



**NORTHERN
MIDLANDS
COUNCIL**

AGENDA

ORDINARY MEETING OF COUNCIL

MONDAY, 17 JULY 2023

Des Jennings
GENERAL MANAGER



QUALIFIED PERSONS ADVICE

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

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

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

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

RECORDING OF COUNCIL MEETINGS

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

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

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

Council's Policy includes the following provisions:

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

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

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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, 17 JULY 2023 AT 5.00 PM AT THE COUNCIL CHAMBERS, 13 SMITH STREET, LONGFORD


DES JENNINGS
GENERAL MANAGER
12 JULY 2023

4.00pm Councillor Workshop – closed to the public

5.30pm Public Questions & Statements

1 ATTENDANCE

PRESENT

In Attendance:

APOLOGIES



2 TABLE OF CONTENTS

Item	Page No.
1 ATTENDANCE	4
2 TABLE OF CONTENTS	5
3 ACKNOWLEDGEMENT OF COUNTRY	7
4 DECLARATIONS OF ANY PECUNIARY INTEREST OF A COUNCILLOR OR CLOSE ASSOCIATE	7
5 PROCEDURAL	7
5.1 Confirmation Of Council Meeting Minutes	7
5.2 Date Of Next Council Meeting	7
5.3 Questions On Notice	8
6 COUNCIL COMMITTEES - CONFIRMATION OF MINUTES	9
7 COUNCIL COMMITTEES - RECOMMENDATIONS	9
8 INFORMATION ITEMS.....	10
8.1 Council Workshops/Meetings Held Since The Last Ordinary Meeting	10
8.2 Mayor's Activities Attended & Planned	10
8.3 General Manager's Activities	11
8.4 Petitions.....	11
8.5 Conferences & Seminars: Report On Attendance By Council Delegates.....	12
8.6 132 & 337 Certificates Issued.....	14
8.7 Animal Control	15
8.8 Environmental Health Services	15
8.9 Customer Request Receipts	17
8.10 Gifts & Donations (Under Section 77 Of The LGA)	17
8.11 Action Items: Council Minutes	18
8.12 Resource Sharing Summary: 01 July 2022 To 30 June 2023	25
8.13 Vandalism	25
8.14 Youth Program Update.....	25
8.15 Integrated Priority Projects & Strategic Plans Update	27
8.16 Tourism & Events And Heritage Highway Tourism Region Association (HHTRA) Update ...	29
8.17 Tasmanian Planning Commission Exhibition Of Draft Tasmanian Planning Policies	30



9 PUBLIC QUESTIONS AND STATEMENTS.....	32
10 COUNCIL ACTING AS A PLANNING AUTHORITY	33
11 PLANNING REPORTS.....	34
11.1 PLN-22-0222: 29 Lot Subdivision Incl. Detention Basin Plus Roads & Boundary Adjustment; 25 Boral Road & 24-38 Translink Avenue, Western Junction	34
11.2 PLN23-0094: Removal Of Hedge; 1-3 Barclay Street, Evandale	72
11.3 PLN23-0065: Dwelling; 3A Macquarie Street, Evandale.....	93
12 COUNCIL ACTING AS A PLANNING AUTHORITY: CESSATION.....	119
13 GOVERNANCE REPORTS	120
13.1 ALGA National Local Roads, Transport & Infrastructure Congress: Attendance	120
13.2 Sale Of Town Hall, Campbell Town	123
13.3 City Of Gastronomy	126
13.4 Change To Governance Resourcing Requirements	130
14 COMMUNITY & DEVELOPMENT REPORTS.....	132
14.1 Development Services: Monthly Report	132
14.2 Policy Update: Exempt Temporary Buildings Or Works (Including Shipping Containers) Policy.....	140
15 CORPORATE SERVICES REPORTS.....	142
15.1 Monthly Report: Financial Statement	142
16 WORKS REPORTS.....	146
17 ITEMS FOR THE CLOSED MEETING	147
18 CLOSURE	148



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 Monday, 26 June 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, 21 August 2023, in person only.



5.3 QUESTIONS ON NOTICE

RECOMMENDATION

That Council receive the Questions on Notice and answers be provided at the next Ordinary Council Meeting.

Councillor Andrew McCullagh has submitted six (6) questions on notice to the General Manager.



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
28 June 2023	Longford Railway Sesquicentary Committee held	Ordinary
4 July 2023	Campbell Town District Forum	Ordinary
4 July 2023	Ross Local District Committee	Ordinary
5 July 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

No Committee Recommendations are included in this Council meeting agenda for Council's consideration.



