or other clear physical means; or</li> </ul> <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> <ul style="list-style-type: none"> <li>(a) be located as close as practicable to the main entry point to the building;</li> <li>(b) be incorporated into the overall car park design; and</li> <li>(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></li> </ul> <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>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> <ul style="list-style-type: none"> <li>(a) the characteristics of the site;</li> <li>(b) the proposed slope, dimensions and layout;</li> <li>(c) useability in all weather conditions;</li> <li>(d) vehicle and pedestrian traffic safety;</li> <li>(e) the nature and use of the development;</li> <li>(f) the expected number and type of vehicles;</li> <li>(g) the likely use of the parking areas by persons with a disability;</li> <li>(h) the nature of traffic in the surrounding area;</li> <li>(i) the proposed means of parking delineation; and</li> <li>(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.</li> </ul>



<b>Comment</b>	
No changes to existing arrangements.	
<b>C2.6.3 Number of accesses for vehicles</b>	
Objective: That:	
(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;	
(b) accesses do not cause an unreasonable loss of amenity of adjoining uses; and	
(c) the number of accesses minimise impacts on the streetscape.	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
A1 The number of accesses provided for each frontage must: (a) be no more than 1; or (b) no more than the existing number of accesses, whichever is the greater.	P1 The number of accesses for each frontage must be minimised, having regard to: (a) any loss of on-street parking; and (b) pedestrian safety and amenity; (c) traffic safety; (d) residential amenity on adjoining land; and (e) the impact on the streetscape.
<b>Comment</b>	
One access per lot is proposed. Proposal complies with A1 (a).	
A2 Within the Central Business Zone or in a pedestrian priority street no new access is provided unless an existing access is removed.	P2 Within the Central Business Zone or in a pedestrian priority street, any new accesses must: (a) not have an adverse impact on: (i) pedestrian safety and amenity; or (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>	
Not applicable	
<b>C2.6.5 Pedestrian access</b>	
Not applicable	
<b>C2.6.6 Loading bays</b>	
Not applicable	
<b>C2.6.7 Bicycle parking and storage facilities within the General Business Zone and Central Business Zone</b>	
Not applicable	
<b>C2.6.8 Siting of parking and turning areas</b>	
Not applicable	
<b>C2.7 Parking Precinct Plan</b>	
Not applicable	
<b>C3.0 Road and Railway Assets Code</b>	
<b>C3.1 Code Purpose</b>	
The purpose of the Road and Railway Assets Code is:	
C3.1.1 To protect the safety and efficiency of the road and railway networks; and	
C3.1.2 To reduce conflicts between sensitive uses and major roads and the rail network.	
<b>Comment</b>	





Complies with the Code Purpose	
<b>C3.5 Use Standards</b>	
<b>C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction</b>	
Objective: To minimise any adverse effects on the safety and efficiency of the road or rail network from vehicular traffic generated from the site at an existing or new vehicle crossing or level crossing or new junction.	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<p>A1.1 For a category 1 road or a limited access road, vehicular traffic to and from the site will not require:</p> <ul style="list-style-type: none"> <li>(a) A new junction;</li> <li>(b) A new vehicle crossing; or</li> <li>(c) A new level crossing.</li> </ul> <p>A1.2 For a road, excluding a category 1 road or a limited access road, written consent for a new junction, vehicle crossing, or level crossing to serve the use and development has been issued by the road authority.</p> <p>A1.3 For the rail network, written consent for a new private level crossing to serve the use and development has been issued by the rail authority.</p> <p>A1.4 Vehicular traffic to and from the site, using an existing vehicle crossing or private level crossing, will not increase by more than:</p> <ul style="list-style-type: none"> <li>(a) The amounts in Table C3.1; or</li> <li>(b) Allowed by a licence issued under Part IVA of the <i>Road and Jetties Act 1935</i> in respect to a limited access road.</li> </ul> <p>A1.5 Vehicular traffic must be able to enter and leave a major road in a forward direction.</p>	<p>P1 Vehicular traffic to and from the site must minimise any adverse effects on the safety of a junction, vehicle crossing or level crossing or safety or efficiency of the road or rail network, having regard to:</p> <ul style="list-style-type: none"> <li>(a) Any increase in traffic caused by the use;</li> <li>(b) The nature of the traffic generated by the use;</li> <li>(c) The nature of the road;</li> <li>(d) The speed limit and traffic flow of the road;</li> <li>(e) Any alternative access to a road;</li> <li>(f) The need for the use;</li> <li>(g) Any traffic impact assessment; and</li> <li>(h) Any advice received from the rail or road authority.</li> </ul>
<b>Comment</b>	
<p>A1.1 – A1.3 – Not applicable.          Proposal complies with A1.4 for Lot 1.          A1.5 – Not applicable.</p>	
<b>C3.6 Development Standards for Buildings or Works</b>	
<b>C3.6.1 Habitable buildings for sensitive uses within a road or railway attenuation area</b>	
Not applicable.	
<b>C3.7 Development Standards for Subdivision</b>	
<b>C3.7.1 Subdivision for sensitive uses within a road or railway attenuation area.</b>	
Objective: To minimise the effects of noise, vibration, light and air emissions on lots for sensitive uses within a road or railway attenuation area, from existing and future major roads and the rail network.	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<p>A1          A lot, or a lot proposed in a plan of subdivision, intended for a sensitive use</p>	<p>P1          A lot, or a lot proposed in a plan of subdivision, intended for sensitive uses within a road or railway attenuation area, must be sited, designed</p>



<p>must have a building area for the sensitive use that is not within a road or railway attenuation area.</p>	<p>or screened to minimise the effects of noise, vibration, light and air emissions from the existing or future major road or rail network, having regard to:</p> <ul style="list-style-type: none"> <li>(a) The topography of the site;</li> <li>(b) Any buffers created by natural or other features;</li> <li>(c) The location of existing or proposed buildings on the site;</li> <li>(d) The frequency of use of the rail network;</li> <li>(e) The speed limit and traffic volume of the road;</li> <li>(f) Any noise, vibration, light and air emissions from the rail network or road;</li> <li>(g) The nature of the road;</li> <li>(h) The nature of the intended uses;</li> <li>(i) The layout of the subdivision;</li> <li>(j) The need for the subdivision;</li> <li>(k) Any traffic impact assessment;</li> <li>(l) Any mitigation measures proposed;</li> <li>(m) Any recommendations from a suitably qualified person for mitigation of noise; and</li> <li>(n) Any advice received from the rail or road authority.</li> </ul>
---	---

**Comment**

Plan of Subdivision dated 24/04/2023 shows that the 50m offset from the rail reserve boundary bisects proposed Lot 2. TasRail has reviewed the proposal and recommended a condition be placed on any approval. Performance criteria met.

**PARTICULAR PURPOSE ZONES**

NOR-P1.0	Particular Purpose Zone – Campbell Town Service Station	Not applicable
NOR-P2.0	Particular Purpose Zone – Epping Forest	Not applicable

**SPECIFIC AREA PLANS**

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	Not applicable
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	Complies, see assessment below.
NOR-S8.0	Ross Specific Area Plan	Not applicable

**NOR-S7.0 Perth Specific Area Plan**

**NOR-S7.1 Plan Purpose**

The purpose of the Perth Specific Area Plan is:

NOR-S7.1.1 To provide for residential use and development that is compatible with the unique and intact history and rural character of the town, its landscape setting along the riverbank and its views to the Ben Lomond Ranges and the Western Tiers.

NOR-S7.1.2 To provide for public and private transport links to Launceston.

NOR-S7.1.3 To provide for the subdivision of key development sites and provide for appropriately located public open space for good pedestrian connectivity within Perth and to the river precinct.

NOR-S7.1.4 To encourage subdivision that provides for large lots and minimises internal lots.

NOR-S7.1.5 That as part of any new subdivision new trees are provided to increase the township's tree canopy cover.

**Comment**



Complies with the Perth Specific Area Plan Purpose

**NOR-S7.8 Development Standards for Subdivision**

**NOR-S7.8.1 Lot design in development precincts**

Objective: That each development precinct creates an efficient lot design that provides connectivity and optimal location for public open space compatible with the rural township character.

Acceptable Solutions	Performance Criteria
<p><b>A1</b> Each lot, or a lot proposed in a plan of subdivision, must be in accordance with the lot layout shown in the Precinct Masterplans in Figures NOR-S7.2.2, NOR-S7.2.3 and NOR-S7.2.4.</p>	<p><b>P1</b> Each lot, or a lot proposed in a plan of subdivision, must be consistent with the rural township character and provide an optimal location for public open space, having regard to:</p> <ul style="list-style-type: none"> <li>(a) Lot layout shown in the applicable precinct masterplans in Figures NOR-S7.2.2, NOR-S7.2.3 and NOR-S7.2.4;</li> <li>(b) The road network as north south grid;</li> <li>(c) Fronting new lots onto existing roads where possible;</li> <li>(d) Minimising cul-de-sacs;</li> <li>(e) The provision of public open spaces that facilitate pedestrian loops around the town;</li> <li>(f) Creating connections between new and existing public open spaces;</li> <li>(g) Creating road frontages around public open spaces;</li> <li>(h) Using public open spaces for stormwater detention;</li> <li>(i) The relevant requirements for development of buildings on the lots;</li> <li>(j) The intended location of buildings on the lots; and</li> <li>(k) The pattern of development existing on established properties within the area.</li> </ul>

**Comment**  
Not applicable.

**NOR-S7.8.2 Lot design**

Objective: That subdivision lot designs provides for each lot:

- (a) Has an area and dimensions appropriate for the use and development;
- (b) Is provided with appropriate access to a road;
- (c) Contains areas which are suitable for development appropriate to the purpose of the zone and specific area plan, located to avoid natural hazards; and
- (d) Is oriented to provide solar access for future dwellings.

Acceptable Solutions	Performance Criteria
<p><b>A1</b> Each lot or a lot proposed in a plan of subdivision, must:</p> <ul style="list-style-type: none"> <li>(a) Have an area of not less than 600m<sup>2</sup> and:</li> <li>(i) be able to contain a minimum area of 10m x 15m with a gradient not steeper than 1 in 5, clear of:</li> <li>a. all setbacks required by clause 8.4.2 A1, A2 and A3, and 8.5.1 A1 and A2; and</li> <li>b. easements or other title restrictions that limit or restrict development; and</li> </ul>	<p><b>P1</b> Each lot, or a lot proposed in a plan of subdivision must have sufficient useable area and dimensions suitable for its intended use, having regard to:</p> <ul style="list-style-type: none"> <li>(a) The relevant requirements for development of buildings on the lots;</li> <li>(b) The intended location of buildings on the lots;</li> <li>(c) The topography of the site;</li> <li>(d) The presence of any natural hazards;</li> <li>(e) Adequate provision of private open space; and</li> <li>(f) The pattern of development existing on established</li> </ul>



<p>(ii) existing buildings are consistent with the setback required by clause 8.4.2 A1, A2 and A3, and 8.5.1 A1 and A2; or</p> <p>(b) Be required for public use by the Crown, a council or a State authority; or</p> <p>(c) Be required for the provisions of Utilities; or</p> <p>(d) Be for the consolidation of a lot with another lot provided each lot is within the same zone.</p>	<p>properties within the area.</p>
---	------------------------------------

**Comment**

Proposed Lot 2 will be less than 600m2 with a potentially reduced front setback.

- a) Proposed Lot 1 will retain the existing development, with the proposed new boundary allowing a rear setback of approximately 16m.
- b) Proposed Lot 2 will have adequate area for building that allows sufficient setbacks. With the necessary easement for proposed Lot 2, the building areas will be confined to the front portion of the lot, regardless of any increase in lot area.
- c) The topography presents no challenges to any future development.
- d) No natural hazards for the subject site have been identified in the application.
- e) Each resultant lot will have sufficient area to utilise as private open space with sufficient solar access.
- f) The surrounding area is bound to the north by the railway line and the site itself is bound to the south by public open space (park). The existing development is somewhat isolated from other residential development, except for other development in Little Mulgrave Street. The proposed Lot 2 and subsequent future development of this vacant lot will assist in linking the subject site to the residential cluster further.

Performance criteria met.

**NOR-S7.8.3 Internal lots**

Objective: That subdivision layout of land outside the precinct masterplans in Figures NOR-S7.2.2, NOR-S7.2.3 and NOR-S7.2.4:

- (a) Minimises internal lots;
- (b) Is consistent with existing patterns of residential development in the surrounding area; and
- (c) Retains the rural township character.

<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<p><b>A1</b></p> <p>No Acceptable Solution.</p>	<p><b>P1</b></p> <p>Each internal lot, or an internal lot proposed in a plan of subdivision must have sufficient useable area and dimensions suitable for its intended use, having regard to:</p> <ul style="list-style-type: none"> <li>(a) Consistency with existing patterns of residential development of the surrounding area;</li> <li>(b) The lot gaining access from a road existing prior to the planning scheme coming into effect;</li> <li>(c) Site constraints making an internal lot configuration the only reasonable option to efficiently use the land;</li> <li>(d) The lot contributing to the more efficient use of residential land and infrastructure;</li> <li>(e) The amenity of adjacent lots not being unreasonably affected by subsequent development and use;</li> <li>(f) The lot having access to a road via an access strip, which is part of the lot, or a right-of-way, with a width of no less than 3.6m;</li> <li>(g) Passing bays being provided at appropriate distances to service the likely future use of the lot;</li> <li>(h) The access strip being adjacent to or combined with no more than three other internal</li> </ul>



	<p>lot access strips provided that it is otherwise not appropriate to provide access via a public road;</p> <ul style="list-style-type: none"> <li>(i) The lot addressing and providing for passive surveillance of public open space and public rights of way if it fronts such public spaces;</li> <li>(j) The relevant requirements for development of buildings on the lots;</li> <li>(k) The intended location of buildings on the lots;</li> <li>(l) The topography of the site;</li> <li>(m) The presence of any natural hazards;</li> <li>(n) Adequate provision of private open space; and</li> <li>(o) The pattern of development existing on established properties in the area.</li> </ul>
--	--

**Comment**  
Not applicable.

**NOR-S7.8.4 Roads**

Objective: That the arrangement of new road within a subdivision provides for:

- (a) Safe, convenient and efficient connections to assist accessibility and mobility of the community;
- (b) The adequate accommodation of vehicular, pedestrian, cycling and public transport traffic;
- (c) Adequate areas for the planting of street trees in the road reserve; and
- (d) The efficient ultimate subdivision of the entirety of the land and of surrounding land.

<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
-----------------------------	-----------------------------

<p><b>A1</b> The subdivision includes no new roads.</p>	<p><b>P1</b> The arrangement and construction of roads within a subdivision must provide an appropriate level of access, connectivity, safety and convenience for vehicles, pedestrians and cyclists, having regard to:</p> <ul style="list-style-type: none"> <li>(a) Any road network plan adopted by the council;</li> <li>(b) The existing and proposed road hierarchy;</li> <li>(c) The need for connecting roads and pedestrian and cycling paths to common boundaries with adjoining land to facilitate future subdivision potential;</li> <li>(d) Maximising connectivity with the surrounding road, pedestrian, cycling and public transport networks;</li> <li>(e) Minimising the travel distance between key destinations such as shops and services and public transport routes;</li> <li>(f) Access to public transport;</li> <li>(g) The efficient and safe movement of pedestrians, cyclists and public transport;</li> <li>(h) The need to provide bicycle infrastructure on new arterial and collector roads in accordance with the <i>Guide to Road Design Part 6A: Paths for Walking and Cycling 2016</i>;</li> <li>(i) The topography of the site; and</li> <li>(j) The future subdivision potential of any balance lots on adjoining or adjacent land.</li> </ul>
---	--

**Comment**  
Complies with A1.

<b>A2</b>	<b>P2</b>
-----------	-----------



<p>Where the subdivision plan includes one or more new roads, street trees must be provided within the road reserve:</p> <ul style="list-style-type: none"> <li>(a) At intervals of not less than 10m measured between the centre of each trunk; or</li> <li>(b) At intervals not less than the canopy diameter of the tree species at maturity; and</li> <li>(c) In locations where sight distances to vehicle access points are compliant with the following: <ul style="list-style-type: none"> <li>(a) in the case of non-commercial vehicle accesses, <i>Australian Standard AS 2890.1:2004, Parking Facilities, Part 1: Off-street car parking, section 3, Access Facilities to Off-street Parking Areas and Queuing Areas</i>; and</li> <li>(ii) in the case of commercial vehicle accesses, <i>Australian Standard AS 2980.2:2002, Parking facilities Part 2: Off-street commercial vehicle facilities</i>.</li> </ul> </li> </ul>	<p>No Performance Criterion.</p>
<p><b>Comment</b> Not applicable.</p>	

GENERAL PROVISIONS		
7.1	Changes to an Existing Non-conforming Use	Not applicable
7.2	Development for Existing Discretionary Uses	Not applicable
7.3	Adjustment of a Boundary	Not applicable
7.4	Change of Use of a Place listed on the Tasmanian Heritage Register or a Local Heritage Place	Not applicable
7.5	Change of Use	Not applicable
7.6	Access and Provision of Infrastructure Across Land in Another Zone	Not applicable
7.7	Buildings Projecting onto Land in a Different Zone	Not applicable
7.8	Port and Shipping in Proclaimed Wharf Areas	Not applicable
7.9	Demolition	Not applicable
7.10	Development Not Required to be Categorised into a Use Class	Not applicable
7.11	Use or Development Seaward of the Municipal District	Not applicable
7.12	Sheds on Vacant Sites	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 LOCAL GOVERNMENT (BUILDINGS AND MISCELLANEOUS PROVISIONS) ACT 1993

Section 83	Approval of plan of subdivision	Yes	No
83 (1)(a)	Does the council require the owner to sell to it for a nominal consideration any land shown on the plan as set apart for a public open space or for drainage purposes?		<input type="checkbox"/>
83(1)(b)	Does the council require the owner to mark on the plan in respect of any proposed way, the words "to be acquired by the highway authority"?		<input type="checkbox"/>
83(5)(a)(ii)	Does the council require the final plan of subdivision to note, in respect of a block, that the council cannot or will not provide means of drainage for all or some specified kind of effluent from the block?		<input type="checkbox"/>
83(5)(a)(iii)	Does the council require the final plan of subdivision to note, in respect of a block, that the council cannot or will not permit a septic tank?		<input type="checkbox"/>
83(5)(b)(i)	Does the council require the final plan of subdivision to note, in respect of a block, that the council may permit a septic tank?		<input type="checkbox"/>
83(5)(b)(ii)	Does the council require the final plan of subdivision to note, in respect of a block, that the council may permit a specific form of on-site sewerage treatment?		<input type="checkbox"/>
83(7)	Does the council require the final plan of subdivision to note, in respect of a block, that the council has been advised by a regulated entity, within the meaning of the <i>Water and Sewerage Industry Act 2008</i> , that the entity cannot or will not –		
83(7)(a)	provide a supply of water to the block?		<input type="checkbox"/>
83(7) (b)	provide means of sewerage for all or some specified kind of effluent from the block?		<input type="checkbox"/>
<b>Section 84</b>	<b>Council not to approve subdivision</b>	<b>Yes</b>	<b>No</b>
84(1)(c)	Does the subdivision include any road or other works whereby drainage will be concentrated and discharged into any drain or culvert on or under any State highway, and the Minister administering the <i>Roads and Jetties Act 1935</i> has first not approved so much of the application as affects the drainage?		<input type="checkbox"/>
	<b>If 'yes', refuse the subdivision.</b>		
<b>Section 85</b>	<b>Refusal of application for subdivision</b>		



	<b>Council may refuse the application for subdivision if it is of the opinion:</b>		
85(a)	that the roads will not suit the public convenience, or will not give satisfactory inter-communication to the inhabitants both of the subdivision and the municipal area in which it is;		<input type="checkbox"/>
85(b)	that the drainage both of roads and of other land will not be satisfactorily carried off and disposed of;		<input type="checkbox"/>
85(ba)	that the land is not suitable for an on-site effluent disposal system for all or specified kinds of effluent from each block;		<input type="checkbox"/>
85(c)	that the site or layout will make unduly expensive the arrangements for supply of water and electricity, connection to drains and sewers and the construction or maintenance of streets;		<input type="checkbox"/>
85(d)	that the layout should be altered to include or omit –		
85(d)(i)	blind roads;		<input type="checkbox"/>
85(d)(ii)	alleys or rights of way to give access to the rear of lots;		<input type="checkbox"/>
85(d)(iii)	public open space;		<input type="checkbox"/>
85(d)(iv)	littoral or riparian reserves of up to 30 metres in from the shore of the sea or the bank of a river, rivulet or lake;		<input type="checkbox"/>
85(d)(v)	private roads, ways or open spaces;		<input type="checkbox"/>
85(d)(vi)	where the ground on one side is higher than on the other, wider roads in order to give reasonable access to both sides;		<input type="checkbox"/>
85(d)(vii)	licences to embank highways under the <i>Highways Act 1951</i> ;		<input type="checkbox"/>
85(d)(viii)	provision for widening or deviating ways on or adjoining land comprised in the subdivision;		<input type="checkbox"/>
85(d)(ix)	provision for the preservation of trees and shrubs;		<input type="checkbox"/>
85(e)	that adjacent land of the owner, including land in which the owner has any estate or interest, ought to be included in the subdivision;		<input type="checkbox"/>
85(f)	that one or more of the lots is by reason of its shape in relation to its size or its contours unsuitable for building on;		<input type="checkbox"/>
85(g)	that one or more of the lots ought not to be sold because of –		
85(g)(i)	easements to which it is subject;		<input type="checkbox"/>
85(g)(ii)	party-wall easements;		<input type="checkbox"/>
85(g)(iii)	the state of a party-wall on its boundary.		<input type="checkbox"/>

<b>Section 86</b>	<b>Security for payment</b>	<b>Yes</b>	<b>No</b>
	Does council require security for payments and the execution of works for -		
86(2)(c)	if the land is not located within 30 metres of the existing public storm water system as shown on the map made available under section 12 of the <i>Urban Drainage Act 2013</i> , payment for a public storm water system by, from, or from within, the land as determined by the council so that all lots may have connecting drains and the concentrated natural water may be lawfully disposed of and for the laying of storm water connections from a place on the boundary of each lot to the public storm water system in accordance with the by-laws of the council and to the satisfaction of its engineer;		<input type="checkbox"/>
86(2)(d)	the works required for the discharge of the owner's obligations under <u>section 10 of the <i>Local Government (Highways) Act 1982</i></u> in respect of the highways opened or to be opened on the subdivision;		<input type="checkbox"/>
86(2)(e)	the making and draining of footways that are not part of a road and of private roads and similar footways serving 3 lots or more;		<input type="checkbox"/>





86(2)(f)	the filling in of ponds and gullies;		<input type="checkbox"/>
86(2)(g)	the piping of watercourses.		<input type="checkbox"/>
	<b>If 'yes':</b>		
	council may refuse to approve the application until such security is given.		
	See section 86 (3) for the form of the security.		
	See section 86 (4) for when the works are to be executed.		
<b>Section 107</b>	<b>Access orders</b>	<b>Yes</b>	<b>No</b>
107 (2)	Is work of a substantial nature needed to provide access for vehicles from a highway onto the block?		<input type="checkbox"/>
	If 'yes', council may refuse to seal the final plan under which the block is created until the owner has carried out the work specified in the order within the specified period or given the council security for carrying out that work if called upon by it to do so.		
<b>Section 108</b>	<b>Road widening</b>	<b>Yes</b>	<b>No</b>
108 (1) (a)	Does council, in respect of an existing highway, require to obtain a dedication of land for widening or diverting? (compensation is not payable for the dedication of land which lies within 9 metres of the middle line of the highway of a parcel into which the land is subdivided and on which no building stands)		<input type="checkbox"/>
108 (1) (b)	Does council, in respect of an existing highway, require to obtain a licence to embank?		<input type="checkbox"/>

## 6 FINANCIAL IMPLICATIONS TO COUNCIL

Not applicable to this application.

## 7 OPTIONS

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

## 8 DISCUSSION

Discretion to refuse the application is limited to:

- C3.7.1 Subdivision for sensitive uses within a road or railway attenuation area P1; and
- Creation of a lot less than 600m<sup>2</sup> (NOR-S7.8.2 Lot Design P1).

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.

## 9 ATTACHMENTS

1. PL N-23-0011 public exhibition documents [11.3.1 - 16 pages]
2. 29 MAIN R D, PERTH Tas Water SPAN Request for Additional Information DA 2023 00118- NMC [11.3.2 - 2 pages]
3. P D 23 41344 29 MAIN R D, PERTH Tas Water SPAN Request for Additional Information DA 2023 00118- N [11.3.3 - 2 pages]
4. L 221109 - Planning report - subdivision - 29 Main Road Perth [11.3.4 - 12 pages]
5. Tas Rail response PL N 23-0011 [11.3.5 - 2 pages]
6. L 221109 Prop Plan V 3 240423 [11.3.6 - 1 page]
7. L 221109 Fill Plan 40423 [11.3.7 - 1 page]
8. P D 23 45347 29 MAIN R D, PERTH Tas Water Submission to Planning Authority Notice - Conditions DA [11.3.8 - 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 REVIEW OF LOCAL DISTRICT COMMITTEE MEMORANDUM OF UNDERSTANDING

*Responsible Officer:* Des Jennings, General Manager

*Report prepared by:* Lorraine Wyatt, Executive & Communications Officer

#### RECOMMENDATION

That Council endorse the draft changes to the Memorandum of Understanding (MOU) and commence advertising from 3 May 2023 with a closing date of 14 June 2023.

#### 1 PURPOSE OF REPORT

The purpose of this report is for Council to review the Memorandum of Understanding between it and its seven local district committees.

#### 2 INTRODUCTION/BACKGROUND

The Northern Midlands Council has a local district committee for each major township in the municipality. They are:

- Avoca, Royal George & Rossarden Local District Committee (meeting bi-monthly);
- Campbell Town District Forum (meeting monthly);
- Cressy Local District Committee (meeting bi-monthly);
- Evandale Advisory Committee (meeting monthly);
- Longford Local District Committee (meeting monthly);
- Perth Local District Committee (meeting monthly); and
- Ross Local District Committee (meeting monthly).

Each committee is a special committee of Council created pursuant to section 24 of the *Local Government Act 1993*.

The purpose of the committee is to act as a communication channel between Council and the community, identifying local concern and opportunities; and providing feedback to Council.

Some have been in place since 1994, others have been formed in more recent years.

The relationship between the Northern Midlands Council and each committee is governed pursuant to a Memorandum of Understanding (MOU). The purpose of the MOU is to:

- set the purpose, roles and responsibilities of the committee; and
- provide guidelines in respect to membership and meeting procedures.
- In April 2016 Council resolved to standardise the MOU's for the Local District Committees, and coordinate the terms of the committees so they all expire at the same time. The purpose behind this was to reduce the time and cost associated with advertising positions, holding AGMs, and reporting to Council on membership.
- The Memorandum of Understanding was reviewed in May 2021, Minute Reference 175/21 prior to the commencement of the 2021-2023 term of office of members.
- A review of the Memorandum of Understanding is considered necessary to clarify the role of the committees, assess suggested changes and address concerns raised, including:
- The role of the Committee surrounding receipt of and commenting on planning applications;
- The role of the Committee surrounding commenting on other strategic matters, for example, proposed amendments to the Northern Regional Land Use Strategy;
- The provision of secretarial support; and
- Member attendance at meetings.