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
3 July 2023	Council Workshop Presentations <ul style="list-style-type: none">Promotional VideosVisit Northern TasmaniaLaunceston & Northern Tasmania Gastronomy Discussion included: <ul style="list-style-type: none">Social Recovery & Evacuation CentresCouncil's StrategiesOverhanging Trees/Hedges: EvandaleThe Future of Local Government Review
21 July 2023	Council Workshop Discussion: <ul style="list-style-type: none">Council Meeting Agenda items
	Council Meeting

8.2 MAYOR'S ACTIVITIES ATTENDED & PLANNED

Mayor's Activities Attended for the period 27 June to 10 July 2023 are as follows:

Date	Activity
29 June 2023	Attended meeting with the Premier of Tasmania, Launceston
29 June 2023	Attended meeting with residents, Devon Hills
30 June 2023	Attended LGAT AGM and GMC meetings, Hobart
1 July 2023	Attended LGAT Elected Members PD Forum, Hobart
3 July 2023	Attended meeting with resident, Avoca
3 July 2023	Attended interview with ABC Hobart re Tunbridge bridge
3 July 2023	Attended NMC Workshop
4 July 2023	Attended Chambers to sign documents and view media releases
5 July 2023	Attended LAFM radio interview re Council decision on amalgamations, Gipps Creek
5 July 2023	Attended interview with Examiner re Council decision on amalgamations, Longford
6 July 2023	Attended LGAT Mayor's Workshop, Hobart
10 July 2023	Attended meeting with GM and Officers re LG Review Hearings with Sue Smith, Longford
10 July 2023	Attended Red Cross AGM, Longford



8.3 GENERAL MANAGER'S ACTIVITIES

The General Manager's and Acting General Manager's Activities Attended for the period to 10 July 2023 are as follows:

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

Date	Activity
23 June 2023	AGM met with Cr Alison Andrews
26 June 2023	Mayor and AGM met with The Hon. Mark Shelton MP, Speaker of the House of Assembly
26 June 2023	AGM attended Council Meeting
29 June 2023	Mayor and GM met with Premier Rockliff
3 July 2023	GM attended Council Workshop
4 July 2023	GM met with Longford Town Hall Committee
5 July 2023	GM met with proponent re development proposal at TRANSlink
5 July 2023	GM met with proponent re development proposal at Powranna
6 July 2023	GM met with Cr Alison Andrews
6 July 2023	GM met with resident re complaint
7 July 2023	GM met with proponent re development proposals

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

The following report was filed by Mayor Mary Knowles OAM.

ALGA Local Government Conference Canberra June 13th – June 16th 2023

The Regional Forum on the Tuesday was opened by **Cr Linda Scott, ALGA President**, who outlined urgent issues created by the end of Local Roads and Infrastructure funding, floods, and regional bank closures among other things.

The Minister for Regional Development, Local Government and Territories, the **Hon Kristy McBain MP** urged people to seek out factual information regarding the upcoming Referendum, work together with stronger and more successful ways to manage disaster and recovery so Australia's 546 Local Government areas are better prepared for the next time and outlined new programs available. Other issues of skills shortages, migrant visas and a permanent pathway to permanent residency, critical shortages of GPs, pathways for country kids to do medicine 'Boots to Scrubs', fee free TAFE places for urgently needed trades and more TAFE in more locations, the challenges with pastoral care for our 38,000 Pacific Island workers were mentioned as urgent issues.

The Shadow Minister's address was refreshing as he complimented Minister McBain for their ability to work together to solve some of these urgent issues, alongside encouraging the media to address their habit of talking our country down. **Shadow Minister Darren Chester MP** emphasised we live in the best country in the world and although we do have challenges, we have the best opportunity to achieve the best possible outcomes because local government across Australia 'gets shit done!' We would be better off supporting people to live and work in regional areas than adding lanes and tunnels creating more congestion in the capital cities. Outback regional towns cannot match what people expect such as decent change rooms at sporting grounds, because of cost escalations, skills shortages and little funding; they can't compete.

Panel: Increasing Resilience to Natural Disasters - Colin Wood, Shoalhaven City Council, spoke of how his Council was building resilience in existing and new building stock to protect against the ember attacks that saw 312 buildings lost in recent bushfires. In partnership with a local company in a pilot project one-bedroom homes that can be shipped in in response to a disaster, can be designed for free with shutters that close alongside a self-assessment App to measure and upgrade current homes, thus encouraging lower insurance premiums and working with banks and ratepayers to increase energy efficiencies and lower risk. **Matt Oxlade** described an artificial intelligence App to map flooding in the Carpentaria local government area with solar power cameras storing images every 15 minutes in real time, so the AI model automatically knows the flooding on roads, and bushfire locations. Telstra and Anglers Alliance are supporting the project.

Skills shortages in regional and rural Australia - Susi Tegan, CEO National Rural Health Alliance, explained that 30% of people, over 7M live in rural and remote areas and pay over 50% of the Royal Flying Doctor Service operations. This multidisciplinary service of health teams is suffering workforce shortages while serving people, offering training, are underpaid as less money is spent on rural and remote access to health services. **David Williams**, former CEO Planning Institute of Australia, said there are 13,691 Planners (92 in Tas) and 18,600 will be needed by 2026. 44% of LGAs have no Planners, 72% work in capital cities – reasons = pay. There is a global skills shortage so cannot rely in immigration. In rural and remote areas costs are higher, however Planners must be on the ground to achieve high quality strategic planning; it can't be done remotely. There is a lack of natural hazard mapping – need one system. City is disconnected with rural. We need to recruit local students to understand local needs; if can't hire staff then grow them.