On 3 April 2023 comment was sought from the Committees and below is a summary of matters raised:

Issue	Comment
The MOU be amended to include the process and criteria for membership.	Membership criteria as written in the MOU is: <i>Membership of the XXX Local District Committee shall comprise of a minimum of six (6) members and a maximum of ten (10) members. Members are appointed for a term of two (2) years (term of membership). The term of membership is to commence in July and conclude in June. Members are to comprise of residents of XXXX and representatives of organisations based within those communities, with invitations to be extended to local business owners to join the Committees membership.</i>
Applications to Committees with less than 10 members can be made at any time; however, applications will not be accepted for ratification within the final 3 months of a two-year term.	Suggested change: <i>Applications to Committees with less than 10 members can be made at any time until 31 March 2025. Applications will not be accepted within the final 3 months of a two-year term.</i>
The words “strategic in nature” need clarity. Committee members felt these words need further explanation. For context, the complete sentence is: <ul style="list-style-type: none"> <li><i>To notify Council of matters that are strategic in nature (which Council is directly responsible for, or, may have influence over) within the XXXX district.</i></li> </ul>	Local District Committees and Forums have increasingly used Committee meetings to move motions which relate to maintenance or operational matters that would ordinarily be recorded via a “maintenance request”. The insertion of the words “strategic in nature” was to provide a distinction between the two roles (operational matters and strategic planning).
Concern regarding increasing the minimum membership number from 5 to 6 members: that this could present difficulties for some LDC’s that struggle to attract members.	Evandale Advisory Committee meets monthly however was inactive for several months due to low membership (which is currently at 6 after a recent resignation). All other committees are currently active: Avoca, Royal George and Rossarden – 7 Campbell Town – 9 Cressy – 9 Longford – 9 Perth – 7 Ross - 8
The statement made by the Mayor in the Northern Midlands Courier be incorporated under section 2 (Purpose), of the MOU namely: - <i>“Local District Committees and Forums do not deal with complaints. Complaints should be directed to Council.”</i>	From time to time, community members who are feeling aggrieved have presented to District Committee meetings to “lodge” complaints of varying types. This has caused conflict that is unnecessary, and Chairperson’s have felt ineffective when affected community members are determined to be heard.

No other comments have been received.

A further amendment is the addition of the “Examiner” as an advertising location.

### 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**

No policy implications have been identified.

#### **5 STATUTORY REQUIREMENTS**

Each committee is formed as a special committee of Council pursuant to section 24 of the *Local Government Act 1993*. Pursuant to section 24(3) of the *Local Government Act 1993* the Council is to determine the procedures relating to meetings of a special committee.

#### **6 FINANCIAL IMPLICATIONS**

No financial implications have been identified in relation to this report.

#### **7 RISK ISSUES**

If the Memorandum of Understanding between Council and its special committees is not clear, there is a risk of

- confusion for committee members,
- members acting outside the scope of their role,
- not acting on matters referred to for comment by Council.

#### **8 CONSULTATION WITH STATE GOVERNMENT**

Not applicable.

#### **9 COMMUNITY CONSULTATION**

Comment was sought from Local District Committees with a closing date of 17 April 2023.

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

- (a) To accept the proposed changes to the Memorandum of Understanding  
or  
(b) Make no changes to the Memorandum of Understanding.

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

The purpose of this report and the proposed amendments to the Memorandum of Understanding is to:

- a) Reaffirm membership criteria.
- b) Clarify vacancies within the final three months of a two-year membership term.
- c) Provide distinction between matters which are operational such as maintenance requests and strategic in nature such as requests for upgrades to facilities and infrastructure.
- d) To provide uniformity across all Committees and Forums regarding minimum member numbers.

#### **Proposed Amendments to Address the Concerns**

As per the attached marked up Memorandum of Understanding.

#### **12 ATTACHMENTS**

1. MOU REVIEW 2023 - DRAFT [13.1.1 - 4 pages]



### 13.2 MUNICIPAL PLAYGROUND SHADE AUDIT

Responsible Officer: Des Jennings, General Manager

Report prepared by: Trent Atkinson, Project Manager

#### RECOMMENDATION

That Council

- a) Note the Playground Audit Report
- b)
  - i) Review the Draft Playground Shade & Fencing Policy;
  - ii) Make any inclusion or changes and;
  - ii) Bring back to Council a Playground Shade & Fencing Policy for endorsement
- c)
  - i) Identifies the playgrounds/equipment that require additional shade and;
  - ii) Makes provisions in the 2023-2024 budget for implementation of the policy.

#### 1 PURPOSE OF REPORT

The purpose of this report is to provide Council with the findings from the Municipal playground shade audit and review a draft Playground Shade & Fencing Policy.

#### 2 INTRODUCTION/BACKGROUND

Council officers have conducted a municipal wide shade audit of all existing public playgrounds. A detailed audit is provided within the report of each playground itemising equipment, facilities, ground surface type, fencing, usage, natural and constructed shade.

A Playground Shade & Fencing Policy has been drafted and is included in the attachments for Councils discussion.

Below is the Perth Local District Committee request followed by Councils decisions:

**Playground Policy and Shade Structures:**

- 1) *The PLDC requests that a Playground Policy be developed for the Northern Midlands Council Municipality with particular reference to equipment, shelter and inclusivity.*
- 2) *The PLDC noted the response from council regarding shade sails and shade structures in playgrounds. The committee registered the response of no shade sails/structures and more tree planting as inadequate and requested that this be reconsidered with reference to Cancer Council Sun Safe policies.*

**Officer Comment:**

*Council considered a motion from the PLDC at its 26 September meeting, at which time the following was the decision of Council:*

*That Council review the adequacy of shade provision at each of the playgrounds within the municipality; and consideration be given in future budgets to remedy and deficiencies identified including urgent installation at playgrounds, e.g. Seccombe Street Playground.*

*The Committee was advised of Council's decision at their 4 October 2022 meeting.*

*The audit has commenced.*

*It would be prudent for Council to consider the introduction of a policy to provide a framework for the upgrading of Council's playgrounds, development of new playgrounds and provision of associated infrastructure at new and existing playgrounds.*

*It is recommended that the introduction of a policy be considered by Council at a future Council meeting, following completion of the playground audit and prior to the setting of the 2023/2024 municipal budget.*

**Officer Recommendation:** *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.*



**MINUTE NO. 22/339**

**DECISION**

*Cr Polley/Cr Goninon*

*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.*

*Carried*

*Voting for the Motion:*

*Mayor Knowles, Deputy Mayor Goss, Cr Brooks, Cr Calvert, Cr Goninon, Cr Lambert and Cr Polley*

*Voting Against the Motion:*

*Cr Davis*

### **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
- 1.4 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

**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
- 3.3 Public assets meet future lifestyle challenges

**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

#### **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 AUDIT**

<b>LOCATION:</b>		Ross Village Green	
<b>Shade type:</b>			
<b>Natural:</b>		<b>Constructed:</b>	
<b>North:</b>	<b>East:</b>	<p>Large undercover seating area along the southern boundary. This area includes seating, BBQ and DDA toilet amenities.</p> <p>Entry Gazebo on the western side of the park, this gazebo roof has 50% transparency due to its construction.</p> <p>Some minor shading from the vertical timber climbing poles within the play equipment, this is minimal.</p>	
New small/medium sized trees	New small/medium sized trees		
<b>South:</b>	<b>West:</b>		
Mature trees from neighbouring properties along the fence line. New small/medium sized trees	Three large street trees that border the proper from the road reserve. New small/medium sized trees		
<b>Estimated Usage:</b>			
Weekday: Medium		Weekend: Medium	
<b>Ground Surface Type:</b>			
Lawn grass, pine bark (humus) and brown coloured exposed aggregate concrete paving			
<b>Fencing:</b>			
The site is fenced around the perimeter			
<b>Equipment:</b>			
Main Play Feature:	Seesaw:	Balance logs & Ropes	
Swing Set:	Flying fox:	Sand pit	
Spring Rocker:	Swing bar:	Riverbed with waterspout	
<b>Facilities:</b>			
Bins: 3	BBQ'S: 2	Large day shelter	
Picnic tables: 4	Toilets: 1 DDA	Amphitheatre	
Park seats: 8	Baby Change: 1	3 picnic sitting boxes	
		Entry gazebo	
<b>PHOTOS</b>			
<b>Aerial:</b>			

PHOTOS

Elevations:



Comments:

The park has only recently been completed by Council, as part of the design, trees were a major focal point for Council. These trees have been planted and provide shade during summer, they also let sun through during the winter period. The trees planted were of mature nature from the nursery to have as much shade as possible from the beginning.


The large under cover area to the south, provides multiple shaded seating areas for people to utilise.

The mature street trees bordering the western side of the park provide areas of shade in the afternoon to both the seating area and the grassy hill/amphitheatre area.

Recommendation:

The park is provided with existing natural shade, constructed shade over seating area and has additional new mature trees, the parks natural shade will improve year on year. No further shade is required.



<b>LOCATION:</b>	<b>Ross Recreation Ground</b>	
<b>Shade type:</b>		
<b>Natural:</b>		<b>Constructed:</b>
<b>North:</b>	<b>East:</b>	Picnic shade shelter to the north of the play equipment.  Some minor shading from the main play feature, this is minimal.
Trees in front of the Recreation facility	Six trees	
<b>South:</b>	<b>West:</b>	
<b>Estimated Usage:</b>		
Weekday: Low		Weekend: Low
<b>Ground Surface Type:</b>		
Lawn grass and pine bark (humus)		
<b>Fencing:</b>		
The site is fenced around the perimeter of the Recreation Ground		
<b>Equipment:</b>		
Main Play Feature: 1 Swing Set: 1 Spring Rocker: 1	Seesaw: 1 Flying fox: 1 Swing bar: 2	
<b>Facilities:</b>		
Bins: 1 Picnic tables: 1 Park seats: 3	BBQ'S: Toilets: Baby Change:	Picnic shade shelter
<b>PHOTOS</b>		
<b>Aerial:</b>		
		

PHOTOS

Elevations:



Comments:

New medium sized trees have been planted in the last two years on the eastern side of the playground.

Note: The playground is closely bordered by the recreation ground to the north, rodeo ground to the east/south and the clubrooms to the west.

Recommendation:

The park has an undercover picnic area and has been planted recently with trees. No further shade is required.



<b>LOCATION:</b>		Ross Reserve (Infront of Ross Swimming Pool)	
<b>Shade type:</b>			
<b>Natural:</b>		<b>Constructed:</b>	
<b>North:</b>	<b>East:</b>	Some minor shading from the main play feature, this is minimal.	
One large and one medium tree	A bank of trees to the western side of the play equipment		
<b>South:</b>	<b>West:</b>		
<b>Estimated Usage:</b>			
Weekday: Low		Weekend: Low	
<b>Ground Surface Type:</b>			
Lawn grass and pine bark (humus)			
<b>Fencing:</b>			
Boundary fences. Open to the road reserve			
<b>Equipment:</b>			
Main Play Feature: 1 Swing Set: 1 Spring Rocker: 2	Seesaw: Flying fox: 1 Swing bar:	Monkey bars	
<b>Facilities:</b>			
Bins: 1 Picnic tables: Park seats: 2	BBQ'S: Toilets: Baby Change:		
<b>PHOTOS</b>			
<b>Aerial:</b>			

PHOTOS

Elevations:



Comments:

There are five large trees that provide shade to this narrow park.

Note: The pool is to the south and the park is situated close to the western boundary.

Recommendation:

No further shade is required.



<b>LOCATION:</b>	Campbell Town – Recreation Ground		
<b>Shade type:</b>			
<b>Natural:</b>		<b>Constructed:</b>	
<b>North:</b>	<b>East:</b>		
<b>South:</b>	<b>West:</b>		
Boundary trees along the southern boundary	Two small trees		
<b>Estimated Usage:</b>			
Weekday: Low		Weekend: Medium	
<b>Ground Surface Type:</b>			
Lawn grass and concrete paving			
<b>Fencing:</b>			
The site is fenced around the perimeter of the Recreation Ground			
<b>Equipment:</b>			
Main Play Feature: Swing Set: Spring Rocker:	Seesaw: Flying fox: Swing bar:	Skate Park Exercise Equipment	
<b>Facilities:</b>			
Bins: 1 Picnic tables: Park seats: 2	BBQ'S: Toilets: 2 (1 DDA) Baby Change: 1		
<b>PHOTOS</b>			
<b>Aerial:</b>			

PHOTOS

Elevations:



Comments:

There is very little shade provide at this facility.

Note: There is area of shade associated with the Recreation Ground facility.

Recommendation:

A solid shade structure at one end of the skate park take off points. A bench seat to be incorporated in this structure for a rest area.





<b>LOCATION:</b>		Campbell Town - Valentine Park	
<b>Shade type:</b>			
<b>Natural:</b>		<b>Constructed:</b>	
<b>North:</b>	<b>East:</b>	Some minor shading from the main play feature, this is minimal.	
One large tree on the northern boundary. Two medium - large trees north of the play equipment			
<b>South:</b>	<b>West:</b>		
One large tree to the south of the play equipment, west of the amenities block	Two trees to the west of the play equipment		
<b>Estimated Usage:</b>			
Weekday: High		Weekend: High	
<b>Ground Surface Type:</b>			
Lawn grass and pine bark (humus)			
<b>Fencing:</b>			
Boundary fences. Open to the road reserve			
<b>Equipment:</b>			
Main Play Feature: 1 Swing Set: 1 Spring Rocker:	Seesaw: 1 Flying fox: 1 Swing bar:		
<b>Facilities:</b>			
Bins: 13 Picnic tables: 6 Park seats: 3	BBQ'S: Toilets: Large amenities block Baby Change: Yes		
<b>PHOTOS</b>			
<b>Aerial:</b>			

PHOTOS

Elevations:



Comments:

The park is shaded by some well-established large trees.

Recommendation:

No further shade is required.