Our Regions, Our Future: Liz Ritchie, CEO Regional Australia Institute and **Mike Mrdak**, National Alliance for Regionalisation, described the need for a National Population Plan (NPP) powering the regions to thrive as 1 in 5 city dwellers still want to move. If all those who want to move, do, then half the nation will be in the regions, but not supporting the jobs and skills investment to create a level playing field as 80% of GDP is invested in 5 capital cities. Solutions that work in large areas may not work in small, planning only works if you know where you want to go, hence the need for a NPP.

Connecting our Communities: Mayors from Longreach, Paroo and Ararat and Telstra Regional Australia spoke about connection issues on farms, in indigenous communities, for students and as we lose newspapers and cheques are phased out, as only 1/3 Australia is



covered. Don't want rural producers left behind but access to Wi-Fi towers and satellite is difficult; the issue is common across Australia from Birdsville to Ararat.

Investing in our Regions: The \$1B Growing Regions Program funding rounds were explained before ALGA President Linda Scott re-emphasised the importance of untied FAGS to local government.

537 LGAs were represented at the ALGA Conference as on Day 2 several grant opportunities were outlined covering housing shortages, remote airstrip programs, skills shortages, disaster recovery and prevention mitigation. However, the reinstatement of the Council of Local Government means LG concerns will be heard and listened to.

Guest Speakers included the Ambassador of Ukraine, Peter Dutton MP and Jimmy 'Giggle & Hoot' Rees before the Plenary Debate on Motions commenced and the Cohesive Communities Awards announced.

On Thursday Mayor **Ross Andrews**, Yarrabah Aboriginal Shire Council, QLD initiated a **Conversation about The Voice** explaining that it was only in 1976 that aboriginal people were recognised as citizens so leading people through change at a time when in conflict and aboriginal people were ignored while most residents in cities didn't understand. The leap has been significant, the Referendum is now asking people to think about how we live, work and play, how do we lead change conversations so we can close the gap between communities.

Cyclones, Fires and Floods: Brendan Moon. Coordinator-General, National Emergency Management Agency, summarised the impact of 434 Local Government areas activating disaster emergencies in 200 disasters in the last 12 months. Only 4 in 10 are starting to prepare. Locally led is best, most didn't know what was coming or what to expect. Disaster relief funding arrangements are good but the ways they are administered is the issue. \$20B funding did not include cost of reconstruction, roads, how do we treat gravel roads. We need consistencies in the clean-up, temporary accommodation and getting people back in their homes. We spent billions, but how are we safer? Spent millions, then a cyclone washed all away again. In 2020 there were 7 major floods and the number of days affected was a record – no longer a flash flood that is gone in a few days, now communities can be underwater for more than 3 months. River systems join so several flood peaks. Front desk staff and grader drivers being abused at the local pub. Different states work under different rules. Timing of funding applications need to link with Council budgets.

Peter Freshney, Mayor Latrobe Council, Tasmania, spoke about local government being personal. The community is reliant on you. In 2016 120 homes were inundated in the middle of the night with no warning. The physical and mental impacts remain. A state-of-the-art early warning system is essential. Under insurance stormwater and floodwater are somehow different and often only cover one. A second flood in 2022 enabled 3 weeks warning, was in daylight and monitored by police and SES – all better systems. Insurance with 'inundation from any source' is essential.

We need a National Resilience Strategy to better prepare and reduce the risk and must be resourced at the local level. There are too many inconsistencies between councils eligible for funding or not. Post recovery – local government needs to lead.

Saul Griffiths, Rewiring Australia, warned that if we electrify everything to keep temperature rise to 1.5 degrees then we will need three times the power that we use today. We complain of high energy costs, but we have the cheapest power in the world, less than \$1 per kw compared to \$4 - \$4:50 in the US. Enable local energy transactions – eg. neighbours use power when you are not home. Some things can only be solved by better legislation – eg. incentives for landlords to make solar available to renters. Rebuild domestic manufacturing as we have the top 10 metals – bauxite, nickel, copper, lithium etc. We export \$100M fossil fuels and import all our oil; making metals in Australia would benefit us all.

Australia's Affordable Housing Crisis: Nathan Dal Bon, National Housing Finance and Investment Corp and **Wendy Hayhurst**, CEO Community Housing Industry Australia, spoke about the Housing Australia Future Fund, housing debt needing to be sustainable and affordable; housing is needed for essential workers, commercial workers, women experiencing domestic violence and older women, a criterion not addressed anywhere.

Cyber Security and Local Government: Clive Reeves, Deputy Chief Information Security Telstra and **Stephanie Crowe**, Australian Cyber Security Centre, and **Gary O'Kelly** informed us that 76,000 cyber-crimes (1 every 7min last year compared to 1 every 8min in 2021 and 10min in 2020) are reported, a quarter of which are against critical infrastructure. Double extortion, a threat to release data, = more guarantee to get payment. As more services are online creating greater business risk, accepting the consequences when the risk is realised can be difficult. We need to make it as difficult as possible for attackers; know the value of data, where the data is, who has access, who is protecting the data. Have a good Incident Response Plan, from a local government business perspective build a strategic risk profile, work on how you are going to respond as reputation is at risk. In the insurance industry Government is seen as a bad risk, and with social media (fake accounts, voice replication, mistruths) and AI the risk is getting greater. What is your personal internet footprint (breadcrumbs)? National Cyber Defence offers essential Assessors Training – understand what threats are likely, when you are not resourced, only keep data as long as you need it, check why you are collecting data.