<b>LOCATION:</b>		Campbell Town – Lions Park	
<b>Shade type:</b>			
<b>Natural:</b>		<b>Constructed:</b>	
<b>North:</b>	<b>East:</b>	BBQ shade shelter	
Large Tree	Large tree		
<b>South:</b>	<b>West:</b>		
Two large trees			
<b>Estimated Usage:</b>			
Weekday: Low		Weekend: Low	
<b>Ground Surface Type:</b>			
Lawn grass and pine bark (humus)			
<b>Fencing:</b>			
Perimeter fence to the north and road reserve			
<b>Equipment:</b>			
Main Play Feature:		Seesaw:	
Swing Set: 1		Flying fox:	
Spring Rocker:		Swing bar:	
<b>Facilities:</b>			
Bins: 2		BBQ'S: 1	
Picnic tables: 3		Toilets:	
Park seats: Yes, in shelter		Baby Change:	
<b>PHOTOS</b>			
<b>Aerial:</b>			



PHOTOS

Elevations:



Comments:

The swing set has large trees to the north and east that provide shade.

Recommendation:

No further shade is required.



<b>LOCATION:</b>		Campbell Town – Blackburn Park	
<b>Shade type:</b>			
<b>Natural:</b>		<b>Constructed:</b>	
<b>North:</b>	<b>East:</b>	BBQ shade shelter	
	Trees along the river		
<b>South:</b>	<b>West:</b>		
	One large tree		
<b>Estimated Usage:</b>			
Weekday: Low		Weekend: Low	
<b>Ground Surface Type:</b>			
Lawn grass and pine bark (humus)			
<b>Fencing:</b>			
Fence to Neighbouring properties and bridges			
<b>Equipment:</b>			
Main Play Feature:		Seesaw:	
Swing Set: 1		Flying fox:	
Spring Rocker:		Swing bar:	
<b>Facilities:</b>			
Bins: 2		BBQ'S: 2	
Picnic tables: 3		Toilets:	
Park seats: 3		Baby Change:	
<b>PHOTOS</b>			
<b>Aerial:</b>			



PHOTOS

Elevations:



Comments:

The park as whole has several trees. Only one tree and the BBQ shelter provide shade close to the swing set.

Recommendation:

No further shade is required.



<b>LOCATION:</b>		Avoca – Tractor Park	
<b>Shade type:</b>			
<b>Natural:</b>		<b>Constructed:</b>	
<b>North:</b>	<b>East:</b>	BBQ shade shelter Play equipment, shading from the tractor roof and slide, this shading is minor of nature	
One very large tree	Large cluster of trees on the eastern boundary		
<b>South:</b>	<b>West:</b>		
One very large tree	One medium tree. One medium tree west of central, within the play equipment area		
<b>Estimated Usage:</b>			
Weekday: Low		Weekend: Medium	
<b>Ground Surface Type:</b>			
Lawn grass, synthetic turf and rubber soft fall			
<b>Fencing:</b>			
Fencing around the play equipment area only with gates			
<b>Equipment:</b>			
Main Play Feature: 1 Swing Set: 1 Spring Rocker: 1	Seesaw: Flying fox: Swing bar:		
<b>Facilities:</b>			
Bins: 4 Picnic tables: 3 Park seats: 2	BBQ'S: 1 Toilets: Large amenities block Baby Change:	BBQ Shelter	
<b>PHOTOS</b>			
<b>Aerial:</b>			

PHOTOS

Elevations:



Comments:

Avoca playground was upgrade in 2020. As part of the equipment upgrade, a centrally (as close to) located tree was incorporated to provide natural shade within the playground area.

Shade is also provided within the BBQ/dinning shelter.

Within the whole park there is several mature trees providing shade to the open green space.

Recommendation:

No further shade is required.





<b>LOCATION:</b>		Rossarden – Corner of Schell & Lee Street	
<b>Shade type:</b>			
<b>Natural:</b>		<b>Constructed:</b>	
<b>North:</b>	<b>East:</b>	A shelter over the BBQ area in the north-western corner near Schell Street.	
	Two large trees		
<b>South:</b>	<b>West:</b>		
Very large tree	Very large tree		
<b>Estimated Usage:</b>			
Weekday: Low		Weekend: Low	
<b>Ground Surface Type:</b>			
Lawn grass and pine bark (humus)			
<b>Fencing:</b>			
No fencing			
<b>Equipment:</b>			
Main Play Feature:		Seesaw:	
Swing Set: 1		Flying fox:	
Spring Rocker:		Swing bar:	
<b>Facilities:</b>			
Bins: 1		BBQ'S: 2	
Picnic tables: 3		Toilets: Yes	
Park seats:		Baby Change:	
<b>PHOTOS</b>			
<b>Aerial:</b>			

PHOTOS

Elevations:



Comments:

The park consists of a swing set and open green space. The swing set has two very large gum trees that provide afternoon shade. Shade is also provided over the eastern open green space from the two trees in the north-eastern corner.

The BBQ area in the north-eastern corner has a built structure to provide shade.

Recommendation:

No further shade is required.



<b>LOCATION:</b>		Nile – Cox Street	
<b>Shade type:</b>			
<b>Natural:</b>		<b>Constructed:</b>	
<b>North:</b>	<b>East:</b>		
<b>South:</b>	<b>West:</b>		
Row of trees	Row of trees		
<b>Estimated Usage:</b>			
Weekday: Low		Weekend: Low	
<b>Ground Surface Type:</b>			
Lawn grass and pine bark (humus)			
<b>Fencing:</b>			
Boundary fences. Open to the road reserve			
<b>Equipment:</b>			
Main Play Feature:		Seesaw: 1	
Swing Set: 1		Flying fox:	
Spring Rocker:		Swing bar:	
<b>Facilities:</b>			
Bins: 1		BBQ'S:	
Picnic tables:		Toilets:	
Park seats:		Baby Change:	
<b>PHOTOS</b>			
<b>Aerial:</b>			

PHOTOS

Elevations:



Comments:

This park is very small in nature situated on a kitchen knife shape lot. It has trees running down the entire south-eastern boundary.

Note: The park is in close proximity to the north, east and south-eastern boundaries.

Recommendation:

No further shade is required.



<b>LOCATION:</b>		Cressy – Bartholemew Park	
<b>Shade type:</b>			
<b>Natural:</b>		<b>Constructed:</b>	
<b>North:</b>	<b>East:</b>	Under cover seating area	
Trees along the northern boundary area	One large tree		
<b>South:</b>	<b>West:</b>		
One large tree (more central then south)	One large tree		
<b>Estimated Usage:</b>			
Weekday: Low		Weekend: Medium	
<b>Ground Surface Type:</b>			
Lawn grass and pine bark (humus)			
<b>Fencing:</b>			
Boundary fences to the south and west			
<b>Equipment:</b>			
Main Play Feature: 1 Swing Set: 1 Spring Rocker:		Seesaw: 1 (pendulum) Flying fox: Swing bar:	
<b>Facilities:</b>			
Bins: Yes Picnic tables: 3 Park seats: Yes		BBQ'S: 1 Toilets: Large amenities block Baby Change: Yes	
		Under cover seating area	
<b>PHOTOS</b>			
<b>Aerial:</b>			



PHOTOS

Elevations:




Comments:

This park has several large trees that provide shade throughout the park.

Recommendation:

No further shade is required.



<b>LOCATION:</b>		Bishopsbourne – Bishopsbourne Hall	
<b>Shade type:</b>			
<b>Natural:</b>		<b>Constructed:</b>	
<b>North:</b>	<b>East:</b>	Large BBQ shade shelter.  Some minor shading from the main play feature, this is minimal.	
<b>South:</b>	<b>West:</b>		
	Row of trees		
<b>Estimated Usage:</b>			
Weekday: Low		Weekend: Low	
<b>Ground Surface Type:</b>			
Lawn grass and pine bark (humus)			
<b>Fencing:</b>			
Boundary fences			
<b>Equipment:</b>			
Main Play Feature: 1 Swing Set: 1 Spring Rocker:	Seesaw: Flying fox: Swing bar:	Spin pole Hamster wheel (type)	
<b>Facilities:</b>			
Bins: 3 Picnic tables: Park seats: Yes	BBQ'S: 2 Toilets: Amenities block Baby Change: yes	Large BBQ shade shelter	
<b>PHOTOS</b>			
<b>Aerial:</b>			
			

PHOTOS

Elevations:



Comments:

A very large BBQ shelter area that provides shade within close proximity to the play equipment.

Note: To the north and west is underground assets associated with the facilities.

Recommendation:

A solid shade structure closer to the play equipment with a bench seat. This will enable parents/guardians shade when supervising and refuge for the playground users.





<b>LOCATION:</b>	Evandale – Saddlers Court	
<b>Shade type:</b>		
<b>Natural:</b>		<b>Constructed:</b>
<b>North:</b>	<b>East:</b>	
<b>South:</b>	<b>West:</b>	
<b>Estimated Usage:</b>		
Weekday: Low		Weekend: Low
<b>Ground Surface Type:</b>		
Lawn grass and pine bark (humus)		
<b>Fencing:</b>		
Boundary fences		
<b>Equipment:</b>		
Main Play Feature: 1 Swing Set: Spring Rocker:	Seesaw: Flying fox: Swing bar: 1	
<b>Facilities:</b>		
Bins: 1 Picnic tables: 1 Park seats:	BBQ'S: Toilets: Baby Change:	

**PHOTOS**

**Aerial:**



PHOTOS

Elevations:



Comments:

Only boundary trees in this park

Recommendation:

A solid shade structure closer to the play equipment with a bench seat. This will enable parents/guardians shade when supervising and refuge for the playground users.

Trees to be planted within the park.



<b>LOCATION:</b>		Evandale – Berresford Park	
<b>Shade type:</b>			
<b>Natural:</b>		<b>Constructed:</b>	
<b>North:</b>	<b>East:</b>	Some minor shading from the main play feature, this is minimal.	
One large tree			
<b>South:</b>	<b>West:</b>		
	Three large trees		
<b>Estimated Usage:</b>			
Weekday: Low		Weekend: Low	
<b>Ground Surface Type:</b>			
Lawn grass, bitumen and pine bark (humus)			
<b>Fencing:</b>			
Boundary fences			
<b>Equipment:</b>			
Main Play Feature: 1		Seesaw:	
Swing Set:		Flying fox:	
Spring Rocker:		Swing bar: 1	
<b>Facilities:</b>			
Bins: 1		BBQ'S:	
Picnic tables: 2		Toilets:	
Park seats:		Baby Change:	
<b>PHOTOS</b>			
<b>Aerial:</b>			

PHOTOS

Elevations:



Comments:

Some large established trees that provide shade to the west of the park.

Recommendation:

A solid shade structure closer to the play equipment with a bench seat. This will enable parents/guardians shade when supervising and refuge for the playground users.

Trees to be planted within the park.



<b>LOCATION:</b>		Evandale – Pioneer Park	
<b>Shade type:</b>			
<b>Natural:</b>		<b>Constructed:</b>	
<b>North:</b>	<b>East:</b>	BBQ shade shelter.  Some minor shading from the main play feature, this is minimal.	
Large trees, a distance from the play equipment	Large trees		
<b>South:</b>	<b>West:</b>		
Large trees	Large trees		
<b>Estimated Usage:</b>			
Weekday: Medium		Weekend: High	
<b>Ground Surface Type:</b>			
Lawn grass, crushed rock and pine bark (humus)			
<b>Fencing:</b>			
Boundary fences. Open to the road reserve			
<b>Equipment:</b>			
Main Play Feature: 1 Swing Set: 1 Spring Rocker: 2		Seesaw: Flying fox: 1 Swing bar:	
<b>Facilities:</b>			
Bins: 1 (several within whole of park) Picnic tables: 4 Park seats: 2		BBQ'S: 1 Toilets: Large Amenities block Baby Change: Yes	
		BBQ shade shelter	
<b>PHOTOS</b>			
<b>Aerial:</b>			

PHOTOS

Elevations:




Comments:

The park has several large established trees that provide shade.  
A large BBQ shelter provides additional shade close by.

Recommendation:

No further shade is required



<b>LOCATION:</b>		Morven Park	
<b>Shade type:</b>			
<b>Natural:</b>		<b>Constructed:</b>	
<b>North:</b>	<b>East:</b>	Shade Structure to the north of the Skate Park	
One large tree			
<b>South:</b>	<b>West:</b>		
One large tree	One medium/large tree		
<b>Estimated Usage:</b>			
Weekday: Low		Weekend: Low	
<b>Ground Surface Type:</b>			
Lawn grass and concrete paving			
<b>Fencing:</b>			
Boundary fencing			
<b>Equipment:</b>			
Main Play Feature:	Seesaw:	Skate Park	
Swing Set:	Flying fox:	Exercise equipment	
Spring Rocker:	Swing bar:		
<b>Facilities:</b>			
Bins: 1	BBQ'S:		
Picnic tables: 2	Toilets:		
Park seats:	Baby Change:		
<b>PHOTOS</b>			
<b>Aerial:</b>			
			

PHOTOS

Elevations:



Comments:

Both the skatepark and exercise equipment has some large well-established trees in close proximity. Shade structure with dining table is located between the Skate Park and Exercise equipment.

Note: There is additional facilities that are incorporated within the whole Morven Park Recreation Ground.

Recommendation:

No further shade is required.





<b>LOCATION:</b>		Perth – Seccombe Street	
<b>Shade type:</b>			
<b>Natural:</b>		<b>Constructed:</b>	
<b>North:</b>	<b>East:</b>	BBQ shade shelter.  Some shading from the main play feature.	
A ring of trees from east to west, on the northern side of the play equipment  A row of trees on the road reserve boundary			
<b>South:</b>	<b>West:</b>		
	Yes		
<b>Estimated Usage:</b>			
Weekday: Low		Weekend: Low	
<b>Ground Surface Type:</b>			
Lawn grass and pine bark (humus)			
<b>Fencing:</b>			
Boundary fencing. Open to the road reserve.			
<b>Equipment:</b>			
Main Play Feature: 1 Swing Set: 1 Spring Rocker: 1	Seesaw: Flying fox: 1 Swing bar:		
<b>Facilities:</b>			
Bins: 2 Picnic tables: 2 Park seats:	BBQ'S: 1 Toilets: 1 DDA Baby Change: 1	BBQ shade shelter	
<b>PHOTOS</b>			
<b>Aerial:</b>			

PHOTOS

Elevations:



Comments:

A ring of trees from east to west, on the northern side of the play equipment. These trees are medium in size and provide some shading. When these trees are fully established, will create additional shading to the park.