Debate on Motions concluded in the afternoon and the dinner at Parliament House enabled access to the Prime Minister and politicians, a very enjoyable evening.

Friday 8am – 3pm the re-established **Australian Council of Local Government (ALGC)** meeting included an address from the **Prime Minister** before Ministers were available to answer general questions in a forum style. The Urban Precincts and Partnerships Program was explained. Trying to build more robust processes is why some applications have seemed slow to be progressed. The future of local government (not a Tasmanian focus although it was mentioned), regional investment frameworks, NDIS, Local Roads and Infrastructure Program expiring (part of what can be looked at in the Review, thanks to lobbying), FAGS grants and the importance of LG being able to be nimble and have an ability to plan, \$100M / 2yrs to fund solar, batteries, EVs, the mental health impact of fires, cyclones and floods with mass casualty events followed by high incidents of suicide, and PTSD in First Responders – needs a whole of government approach, and how the Voice can improve things as currently in remote communities the cost of mince is \$40/kg, children are going days without food and the life-long disadvantage is not being addressed; upskilling and re-skill with short courses. Rent freezes mostly ruled out as over the long term it doesn't work. Regional visas have tripled but shortages in medical, admin support staff, sales, (Tasmania is short 62 teachers). Often the buck stops at local government. Think laterally – grow your own skills regionally. people should have a choice. Federal Government trying to get the backlog of citizenship, pathways to permanency, down – lack of housing issue, costs of infrastructure escalating, assumptions are made about the awareness of programs – Growing Regions Program 2 stage application process – opening 5 July, \$2.5M Regional connectivity Program, Urban 'heat island effect' tree canopy projects, grasslands with threatened species, polluted air from old fuel standards, fire vs flood impacts as mobile connection goes down – community radio keeps people connected. Session appreciated by all.

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		
132	77	77	69	78	62	69	56	58	66	40	75	36	763	995
337	47	35	43	26	36	43	29	25	30	9	30	38	391	530



8.7 ANIMAL CONTROL

Prepared by: Maree Bricknell, Corporate Services Manager

Item	Income/Issues 2021/2022		Income/Issues for June 2023		Income/Issues year to date 2022/2023	
	No.	\$	No.	\$	No.	\$
Dogs Registered	4,272	109,997	10	113	4,229	108,313
Dogs Impounded	30	4,302			44	3,545
Euthanised	1				2	
Re-claimed	25				36	
Re-homed/Dogs Home	4				6	
New Kennel Applications	19	1,368	3	225	10	745
Renewed Kennel Licences	83	3,652			83	3,818
Infringement Notices (paid in full)	28	5,142	1	181	53	9,465
Legal Action						
Livestock Impounded						
TOTAL		124,461		519		125,886

Audits:

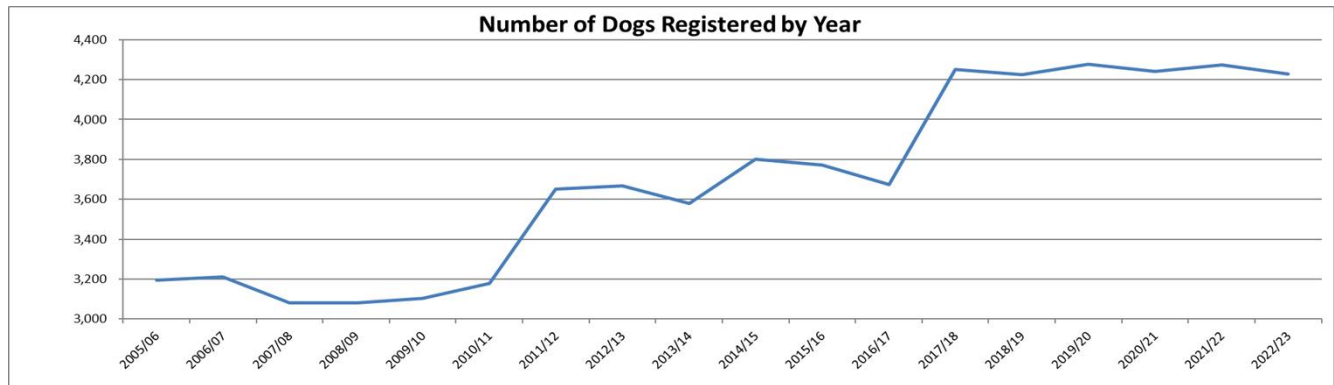
Ongoing including Dangerous Dogs, Kennel Licences, Fire Hazards.

Microchips:

0 dogs microchipped.

Attacks:

3 attacks, investigations and actions complete.