The play equipment provides some shading with several solid panels and the two shade towers.

The BBQ structure provides additional shading to the north.

Recommendation:

No further shade is required



<b>LOCATION:</b>		Perth – Train Park	
<b>Shade type:</b>			
<b>Natural:</b>		<b>Constructed:</b>	
<b>North:</b>	<b>East:</b>	BBQ Shelter. Minor shading from the main play feature.	
1 medium tree	1 large tree		
<b>South:</b>	<b>West:</b>		
	1 larger tree		
<b>Estimated Usage:</b>			
Weekday: Low		Weekend: Medium	
<b>Ground Surface Type:</b>			
Lawn grass and pine bark (humus)			
<b>Fencing:</b>			
Fencing to Main Street. Pine log barriers to Little Mulgrave Street			
<b>Equipment:</b>			
Main Play Feature: 1 Swing Set: 1 Spring Rocker: 1	Seesaw: 1 Flying fox: 1 Swing bar:	Train	
<b>Facilities:</b>			
Bins: 3 Picnic tables: 3 Park seats: 2	BBQ'S: 1 Toilets: Large amenities block Baby Change: 1	BBQ shade shelter	
<b>PHOTOS</b>			
<b>Aerial:</b>			
			

PHOTOS

Elevations:



Comments:

Two very large trees to the East and West of the play equipment.  
The BBQ shelter has a large amount of shade to the east of the park.  
Minor shading from the main play feature.

Recommendation:

No further shade is required.



<b>LOCATION:</b>	Perth – Recreation Ground	
<b>Shade type:</b>		
<b>Natural:</b>		<b>Constructed:</b>
<b>North:</b>	<b>East:</b>	Shade structure to the north of the Skate Park equipment
Two small trees		
<b>South:</b>	<b>West:</b>	
One large tree	One large tree	
<b>Estimated Usage:</b>		
Weekday: Low		Weekend: Low
<b>Ground Surface Type:</b>		
Lawn grass and concrete paving		
<b>Fencing:</b>		
Fencing as part of the Recreation Ground facility		
<b>Equipment:</b>		
Main Play Feature:	Seesaw:	Skate Park
Swing Set:	Flying fox:	
Spring Rocker:	Swing bar:	
<b>Facilities:</b>		
Bins: 1	BBQ'S:	Shade structure
Picnic tables:	Toilets:	
Park seats:	Baby Change:	
<b>PHOTOS</b>		
<b>Aerial:</b>		



PHOTOS

Elevations:



Comments:

Two very large trees to the west and south of the skate park.

A shade structure to the north of the skate park with Two medium sized trees behind the structure.

Shares facilities associated with the Recreation Ground.

Recommendation:

No further shade required.



<b>LOCATION:</b>	Longford – Lewis Street West	
<b>Shade type:</b>		
<b>Natural:</b>		<b>Constructed:</b>
<b>North:</b>	<b>East:</b>	Park bench shade structure  Some shading from the play equipment
Six medium sized trees	Incorporated with the Northern trees	
<b>South:</b>	<b>West:</b>	
Two medium sized trees		
<b>Estimated Usage:</b>		
Weekday: Low		Weekend: Low
<b>Ground Surface Type:</b>		
Lawn grass and pine bark (humus)		
<b>Fencing:</b>		
Neighbouring fences Fence to Lexis Street West Pine log barriers to Marlborough Street/ Cressy Road		
<b>Equipment:</b>		
Main Play Feature: 1 Swing Set: 1 Spring Rocker:	Seesaw: Flying fox: 1 Swing bar:	
<b>Facilities:</b>		
Bins: Picnic tables: 1 Park seats: 4	BBQ'S: Toilets: Baby Change:	Park bench shade structure
<b>PHOTOS</b>		
<b>Aerial:</b>		

PHOTOS

Elevations:



Comments:

The main play equipment has some minor shading incorporated.

Two medium sized trees provide natural shading on the east side of the play equipment area with a

Park bench shade structure to the west of the play equipment area.

Note: Overhead powerlines run East - West through the middle of this park.

Recommendation:

No further shade is required.





<b>LOCATION:</b>		Longford – Skate Park/Bike Park	
<b>Shade type:</b>			
<b>Natural:</b>		<b>Constructed:</b>	
<b>North:</b>	<b>East:</b>		
	Trees beside the velodrome track		
<b>South:</b>	<b>West:</b>		
Three large trees	Two large trees		
<b>Estimated Usage:</b>			
Weekday: Low		Weekend: Medium/High	
<b>Ground Surface Type:</b>			
Lawn grass, bitumen and synthetic grass			
<b>Fencing:</b>			
Perimeter fence			
<b>Equipment:</b>			
Main Play Feature:	Seesaw:	Skate Park	
Swing Set:	Flying fox:	Bicycle road safety park	
Spring Rocker:	Swing bar:		
<b>Facilities:</b>			
Bins: 3	BBQ'S:		
Picnic tables: 1	Toilets: Medium sized amenities block		
Park seats: 3	Baby Change:		
<b>PHOTOS</b>			
<b>Aerial:</b>			



**Elevations:**



**Comments:**

Six large trees provide shade to rest areas within the park.

Note: The flood levee runs through this park.

**Recommendation:**

A solid shade structure at one end of the skate park take off points. A bench seat to be incorporated in this structure for a rest area.



Shade type:		
Natural:		Constructed:
<b>North:</b>	<b>East:</b>	BBQ shade shelter.  Rotunda.
Approximately ten medium sized trees parallel with Archer Street. three Large tress, two adjacent to play equipment and one on the corner of archer and wellington Street.	Several trees border Latour Street.  A cluster of large gum trees to the central east of the site.	
<b>South:</b>	<b>West:</b>	
Tress along Lyttleton Street	Two trees along wellington Street	
<b>Estimated Usage:</b>		
Weekday: High		Weekend: High
<b>Ground Surface Type:</b>		
Lawn grass and rubber soft fall		
<b>Fencing:</b>		
<b>Equipment:</b>		
Main Play Feature: Several Swing Set: 2 Spring Rocker: 2	Seesaw: 1 Flying fox: Swing bar:	2 small carousels Steppingstones (made of soft fall)
<b>Facilities:</b>		
Bins: 7 Picnic tables: 5 Park seats:	BBQ'S: 2 Toilets: Large amenities block Baby Change: 1	Rotunda BBQ shade shelter
<b>PHOTOS</b>		
<b>Aerial:</b>		

**PHOTOS**



**Elevations:**



**Comments:**

The Village green has several medium and large trees that provide shade within the park. Rotunda and BBQ shelter provide constructed shade in those areas. Please note as park of the Memorial Hall upgrade, six additional mature trees will be planted to provide natural shade over the play equipment area.

**Recommendation:**

No further shade is required.



<b>LOCATION:</b>		Lake Leake – Day Area	
<b>Shade type:</b>			
<b>Natural:</b>		<b>Constructed:</b>	
<b>North:</b>	<b>East:</b>	Large BBQ shelter	
Yes	One large tree		
<b>South:</b>	<b>West:</b>		
Yes	Yes		
<b>Estimated Usage:</b>			
Weekday: Low		Weekend: Low	
<b>Ground Surface Type:</b>			
Lawn grass and pine bark (humus)			
<b>Fencing:</b>			
Pine log barriers in areas			
<b>Equipment:</b>			
Main Play Feature: Swing Set: 1 Spring Rocker: 1		Seesaw: Flying fox: Swing bar:	
<b>Facilities:</b>			
Bins: Yes Picnic tables: 6 Park seats: Yes		BBQ'S: 1 Toilets: Medium amenities blocks Baby Change:	
		Large BBQ shelter	
<b>PHOTOS</b>			
<b>Aerial:</b>			

PHOTOS

Elevations:



Comments:

Under Construction

Recommendation:

No further shade is required.



Please see attached draft Policy for review.

## **6 STATUTORY REQUIREMENTS**

- Australian Standards AS 4685.0:2017 - Playground equipment and surfacing Part 0: Development, installation, inspection maintenance and operation.
- Building Act 2016
- Tasmanian Planning Scheme

## **7 FINANCIAL IMPLICATIONS**

The cost of creating additional shade to our parks can vary greatly from planting trees to constructing solid fixed structures or sails. All these methods have ongoing maintenance costs also.

Planting of trees is most cost-effective approach but takes some years to meet the intended results. Mature trees can cost upwards of \$1000 installed, depending on location, type and infrastructure (irrigation).

Shade sails and fixed solid structure are similar in price and range from \$8,000 - \$10,000 per column and \$100 - \$150 per m2 of roof area. This cost can dramatically change depending on location, type, design and size.

## **8 RISK ISSUES**

There is number of risks that must be considered:

- Financial
- Ongoing maintenance
- Loss of natural light through autumn and winter
- Visual amenity
- Effectiveness of type of shading
- Not doing anything
- Implications with services, both above and below ground
- Safety

## **9 CONSULTATION WITH STATE GOVERNMENT**

Not Applicable

## **10 COMMUNITY CONSULTATION**

Not Applicable

## **11 OPTIONS FOR COUNCIL TO CONSIDER**

Options for council below:

- Consider the Playground Shade Audit
- Review the draft policy and make any changes/inclusions
- Implement the Playground Shade & Fencing Policy
- Identifies the playgrounds that require additional shade
- Make provisions in the 2023-24 Municipal budget to implement the shade policy where required; or
- Maintain status quo



## 12 OFFICER'S COMMENTS/CONCLUSION

Twenty-three playgrounds were included in the audit, across the board it was pleasing to see that Council has natural or constructed shade in nearly all its playgrounds.

Within the municipality our playgrounds vary in size from a swing set through to our biggest playground, Longford Village Green (Victoria Square). The use of these playgrounds also varies due to their location, size and features.

It was noticed during the audit, many playgrounds have constraints that limit the inclusion of natural or constructed shade in places, these include proximity to neighbouring properties, underground and or above services, existing buildings and facilities.

Councils newer parks have a number of well-developed trees as part of the design, once these mature in the coming years, will only increase shade further to these parks.

There is no mandatory requirement for shade requirements in playgrounds, however, there is a lot of information, policies and guidelines that can be adopted. Officers have used the following documents for guidance and reference in conducting the audit and draft policy.

- *Australian Standards AS 4685.0:2017 - Playground equipment and surfacing Part 0: Development, installation, inspection maintenance and operation*
- *Creating Shade at Public facilities, Policy & Guidelines for local Government - Edition 2*
- *SunSmart Shade Policy Framework*

Below are the key items from these documents that Council need to consider when implementing shade and sun protection to its playgrounds:

- Built Shade
- Natural Shade
- Existing Shade
- Site usage patterns
- Climate conditions
- Seasonal conditions
- Indirect UV radiation
- Ground Surfaces
- Safety

Council may wish to include some or all these items into its Policy.

As part of the audit Council officers inspected playgrounds in other municipalities to get a better understanding of playgrounds in general, from all the playgrounds inspected, Northern Midlands Council is consistent with other parks inspected outside of its municipal border.

Two out of the fifty parks visited (including NMC parks) had shade structures directly over the play equipment, both these parks were adjacent to beaches with little protection from natural shade.

Providing shade directly over equipment requires the structure to have no accessible edges within 2500mm from any part of the play structure to prevent access by climbing. Council has many pieces of play equipment greater than 2.0m high and this would require the shade structure to be a minimum of 4.5m high.

Consideration around existing play equipment installed in our playgrounds and the life span of these need to be taken into account when considering additional shade. New playground equipment available now, incorporates more shade





within equipment itself, compared to conventional types traditionally used in the past. The cost to provide structured shade over equipment would be more beneficial in replacing the equipment with shade incorporated.

## **12 ATTACHMENTS**

1. SHADE Draft Policy (002) [13.2.1 - 3 pages]



### 13.3 CITY OF GASTRONOMY

Responsible Officer: Des Jennings, General Manager

Report prepared by: Des Jennings, General Manager

#### RECOMMENDATION

That Council approves the request for financial support of \$7,410.30 for the UNESCO City of Gastronomy program in 2023/24.

#### 1 PURPOSE OF REPORT

To consider a request for funding to be provided for the 2023/24 Financial Year for the UNESCO City of Gastronomy program.

#### 2 INTRODUCTION/BACKGROUND

The UNESCO Creative Cities Network (UCCN) was created in 2004 to promote cooperation with and among cities that have identified creativity as a strategic factor for sustainable urban development. The cities that make up this network work together towards the common objective of “*placing creativity and cultural industries at the heart of their development plans at the local level and cooperating actively at the international level*”. The network recognises seven areas of creativity, one of which is gastronomy.

UNESCO takes a broad definition of gastronomy to include all stages of the food supply chain but with a focus on using the region's unique cultural and creative identity in the area of gastronomy to address issues of economic, social and environmental sustainability; within the broader Launceston region food plays a vital role in culture, creativity, social exchange and mental wellbeing.

The production, processing, distribution, preparation and consumption of food contributes significantly to the northern economy, while gastronomic tourism is a vital part of our visitor economy. It is with this appreciation that the Council supported the initial bid for Launceston and Northern Tasmania to be designated as a UNESCO Creative City of Gastronomy and Northern Midlands Council provided annual financial contributions of \$4,940.20 for the 2021/22 and 2022/23 financial years.

The Northern Councils have recently received a request from the Creative City of Gastronomy team for funding to be provided for the 2023/24 Financial Year. The following documentation has been provided in support of the funding request:

- 1) A report and submission to continue funding for the 2023-24 work of Launceston and Northern Tasmania Gastronomy; and
- 2) Regional Gastronomy Tables and the Activities for 2023-24.