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	133 / 229	5	15	16	9	5	3	5	3	3	5	31	33
Routine Mobile/Market stall Food Inspections	18	1	1	0	1	1	1	2	1	1	2	4	3
Preliminary Site Visits – Licensed Premises	12	8	3	0	0	0	0	0	0	0	1	0	0
On-site wastewater Assessments	43	0	0	0	0	9	6	5	2	4	6	5	6
Complaints/Enquiries – All Types	453	10	11	6	15	24	34	39	52	55	63	69	75
Place of Assembly approvals	9	0	0	0	1	1	1	0	1	2	0	2	1
Notifiable Diseases	8	0	0	1	0	0	0	1	1	1	2	1	1

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

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

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

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

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

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

The following is applicable regarding food business registrations:

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

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

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

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



8.9 CUSTOMER REQUEST RECEIPTS

Operational Area	19/20	20/21	21/22	YTD 22/23	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Animal Control	11	35	26	28				4	5	5	3	1	2	6		2
Building & Planning	6	17	77	52	6	1	5	1	7	14	4	1		1		12
Community Services	6	26	54	44	4	1	4	1	4	2	14		5	3		6
Corporate Services	10	13	48	23	3	3			1	2	2			4		8
Governance	5	6	15	21				3	10	2	4					2
Waste	0	1	12	11					5	2	2		2			
Works	228	352	368	352	29	18	28	20	47	39	32	19	38	26		56

Customer Request Numbers for May 2023 not available.

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
30-Jun-23	Help4Kids Association	Donation	\$25.00
	Council wages and plant	Assistance to Campbell Town SES	\$148.45
		TOTAL	\$29,496.18



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 July 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 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.	Des Jennings, Victoria Veldhuizen	03/05/2023 Victoria Veldhuizen Correspondence sent to Scouts Tasmania and Department for Education, Children and Young People
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.
26/06/2023	7 1.2	CTDF: Updates Requested - 2 May 2023	Completed	That an update be provided to the Campbell Town District Forum, at the 4 July 2023 Campbell Town District Forum meeting, regarding: 2. High Street - rubbish bins upgrade 3. Footpaths and kerbs - King Street, Bridge Street to kindergarten, underpass to oval and to the town hall 4 New Street - reconstruction.	Lorraine Wyatt	11/07/2023 Gail Eacher Advice provided.
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.
26/06/2023	7 3.3	LLDC Recommendation 2 - Future of Local Government Review - 7 June 2023	Completed	That Council notes the support of the Longford Local District Committee regarding the Future of Local Government Review and advises all District Committees of its position and any community	Lorraine Wyatt	30/06/2023 Lorraine Wyatt Council decision communicated to LLDC by email 30/06/2023



Meeting Date	Item No.	Item	Status	Action Required	Assignees	Action Taken
				engagement once determined.		
26/06/2023	13.7	Local Government Association of Tasmania (LGAT): General Meeting & Annual General Meeting	Completed	That Council in relation to the Local Government Association of Tasmania (LGAT) General Meeting and Annual General Meeting to be held on 30 June 2023: ... B) determine the following attendance of Councillors at the a) General Meeting - Mayor Knowles, Cr Adams b) Annual General Meeting - Mayor Knowles, Cr Adams c) Networking Dinner - Mayor Knowles.	Gail Eacher	11/07/2023 Gail Eacher Registrations completed.
26/06/2023	13.7	Local Government Association of Tasmania (LGAT): General Meeting & Annual General Meeting	Completed	That Council in relation to the Local Government Association of Tasmania (LGAT) General Meeting and Annual General Meeting to be held on 30 June 2023: A) delegate Mayor Knowles to vote in accordance with the voting preferences (as determined by the majority) of Councillors prior to 5.00pm on Wednesday 28 June 2023 which relate to those matters which require a decision as listed at 11.1 within this Report.	Maree Bricknell	11/07/2023 Gail Eacher Advice provided.
26/06/2023	7 4.2	Main Street Upgrade	Completed	That the report/minute be provided to the Committee for information, with an officer to attend.	Gail Eacher, Trent Atkinson	11/07/2023 Gail Eacher Projects Manager to attend PLDC meeting.
26/06/2023	15.2	Municipal Budget	Completed	Action as per resolution.	Maree Bricknell	
26/06/2023	7 4.5	Old United Service Station Site	Completed	That the Committee be advised that further advice will be provided in due course.	Gail Eacher	11/07/2023 Gail Eacher Advice provided.
26/06/2023	7 4.4	Reconciliation Action Plan	Completed	The Committee to be advised that preparation of the Reconciliation Action Plan is in progress and once prepared will be subject to Council's approval prior to being put out for public comment.	Gail Eacher	11/07/2023 Gail Eacher Advice provided.
26/06/2023	14.4	Request to Reduce Planning Application Fees: Great Lakes Battery Project	Completed	That Council reduce the application fee to \$30,000 to cover Council's costs + consultant planner assessment at cost + planning appeal at cost, to a maximum of 0.3% cost of project over \$300,000.	Paul Godier	08/07/2023 Paul Godier Applicant has been advised.
26/06/2023	14.2	Request to Reduce Planning Application Fees: Northern Midlands Irrigation Scheme	Completed	That Council agree to reduce the application fee to \$30,000 to cover Council's costs + consultant planner assessment at cost + planning appeal at cost, to a	Paul Godier	08/07/2023 Paul Godier Applicant has been advised.



Meeting Date	Item No.	Item	Status	Action Required	Assignees	Action Taken
				maximum of \$59,944.		
26/06/2023	14.3	Request to Reduce Planning Application Fees: Northern Midlands Solar Farm	Completed	That Council agree to reduce the application fee to \$30,000 to cover Council's costs + consultant planner assessment at cost + planning appeal at cost, to a maximum of 0.3% of project cost over \$300,000.	Paul Godier	08/07/2023 Paul Godier Applicant has been advised.
26/06/2023	13.5	Sale of Town Hall, Campbell Town	Completed	That a further report be brought back to Council's July 2023 meeting providing detail on the status of the sale, and all funds from the sale be spent on capital works within Campbell Town and the expenditure to be recorded in the Council's Annual Report.	Des Jennings, Victoria Veldhuizen	10/07/2023 Victoria Veldhuizen Report completed and presented to July 2023 meeting.
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.
26/06/2023	7 4.6	TasRail Site Availability	Completed	That Council take no further action and the Committee be advised accordingly.	Gail Eacher	11/07/2023 Gail Eacher Advice provided.
26/06/2023	13.6	The Future of Local Government Review: Local Government Reform 2023	Completed	That Council a) engage a consultant to conduct a community survey to seek feedback on the Local Government Reform review process and recommendations; and b) receive the prepared survey questions for council to disseminate upon their own volition at community meetings and to circulate to media outlets.	Des Jennings, Victoria Veldhuizen	06/07/2023 Victoria Veldhuizen Consultant engaged.
26/06/2023	13.6	The Future of Local Government Review: Local Government Reform 2023	Completed	That Council has rejected all scenarios presented in the Local Government Review and the preferred option is for the Northern Midlands Council (NMC) to remain in its current form, however, should council be placed into a position to forcibly be amalgamated that NMC and Meander Valley Council merge in their entirety.	Des Jennings, Victoria Veldhuizen	06/07/2023 Victoria Veldhuizen Noted, no further action required.
26/06/2023	13.6	The Future of Local Government Review: Local Government Reform 2023	Completed	That the Northern Midlands Council (NMC) rejects all the scenarios presented in the Local Government Review as they pertain to the existing boundaries of the NMC.	Des Jennings, Victoria Veldhuizen	06/07/2023 Victoria Veldhuizen Noted, no further action required.
26/06/2023	13.6	The Future of Local	Completed	That the Northern Midlands	Des Jennings,	06/07/2023 Victoria Veldhuizen Information



Meeting Date	Item No.	Item	Status	Action Required	Assignees	Action Taken
		Government Review: Local Government Reform 2023		Council (NMC) undertake an immediate and extensive information campaign for the municipality, outlining its decision and the rationale for the decision. The campaign to include media release, press conference, talk back radio, letter drops, social media saturation, and community meetings.	Victoria Veldhuizen	campaign in progress.
26/06/2023	7 4.3	Use of Secretarial Allocation for Newsletter	Completed	That Council approve the expenditure of a portion of the secretarial allowance to produce a quarterly newsletter, the newsletter to be subject to the approval of the General Manager.	Gail Eacher	11/07/2023 Gail Eacher Advice provided.
26/06/2023	13.4	Perth Main Street: Design & Traffic Management of Cycling within the Main Street Upgrade	Completed	That Council a) Incorporates bicycle treatments to the Perth Streetscape Redevelopment in accordance with option 1, as per the officers comments; b) Undertakes further consultation with the Perth Local District Committee; and c) Make development application for the proposed development.	Trent Atkinson	11/07/2023 Trent Atkinson Meeting with PLDC 11/7/23, progressing to DA stage with inclusion of bicycle treatments as per Council decision.
15/05/2023	13.3	City of Gastronomy	Completed	That Council defers its decision pending the attendance of representatives of the UNESCO City of Gastronomy at a Council Workshop.	Des Jennings	07/06/2023 Gail Eacher Advised of Council decision and invited to attend workshop. 11/07/2023 Gail Eacher Report to July Council Meeting.
26/06/2023	7 2.2	EAC Recommendation 1 - Dump Point - 6 June 2023	In progress	That Council provides an update to the Evandale Advisory committee regarding the status of the installation of a dump point including where it will be located.	Lorraine Wyatt	30/06/2023 Lorraine Wyatt Council decision communicated to the EAC via email and mail 30/06/2023.
30/01/2023	7 4.2	Viewing Area Located on Pateena Road	Completed	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 15/06/2023 Jonathan Galbraith Tasnetworks have advised that this area is within their powerline easement and for safety reasons they will not allow the construction of a viewing platform in that area. 12/07/2023 Gail Eacher The relocation of the proposed viewing platform would require the acquisition of land.
24/10/2022	7 1.2	CTDF Recommendation 1	In progress	That the request by the Campbell Town District Forum for a community	Leslie Hall, Lorraine Wyatt, Trent	23/11/2022 Gail Eacher Report to future Council Meeting.