These documents are included as attachments to this report.

The reports outline the progress and achievements of the City of Gastronomy program against their Strategic Intent and Action Plan as follows:

#### **Strategic Intent 1: Global Network**

##### UCCN events

- Attend monthly meetings.
- Attending Creative Cities Event Australia and New Zealand being held Bendigo, Victoria.



- Gastronomy Travel Fair Macau - working with State Growth on participating to promote our food and visitor experiences.
- Annual UCCN meeting scheduled for Istanbul in September. Dates as yet not confirmed.
- All reporting requirements met.
- Planning for Gastronomy Symposium 25 to be held 2024.
- Launceston Airport as gateway to Gastronomy Region. Signage welcoming residents and visitors to Launceston and Northern Tasmania City and Region of Gastronomy.
- Video clips highlighting regional producers and gastronomic experiences in baggage collection area.

#### **Strategic Intent 2: Social Prosperity**

- Signed MOU with FaRM project which focuses on food security and resilience.
- Meeting with stakeholders to consider re-applying for funding for school lunch program Deloraine High School.
- Visited community gardens George Town, Westbury, and Deloraine.
- Following meeting with Mayor and General Manager Launceston will now run educational campaign on verge gardening and what plants are suitable for low maintenance gardens.
- Advocating and promoting the work of School Food Matters school lunch program and 24 Carrot school gardening.
- Advocating for cooking skills to be re-introduced into curriculum.

#### **Strategic Intent 3: Cultural Prosperity**

- agriCULTURED 2023 planning underway with the event now auspiced by Launceston and Northern Tasmania Gastronomy.
- Working with Festivale on gastronomy focus for next year's event.
- Meeting with Junction to leverage designation and encourage local food produce including indigenous foods.
- Discussion around events will be part of each Gastronomy Table session.

#### **Strategic Intent 4: Environmental Prosperity**

- Advocating for circular economy activities.
- Social campaign on educating on seasonal produce to be followed by campaign on seasonal signature dishes and how to cook them.

#### **Strategic Intent 5: Economic Prosperity**

- Following the speaking engagement of Chair in Kuching in Borneo Malaysia 2022 a Nuffield study tour including local primary producers will be led by Kuching Gastronomy.
- Increasing traction of Melbourne and Sydney markets to social media promotions on City and Region of Gastronomy.
- Brand presence at business function to welcome new president of Hawthorn Football Club.
- Meeting with Visit Northern Tasmania on skill development within emerging Agri-tourism sector.

Additionally, the reports outline the development and launch of a gastronomy brand for the City and the Region in July 2022 and provides a summary of the strategic communications which achieved a reach of 127,213 Facebook and Instagram users in Northern Tasmania, engaging around 10,000 people for the campaign between September and December 2022.

### **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

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

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

**Strategic outcomes:**

- 2.2 Proactive engagement drives new enterprise
- 2.3 Collaborative partnerships attract key industries

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

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

**Strategic outcomes:**

- 3.4 Towns are enviable places to visit, live and work

**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**

N/a

**6 FINANCIAL IMPLICATIONS**

In agreeing to the ongoing support the UNESCO Creative City of Gastronomy program, the Northern Midlands Council has been requested to provide the financial support in the amount of \$7,410.30 for the 2023/24 financial year.

It is noted however, that the event sponsorship funding sought for the agriCULTURED event is the subject of a competitive assessment process and cannot be committed too through this report.

An allocation for \$7,410.30 has been made in the Northern Midlands Council's draft 2023/2024 Annual Plan and Budget for the City of Gastronomy program in anticipation of a request for funding being received.

The table below details the northern councils funding support for the program received in 2022/23 and requested in 2023/24:

	<b>Funding 2022/23</b>	<b>Requested Funding for 2023/24</b>
<i>George Town</i>	<i>\$2,585.63</i>	<i>\$3,878.45</i>
<i>Meander Valley</i>	<i>\$7,279.51</i>	<i>\$10,919.25</i>
<i>Break O'Day</i>	<i>\$2,305.52</i>	<i>\$3,457.96</i>



	<b>Funding 2022/23</b>	<b>Requested Funding for 2023/24</b>
<i>Dorset</i>	<i>\$2,428.68</i>	<i>\$3,643.00</i>
<i>Northern Midlands</i>	<i>\$4,940.20</i>	<i>\$7,410.30</i>
<i>West Tamar</i>	<i>\$8,872.96</i>	<i>\$13,309.44</i>

## **7 RISK ISSUES**

A risk may be that no direct benefit from the project is realised in the Northern Midlands Council area.

## **8 CONSULTATION WITH STATE GOVERNMENT**

N/a

## **9 COMMUNITY CONSULTATION**

N/a

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

To support, or not support further funding.

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

The reports submitted by Launceston and Northern Tasmanian Gastronomy indicate that the program has now established itself and is continuing to develop and refine its role across the region. There has been progress made across each of the program's strategic intents and demonstrated that there is an opportunity to further define the identity of the City and Northern Region locally, nationally, and globally through the gastronomy lens.

The 2023/24 funding request represents a modest increase upon the Council's 2022/23 funding levels and it is recommended that the Council agree to fund the program to enable it to continue its important work in realising the region's gastronomic opportunities and contributing to environmental, cultural, social and economic prosperity.

### **Economic Impact:**

Networks such as the UNESCO Creative Cities network have, over time, demonstrated tangible brand and economic value to the respective cities. This is in part due to heightened brand exposure to the audience in the network and opportunities for collaboration within the network resulting in attracting more visitors to the city and region, enhancing exposure and perception of the region's products and services in the marketplace and creating a strong identity around which innovation and enterprise can flourish, including attracting new businesses. For instance, the Tuscon City of Gastronomy (Arizona, USA) indicate that the national and international exposure and profile that Tuscon has received since its designation has been valued to be in the vicinity of \$35M per annum.

## **12 ATTACHMENTS**

1. Report on Progress and Request for Continued Funding [13.3.1 - 16 pages]
2. Supplement#2 [13.3.2 - 7 pages]
3. 2022-06-27 Council Minute - UNESCO City of Gastronomy - Funding Request [13.3.3 - 5 pages]



## 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.

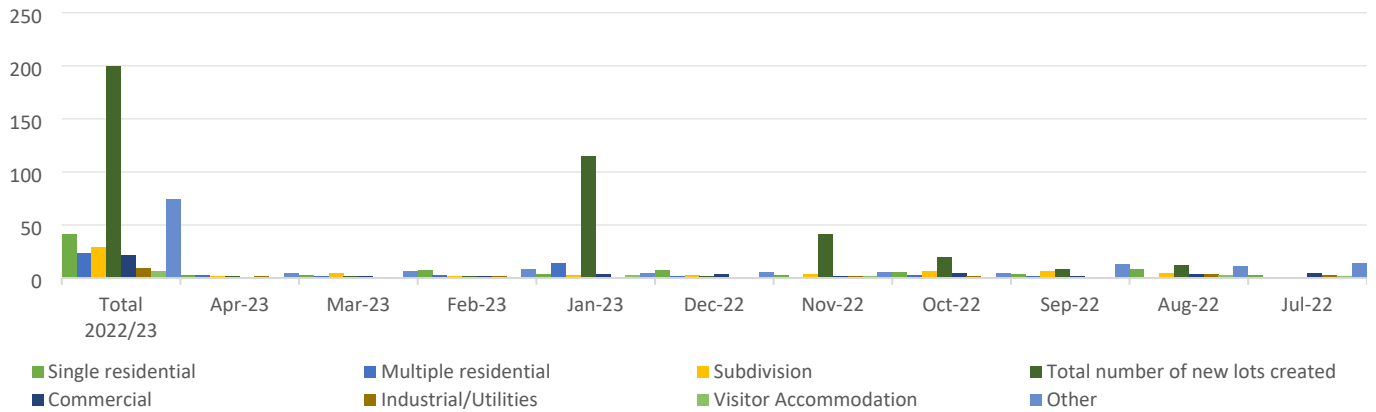
#### 2 DEVELOPMENT SERVICES REPORTING

##### 2.1 Planning Decisions

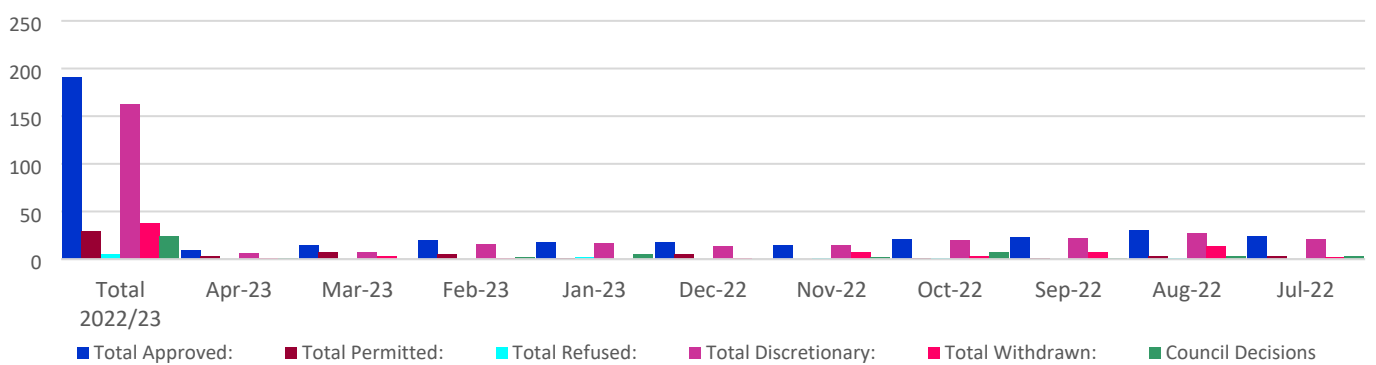
	Total YTD	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June
Number of valid applications	<b>165</b>	15	16	17	21	18	20	12	18	9	19		
Applications on STOP for further information		47	51	50	38	48	43	64	61	55	60		
Single residential	<b>41</b>	2	8	3	5	2	7	3	7	2	2		
Multiple residential	<b>23</b>	0	0	1	2	0	1	14	2	1	2		
Subdivision	<b>29</b>	0	4	6	6	3	2	2	1	4	1		
Total number of new lots created	<b>199</b>	0	12	8	19	41	1	115	1	1	1		
Commercial	<b>21</b>	4	3	1	4	1	3	3	1	1	0		
Industrial/Utilities	<b>9</b>	2	3	0	1	1	0	0	1	0	1		
Visitor Accommodation	<b>6</b>	1	2	0	0	1	0	2	0	0	0		
Total permitted	<b>0</b>	0	0	0	0	0	0	0	0	0	0		
Total discretionary	<b>6</b>	1	2	0	0	1	0	2	0	0	0		
Other (includes all residential development on existing dwellings [alterations/ additions, sheds, solar, fences, pools etc])	<b>74</b>	14	11	13	4	5	5	4	8	6	4		
Total No. Applications Approved:	<b>191</b>	24	30	23	21	14	18	18	20	14	9		
Total Permitted:	<b>29</b>	3	3	1	1	0	5	1	5	7	3		
Average Days for Permitted	<b>11.6</b>	11	15	11	23		14	2	10	7	11		
Days allowed for approval by LUPAA	<b>28</b>	28	28	28	28	28	28	28	28	28	28		
Total Exempt under IPS:	<b>73</b>	12	5	5	6	10	7	10	10	6	2		
Total Refused:	<b>5</b>	0	1	0	1	1	0	2	0	0	0		
Total Discretionary:	<b>162</b>	21	27	22	20	14	13	17	15	7	6		
Average Days for Discretionary:	<b>33.7</b>	32	30	29	35.5	34	33	36	33	37	37		
Days allowed for approval under LUPAA:	<b>42</b>	42	42	42	42	42	42	42	42	42	42		
Total Withdrawn:	<b>38</b>	2	13	7	3	7	1	0	1	3	1		
Council Decisions	<b>24</b>	3	3	1	7	2	0	5	2	0	1		
Appeals lodged by the Applicant	<b>6</b>	0	1	1	1	0	2	1	0	0	0		
Appeals lodged by third party	<b>2</b>	0	0	0	1	0	0	0	1	0	0		



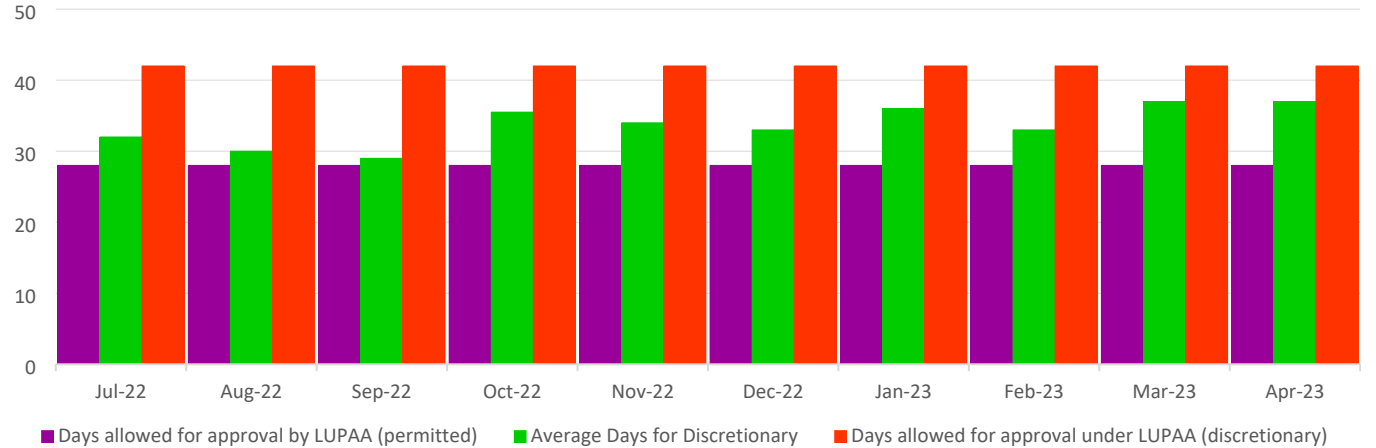
Type of Applications - year to date



Planning Applications Processed - year to date



Planning Applications - Processing Days - year to date



Project	Details	Address	Applicant	No of LUPAA days	Perm / Disc / Exempt
<b>DELEGATED DECISIONS</b>					
PLN-22-0259	Manufacturing facility (vary signage provisions & vary setback and landscaped area and fencing provisions in Translink SAP)	Approved Lot 4 at Evandale Road (folio of the register 182274/2)(adjacent to Translink Avenue South), Western Junction TAS 7212	Bison Construction Pty Ltd	41	D
PLN-23-0035	2 Lot Subdivision - 1 New Lot including ROW Access over 123B Main St Cressy (Internal lot; Vary design and construction of access; Bushfire Prone Areas Code)	125A Main Street, Cressy TAS 7302	D J McCulloch Surveying	42	D
PLN-23-0048	Ground mounted solar array (40m2)	772 Relbia Road, Relbia (with access over 787 Relbia Rd CT138690/1) TAS 7258	InSeries Electrical	35	D
PLN-23-0049	Secondary residence with verandah (Vary roof form)	8 Arthur Street, Evandale TAS 7212	Adam Medcraft	35	D

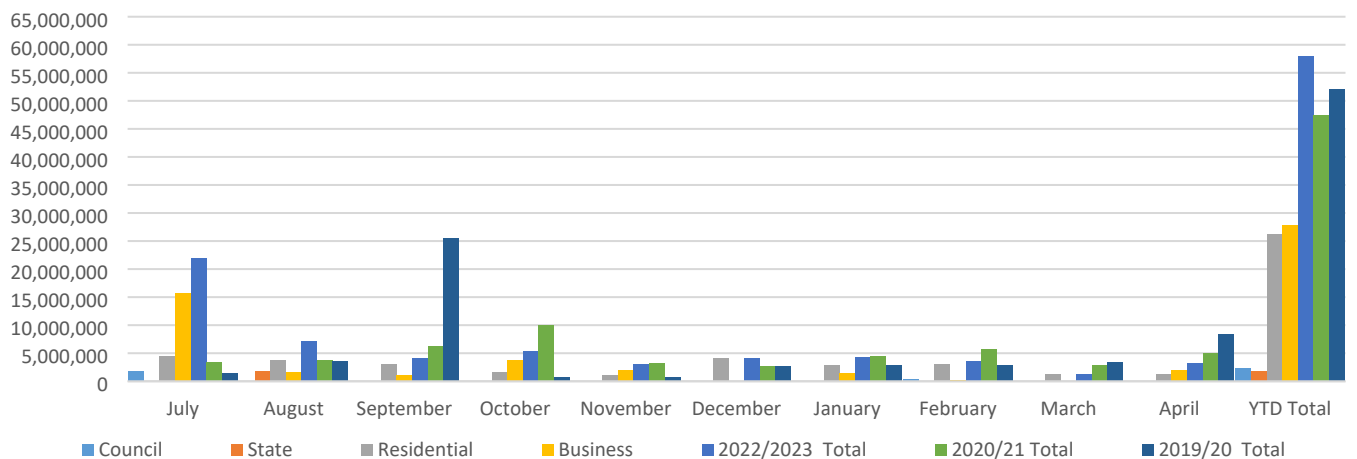


Project	Details	Address	Applicant	No of LUPAA days	Perm / Disc / Exempt
PLN-23-0052	Shed (10mx8mx3.2m) (Vary eastern [side] setback)	6 Saddlers Court, Evandale TAS 7212	Jacob Armstrong	31	D
PLN-23-0058	Shed (15mx6mx3.6m) & Shipping Container	320 Perth Mill Road, Perth TAS 7300	Darryl Day	22	P
PLN-23-0060	New Dwelling including Demolition of Existing Dwelling	705 Maitland Road, Cressy TAS 7302	Woodburycy Design	8	P
PLN-23-0067	Awning Addition to Existing Dwelling	U 2/3 Lach Dar Court, Longford TAS 7301	Optimo Awnings Northern Pty Ltd	4	P
<b>COUNCIL DECISIONS</b>					
PLN-22-0231	Multiple Dwellings (1 existing, 1 new); Vary setbacks, and site coverage; Local Historic Heritage Code	69 Marlborough Street, Longford TAS 7301	S. Group	42	C
<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
April	0	0	1,186,222	2,000,000	3,186,222	942,860	5,068,500	8,452,750
<b>YTD Total</b>	<b>2,235,000</b>	<b>1,875,092</b>	<b>26,170,790</b>	<b>27,745,700</b>	<b>58,026,582</b>	<b>66,481,349</b>	<b>47,346,442</b>	<b>52,016,400</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 held 17 April 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>Decisions received</b>	
PLN-21-0223	Appeal 152/215. 102 & 104 Marlborough Street, Longford. Appeal against Council's refusal of 7 multiple dwellings. The Tribunal held a





TASCAT	TASMANIAN CIVIL AND ADMINISTRATIVE TRIBUNAL
	preliminary conference on 17 January 2022. Mediation undertaken. Consent agreement presented to Tribunal. Permit issued in accordance with Tribunal's decision.
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. Tribunal's decision received, affirming the decision of the Northern Midlands Council to refuse to grant a permit in respect to development application PLN-22-0243.
PLN-22-0056	Draft Amendment AP-NOR-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.
PLN-22-0183	Draft Amendment AM-NOR-01-2022 LPS. Various amendments to the Translink Specific Area Plan Use Table (clause NOR-S1.5.4) and transfer part of folio of the Register 182274/2 from Translink Specific Area Plan Area 1 to Area 4. On public exhibition for 28 days until 15 January 2023. No representations received. Additional information to be provided to the Commission.
PLN21-0214	Draft Amendment AM-NOR-02-2022-LPS. 21 Macquarie Street, Cressy. On public exhibition for 28 days until 15 January 2023. No representations received. TPC advised.
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: <ul 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> </ul> </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>The Tasmanian Planning Commission directed the Council to prepare the following draft amendments under section 35KB (1) of the Land Use Planning and Approvals Act 1993. The draft amendments 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>
AM-NOR-03-2022 LPS	Apply the General Residential Zone to 38 and 44 Phillip Street, Perth (folios of the Register 23463/1 and 23463/2) and adjoining road centrelines and reserved roads.
AM-NOR-04-2022 LPS	Apply the Rural Living Zone C to 18 Wilmores Lane (folio of the Register 116434/3), 116 Catherine Street (folio of the Register 168940/1) and 120 Catherine Street (folio of the Register 168940/2), 140 Catherine Street (folio of the register 116434/2), 130 Brickendon Street, Longford (folio of the register 116434/1) and adjoining road centrelines and reserved roads.
AM-NOR-05-2022 LPS	Apply the Rural Zone to 500 and 502 Hobart Road, Youngtown.
AM-NOR-06-2022 LPS	Apply the Landscape Conservation Zone to properties in Ross, Deddington, Evandale and Liffey. Apply the Priority Vegetation Area overlay to properties in Ross, Deddington, Evandale and Liffey.
AM-NOR-07-2022 LPS	Apply the Airport Noise Exposure Area overlay and the Airport Obstacle Limitation Area overlay.



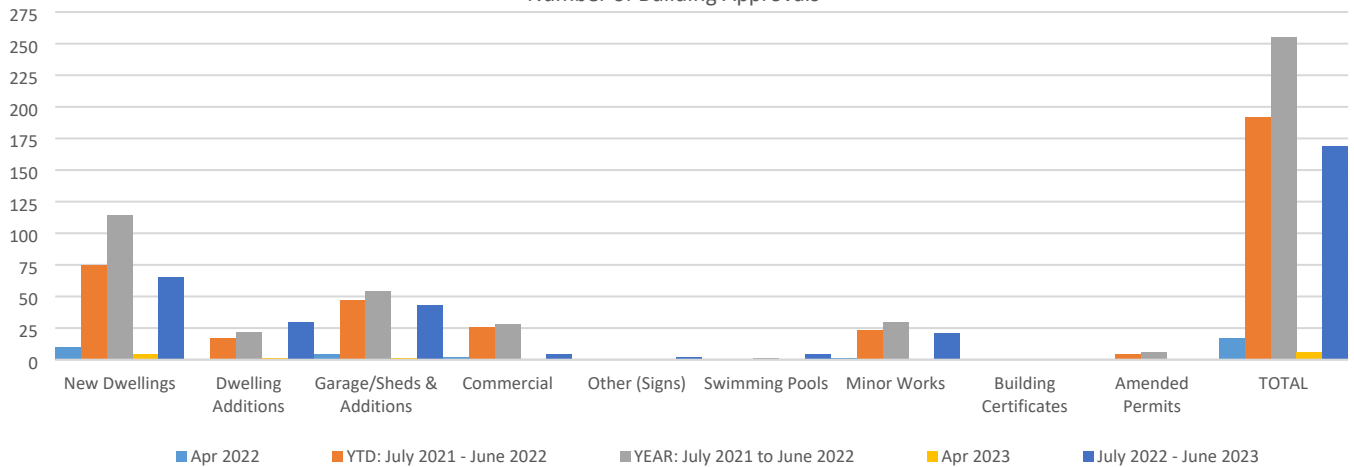
DECISIONS RECEIVED	
-	-

## 2.4 Building Approvals

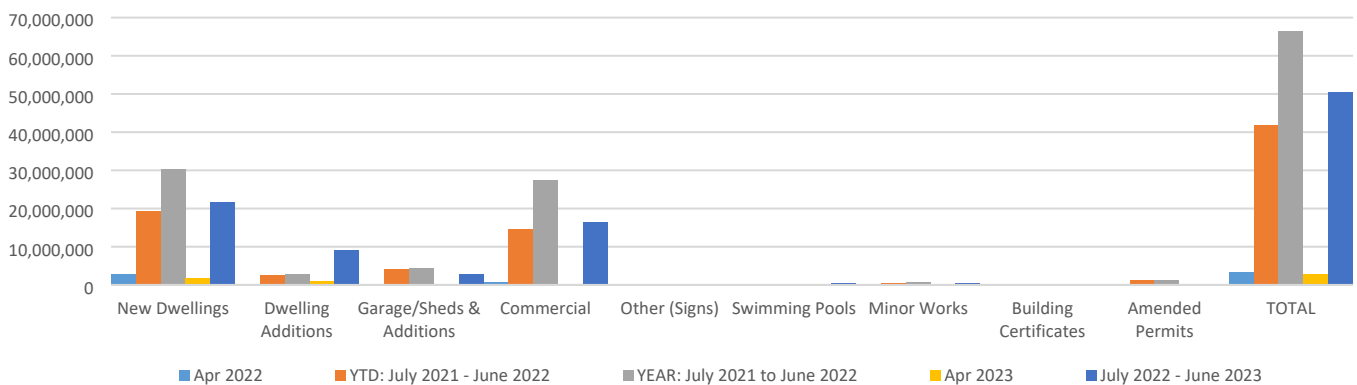
The following table shows a comparison of the number and total value of building works for 2021-2022 and 2022-2023.

	YEAR: 2021-2022				YEAR		YEAR: 2022-2023			
	Apr 2022		YTD 2021-2022		July 2021 - June 2022		Apr 2022		YTD 2021-2022	
	No.	Total Value \$	No.	No.	No.	Total Value \$	No.	Total Value \$	No.	No.
New Dwellings	10	2,620,544	75	19,147,829	114	30,244,148	4	1,760,000	65	21,522,005
Dwelling Additions	0	0	17	2,418,000	22	2,848,500	1	980,000	30	9,021,630
Garage/Sheds & Additions	4	109,000	47	4,030,738	54	4,236,238	1	55,000	43	2,807,957
Commercial	2	590,000	26	14,570,305	28	27,270,305			4	16,317,000
Other (Signs)	0	0	0	0	0	0			2	82,945
Swimming Pools	0	0	0	0	1	70,000			4	296,000
Minor Works	1	8,667	23	338,962	30	525,174			21	397,368
Building Certificates	0	0	0	0	0	0			0	0
Amended Permits	0	0	4	1,295,000	6	1,295,000			0	0
<b>TOTAL</b>	<b>17</b>	<b>3,328,211</b>	<b>192</b>	<b>41,800,834</b>	<b>255</b>	<b>66,489,365</b>	<b>6</b>	<b>2,795,000</b>	<b>169</b>	<b>50,444,905</b>
<b>Inspections</b>										
Building	0		7		38		1		10	
Plumbing	4		249		316		18		235	

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		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		21	
Property owner not home or only recently started			
Complying with all conditions / signed off			
Not complying with all conditions			
Re-inspection required		7	
Building Notices issued		2	
Building Orders issued			
No Further Action Required		14	
Illegal Works - Building	This Month	2022/2023	Total 2021/2022
Number of Inspections	3	71	11
Commitment provided to submit required documentation		10	
Re-inspection required	2	42	8
Building Notices issued		11	1
Building Orders issued		5	
Emergency Order		3	1
No Further Action Required	1	19	3
Illegal Works - Planning	This Month	2022/2023	Total 2021/2022
Number of Inspections	3	38	29
Commitment provided to submit required documentation		2	3
Re-inspection required	2	23	21
Enforcement Notices issued		2	2
Enforcement Orders Issued			
Notice of Intention to Issue Enforcement Notice issued			3
No Further Action Required	1	13	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 26 commercial building approvals valued a total of \$14,570,305 (year to date) for 2021/2022.

In total, there have been 169 building approvals valued at \$50,444,905 (year to date) for 2022/2023 compared to 192 building approvals valued at \$41,800,834 (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 30 April 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 30 April 2023.

#### 2 INTRODUCTION/BACKGROUND

The Monthly Financial Summary for the period ended 30 April 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.

Not applicable.