Meeting Date	Item No.	Item	Status	Action Required	Assignees	Action Taken
				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).	Atkinson	
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. 05/06/2023 Victoria Veldhuizen Report to Council being prepared and will be presented to the July 2023 meeting. 10/07/2023 Victoria Veldhuizen Report and draft Policy being prepared. Matter to be considered at a Council Workshop.
26/06/2023	13.1	Local Community Strategies Consultation Report	In progress	That Council a) accept in-principle the Local Community Strategies Consultation Report, b) not request further community consultation regarding the five community strategies, and c) request the five draft community be revised in light of the recommendations made in the Consultation Report, and the revised strategies be tabled at the August 2023 Council Meeting. d) Revise/implement recommendations as follows: communication strategy (in order of preference) 11, 8, 10, 9. and workshop the strategies.	Des Jennings, Lorraine Green	06/07/2023 Lorraine Green The strategies are being reviewed in light of the recommendations made in the Consultation Report
26/06/2023	13.2	Napoleon Street Park, Perth	In progress	That Council: a) accept in principle the Napoleon Street Park Landscape Concept Plan; and b) requests Council officers to identify external funding opportunities for implementation of the plan.	Des Jennings, Lorraine Green	06/07/2023 Lorraine Green Costings are being prepared for the project
26/06/2023	5 3.3	Notice of Motion: Difficult Customer Policy	In progress	That Council Officer's prepare a report on the following notice of motion to be presented to a future Council Meeting: That council develop a Dealing with Difficult Customer Policy together with the review of the Customer Service Charter in accordance with section 339F(4) of the Local Government Act 1993.	Leslie Hall, Maree Bricknell	11/07/2023 Gail Eacher Report to August Council meeting.
26/06/2023	5 3.2	Notice of Motion: Infrastructure Contribution	In progress	3) That Council conduct a review of its development contribution policy to better address key infrastructure.	Erin Miles, Paul Godier	06/07/2023 Erin Miles Council officers are currently undertaking a review of the Public Open Space Contribution Policy and will present the proposed amendments to the



Meeting Date	Item No.	Item	Status	Action Required	Assignees	Action Taken
						policy for Council endorsement, at a future meeting. Council does not have any other kind of Development Contribution Policy.
26/06/2023	13.3	Social Recovery and Evacuation Centres	In progress	That Council workshop emergency recovery centres for the Northern Midlands.	Des Jennings, Lorraine Green	06/07/2023 Lorraine Green Matter to be workshopped
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 15/06/2023 Gail Eacher Further contact made with DSG, requested that a timeline be provided for provision of the independent traffic study for Sticky Beaks Corner. 11/07/2023 Gail Eacher Subject to available funding, DSG have advised they have an in-principle agreement in place to review the works.
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. 15/06/2023 Gail Eacher Further advice received, Engineering expected by end July. Once engineering advice has been received DA process will be commenced.
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 of the bridge, prior to a report to Council.	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. 15/06/2023 Gail Eacher Location for seat has been identified, plaque and seat are programmed to be installed. Installation subject to staff availability. 12/07/2023 Gail Eacher Installation of seat programmed for July 2023.
26/06/2023	7 4.7	Youth Facilities	In progress	That a meeting between the Perth Local District Committee and Council's Youth Officer be	Gail Eacher	11/07/2023 Gail Eacher Perth LDC chair invited to attend a workshop.



Meeting Date	Item No.	Item	Status	Action Required	Assignees	Action Taken
				progressed.		
26/06/2023	7 3.2	LLDC Recommendation 1 - Illawarra Road - 7 June 2023	In progress	That Council writes to State Growth requesting the speed limit be reduced to 80km/hour and advises the of safety concerns of the Longford Local District Committee who are representing the Longford community.	Jonathan Galbraith, Lorraine Wyatt	12/07/2023 Gail Eacher Letter drafted.
26/06/2023	13.2	Napoleon Street Park, Perth	In progress	That a report relating to detention basin fencing, stormwater management, safety, etc. be tabled at a future Council meeting.	Cameron Oakley, Erin Miles	12/07/2023 Gail Eacher Report to be prepared.
26/06/2023	5 3.1	Notice of Motion: Conara Park - 24 Hour Toilet	In progress	That Council write to State Growth raising concerns the current state of the parking area and about people defecating in Conara Park near the Midlands Highway; and seek consent from State Growth to allow Council to develop a concept plan for the park, including the construction of a toilet; and that a further report be brought back to Council on the Conara Park Concept Plan.	Des Jennings	12/07/2023 Gail Eacher Letter to be drafted, master plan to be workshopped.
26/06/2023	5 3.2	Notice of Motion: Infrastructure Contribution	In progress	1) That Council advocates for the introduction of a consistent state-wide approach to developer contribution charges to ensure that the burden of public infrastructure provision is shared equitably between the council, developers and communities. 2) That Council writes to the Minister for Planning, Shadow Minister for Planning and local members of the Parliament seeking a contemporary, best practice infrastructure contributions framework be integrated into the Land Use Planning and Approvals Act 1993.	Erin Miles	12/07/2023 Gail Eacher Letter to be drafted.
26/06/2023	16.1	Proposed Pedestrian Rail Crossing: High Street, Ross	In progress	That Council make application to TasRail to install a new compliant crossing at High Street, Ross.	Jonathan Galbraith	12/07/2023 Gail Eacher Letter drafted
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	Victoria Veldhuizen	09/05/2023 Gail Eacher Report to be prepared and presented to Council. 15/06/2023 Victoria Veldhuizen Not yet started. Report to the August Council Meeting. 06/07/2023 Victoria Veldhuizen Not yet started.