#### 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: 30-Apr-23 10

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	-\$4,230,708	-\$1,676,431	-\$2,554	39.6%	* 75% Advanced grants paid 21/22
Fees and Charges Revenue	-\$2,552,392	-\$2,126,993	-\$2,083,525	-\$43	98.0%	* Fee income above budget
Interest Revenue	-\$1,067,621	-\$889,685	-\$587,478	-\$302	66.0%	Timing variance
Reimbursements Revenue	-\$44,625	-\$37,188	-\$56,821	\$20	152.8%	
Other Revenue	-\$1,542,444	-\$1,285,370	-\$652,925	-\$632	50.8%	Timing variance
	-\$22,787,760	-\$21,535,304	-\$18,152,948	-\$3,382	84.3%	

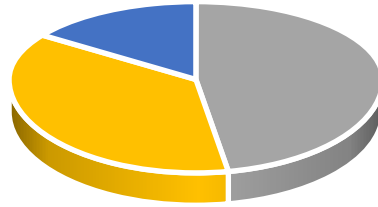


Employee costs	\$6,415,996	\$5,346,663	\$4,693,620	\$653	87.8%	
Material & Services Expenditure	\$6,053,782	\$5,044,818	\$5,024,390	\$20	99.6%	Insurances paid for full year
Depreciation Expenditure	\$6,651,715	\$5,543,096	\$5,543,135	\$0	100.0%	
Government Levies & Charges	\$1,185,962	\$988,302	\$1,123,080	-\$135	113.6%	
Councillors Expenditure	\$217,390	\$181,158	\$161,488	\$20	89.1%	
Interest on Borrowings	\$100,368	\$83,640	\$137,174	-\$54	164.0%	Timing variance only
Other Expenditure	\$1,588,999	\$1,324,166	\$895,220	\$429	67.6%	Pension rebate provided for full year
Plant Expenditure Paid	\$569,494	\$474,578	\$585,725	-\$111	123.4%	
	\$22,783,706	\$18,986,422	\$18,163,832	\$823	95.7%	
	-\$4,054	-\$2,548,883	\$10,884			
Gain on sale of Fixed Assets	-\$160,000	-\$133,333	-\$8,283	-\$125	0.0%	
Loss on Sale of Fixed Assets	\$426,581	\$355,484	\$91,312	\$264	25.7%	*Asset recognition EOY
Underlying (Surplus) / Deficit	\$262,527	-\$2,326,732	\$93,913		1*	
	\$0					
Capital Grant Revenue	-\$8,686,722	-\$7,238,935	-\$3,659,333	-\$3,580	50.6%	* Not paid until milestones met
Subdivider Contributions	-\$345,649	-\$288,041	0	-\$288	0.0%	* Not recognised until EOY
Capital Revenue	-\$9,032,371	-\$7,526,976	-\$3,659,333			
	-					
<b>Budget Alteration Requests</b>						
- For Council authorisation by absolute majority						
		<b>Budget Operating</b>	<b>Budget Capital</b>	<b>Actuals</b>		
<i>Capital works budget variances above 10% or \$10,000 are highlighted</i>						
<b>April</b>						
<b>Lfd - Bishopsbourne Rd Reconstruction</b>			-\$504,900	Deferred until 2023/24		
<b>Lfd - Anstey Street Lewis to Cracraft</b>			\$175,000	Stormwater, kerb, verge, footpath		
<b>March</b>						
		Nil	Nil			

<b>B. Balance Sheet Items</b>						
	<b>Year to Date Actual</b>		<b>Monthly Change</b>		<b>Same time last year</b>	<b>Comments</b>
<b>Cash &amp; Cash Equivalents Balance</b>	Year to Date					
- Opening Cash balance	\$25,974,971		\$20,268,268			
- Cash Inflow	\$20,419,194		\$754,015			
- Cash Payments	-\$26,721,498		-\$1,349,617			
- Closing Cash balance	\$19,672,667		\$19,672,667			
Account Breakdown						
- Trading Accounts	\$989,728					
- Investments	\$18,682,939					
	\$19,672,667					
<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	1/04/2023	30/04/2023	3.60	\$5,513	\$5,528	
CBA Call Account	1/04/2023	30/04/2023	0.25	\$51,989	\$52,000	
CBA Business Online Saver	20/04/2023	30/04/2023	3.70	\$204,011	\$204,218	
Westpac Corporate Regulated Interest Account	1/04/2023	30/04/2023	3.85	\$638,841	\$638,841	
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	
CBA	14/06/2022	10/05/2023	3.94	\$5,000,000	\$5,178,110	
My State Financial	30/06/2022	25/05/2023	2.70	\$3,371,425	\$3,453,476	
Westpac - Stimulus	28/03/2023	28/06/2023	3.30	\$1,050,000	\$1,058,734	
Westpac - Stimulus	16/12/2022	16/06/2023	1.60	\$3,000,000	\$3,023,934	
Westpac	26/04/2023	23/10/2023	4.43	\$3,000,000	\$3,065,540	
Westpac	13/04/2023	11/09/2023	4.33	\$1,000,000	\$1,017,913	
Total Investments				\$19,321,779	\$19,715,397	

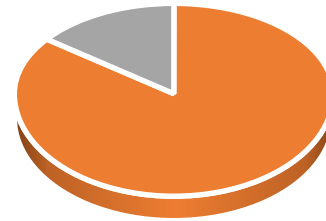


Investments by Institution



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

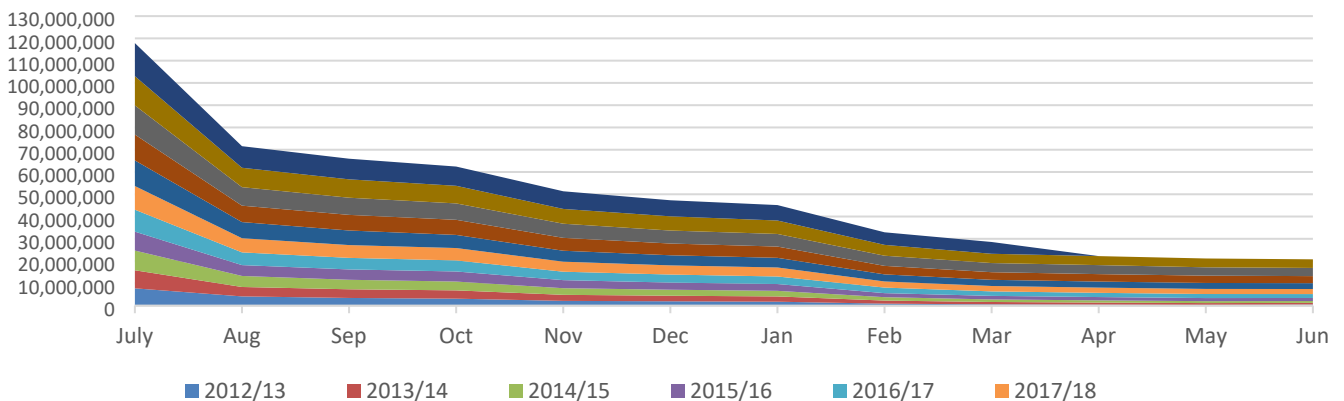
Total Investments by Rating (Standard & Poor's)



■ 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



Trade Debtors			
Current balance		\$1,808,507	
- 30 Days		\$1,221,556	
- 60 Days		\$6,971	
- 90 Days		\$17,029	
- More than 90 days		\$562,951	
Summary of Accounts more than 90 days:			
- Norfolk Plains Book sales		171	
- Hire/lease of facilities		11,979	
- Removal of fire hazards		6,192	
- Dog Registrations & Fines		17,330	
- Private Works		15,437	
- Regulatory Fees		6,608	
- Govt Reimbursements		505,235	

C. Capital Program				
	Budget	Actual (\$,000)	Target 83%	Comments
Renewal	\$12,712,857	\$4,751,543	37%	





New assets	\$10,550,316	\$6,070,116	58%	
Total	\$23,263,173	\$10,821,659	47%	
Major projects:				
- Perth Early Learning Centre	\$3,770,064	\$3,497,059	93%	Substantially complete
- Lfd Memorial Hall upgrade	\$1,820,460	\$148,720	8%	Commenced
- Lfd Urban Streetscape Improvements	\$1,293,628	\$223,555	17%	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	\$582,507	81%	In progress
- Bishopsbourne Road Reconstruction	\$504,900	\$0	0%	Deferred 23/24
- Lfd Caravan Park Amenities replacement	\$450,000	\$19,879	4%	Preliminaries
- Evandale Hall Roof replacement	219,700	\$238,672	109%	Complete
- William Street Footbridge	270,000	\$127,809	47%	In progress
- Footpath Program	893,500	\$331,179	37%	Commenced

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

#### D. Financial Health Indicators

	Target	Actual	Variance	Trend	
Financial Ratios					
- Rate Revenue / Total Revenue	56.9%	72.1%	-15.2%	↘	
- Own Source Revenue / Total Revenue	80%	91%	-11.0%	↘	
Sustainability Ratio					
- Operating Surplus / Operating Revenue	-1.2%	-0.5%	-0.6%	↘	
- Debt / Own Source Revenue	40.8%	45.0%	-4.2%	↔	
Efficiency Ratios					
- Receivables / Own Source Revenue	39.1%	25.3%	13.8%	↘	
- Employee costs / Revenue	28.2%	25.9%	2.3%	↗	
- Renewal / Depreciation	191.1%	85.7%	105.4%	↗	
Unit Costs					
- Waste Collection per bin	\$14.37	\$17.09		↔	
- Employee costs per hour	\$53.47	\$37.14		↗	
- Rate Revenue per property	\$1,825.08	\$1,843.44		↔	
- IT per employee hour	\$5.45	\$3.62		↘	

#### E. Employee & WHS scorecard

	YTD	This Month	
Number of Employees	111	111	
New Employees	37	7	
Resignations	15	2	
Total hours worked	126,373	12,820	
Lost Time Injuries	0	0	
Lost Time Days	0	0	
Safety Incidents Reported	2	1	
Hazards Reported	7	0	
Risk Incidents Reported	13	1	
Insurance claims - Public Liability	0	0	
Insurance claims - Industrial	0	0	
Insurance claims - Motor Vehicle	5	1	
IT - Unplanned lost time	2	0	
Open W/Comp claims	10	1	



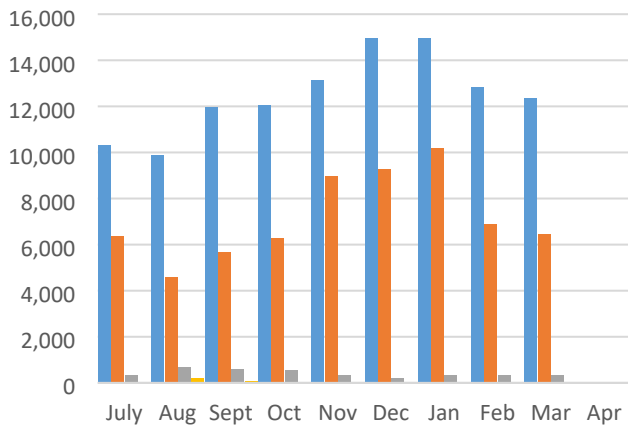
**C. Waste Management**

Waste Transfer Station	2020/21	2021/22	2022/23 Budget Year to Date	2022/23
<b>Takings</b>				
- Refuse	\$119,842	\$135,285	\$110,736	\$112,381
- Green Waste	\$80,904	\$82,450	\$69,312	\$64,539
- Concrete	\$2,293	\$2,980	\$2,141	\$3,618
- Tyres	727	694	\$540	\$257
<b>Total Takings</b>	<b>\$203,767</b>	<b>\$221,409</b>	<b>\$182,728</b>	<b>\$180,795</b>
<b>Tonnes Disposed</b>				
WTS Refuse Disposed Tonnes	1432	1349	1328	1018
WTS Green Waste Disposed Tonnes	4670	2760	4242	2870
WTS Concrete Disposed Tonnes	3056	3056	0	0
Kerbside Refuse Disposed Tonnes	2435	2430	2025	1805
Kerbside Recycling Disposed Tonnes	1051	1048	1078	753
<b>Total Waste Tonnes Disposed</b>	<b>12644</b>	<b>10643</b>	<b>8673</b>	<b>6446</b>

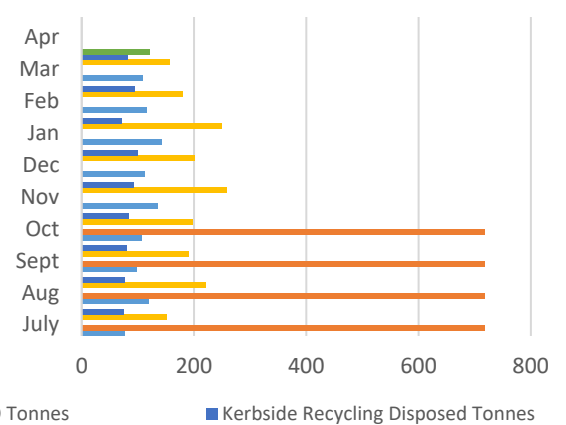


Mulch quarterly  
Crush periodically

Waste Transfer Station Fees \$'s



Waste Disposal - Tonnes



- WTS Refuse \$'s
- WTS Green Waste \$'s
- WTS Concrete \$'s
- WTS Tyres \$'s
- Kerbside FOGO Tonnes
- Kerbside Recycling Disposed Tonnes
- Kerbside Refuse Disposed Tonnes
- WTS Green Waste Disposed Tonnes
- WTS Concrete Disposed Tonnes
- WTS Refuse Disposed Tonnes

**5 OFFICER COMMENTS**

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

**6 ATTACHMENTS**

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



## 16 WORKS REPORTS

No Works reports included in this Council meeting agenda for Council's consideration.



## 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)
Land acquisition/purchase/disposal	15(2)(f)
LGAT elections	15(2)(g)
Lease proposal	15(2)(d)
Local Government Review	15(2)(g)

#### *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 .....