Meeting Date	Item No.	Item	Status	Action Required	Assignees	Action Taken
				communication with the local community.		

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 June 2023	Units Billed	Amount Billed GST Exclusive \$
Meander Valley Council		
Service Provided by NMC to MVC		
Street Sweeping Plant Operator Wages and Oncosts	321	14,651
Street Sweeper - Plant Hire Hours	320	21,975
Total Services Provided by NMC to Meander Valley Council		36,626
Service Provided by Meander Valley Council to NMC		
Wages and Oncosts		
Plumbing Inspector Services	673.7	54,510
Engineering Services	-	-
Total Service Provided by MVC to NMC		33,468
Net Income Flow	- 352.7	-3,158
Total Net		-3,158
Private Works and Council Funded Works for External Organisations		
Works Department Private Works Carried Out	Hours	Amount \$
	401	33,963
	401	33,963

8.13 VANDALISM

Prepared by: Jonathan Galbraith, Engineering Officer

Incident	Location	June 23	Estimated Cost of Damages	
			Total 2022/23	Total 2021/22
Break in at Evandale Community Centre	Evandale	\$ 1,800		
TOTAL COST VANDALISM		\$ 1,800	\$ 18,600	\$ 10,200

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 June as follows:

	Date of Session	Attendance	Comment
Perth			
	1/6	16	
	8/6	13	
	15/6	15	
	22/6	6	
	29/6	14	



Free2B Girls Program

Free2b Girls Longford numbers have had a significant increase and currently at maximum attendance numbers. 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 thanks to Thrive Womens Grants supporting the Program Facilitator.

Attendance for the month of June as follows:

Session Venue	Date of Session	Attendance	Comment
Campbell Town			
	7/6	4	
	17/6	7	
	21/6	6	
	28/6	8	Tie-dye session
Longford			
	6/6	17	
	13/6	12	
	20/6	16	
	27/6	10	Very engaging creative painting time

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 June as follows:

Session Venue	Date of Session	Attendance	Comment
Campbell Town			
	7/6	50	
	14/6	60	
	21/6	35	
	28/6	40	
			Good and a wide range of activities were on offer
Cressy			
	1/6	40	
	8/6	0	Wet weather
	15/6	0	Wet weather
	22/6	20	
	29/6	30	Positive feedback from both locations was a feature

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, wellbeing, 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 a 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.

Evandale Primary School have had PCYC visit to run Taiko and recreation sessions in their lunchtime, this has been met with excellent feedback.

Campbell Town District High School has had cartoon artist Ben Winwood out to run cartoon drawing workshops promoting activities that support mental wellbeing- great outcomes have been produced.

Breakfast Club support: Youth Officer has been working with Salvation Army to provide further support to Evandale Primary and Campbell Town District High Schools breakfast club during Term 3, including donation of new toasters.

Leadership sessions: Youth Officer has been working with Student Leaders at Cressy District High School running workshops focusing on leadership development.

Youth Advisory Group: The next meeting will be held on July 6th.

8.15 INTEGRATED PRIORITY PROJECTS & STRATEGIC PLANS UPDATE

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

CURRENT AS OF 5 JULY 2023

Progress Report:



INTEGRATED PRIORITY PROJECTS PLAN:

Project	Status	Budget 2022-23	\$	Scheduled	
1 Progress: Economic health and wealth - grow and prosper					
Foundation Projects					
4.1 <i>Main Street Upgrades: Campbell Town, Longford & Perth</i>	Gov	Campbell Town 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	Longford Commitment of \$4m from National Party prior to 2019 Federal Election. Memorial hall upgrade contractor selected at Council's February 2023 meeting – work underway.	Budget allocation 2022-23. Designed and at DA	1,293,000	Finalising Documentation for DA
	C&D	Perth Council has endorsed the plan and draft amendments to planning scheme to be prepared.	Budget allocation 2022-23 plus contribution from \$8m Federal Govt Election Commitment 2022.	1,141,000	Report to July Council Meeting



Project		Status	Budget 2022-23	\$	Scheduled
		Main Street upgrades included in NMC 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. Application being prepared to secure the \$5m election commitment.	5,000,000	Preliminary discussions underway Application due by end of 2023
Enabling Projects					
5.1 <i>Perth Sports Precinct & Community Centre</i>	Gov	Concept master plan developed October 2020. Included in NMC Priority Projects document.	Valuation to be updated for land then provide 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	Feasibility Study: Investment in Ben Lomond Ski Field Northern Tasmania Study being driven by external stakeholders, Council support provided when requested. Included in NMC Priority Projects 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 & exhibition Building on the Village Green</i>	Gov	Longford Motor Sport Museum Alternative sites for museum being sought by proponents. Included in NMC Priority Projects document.	No budget allocation staff resources only.		Not scheduled at this stage
5.3 <i>Power Undergrounding in Evandale, Longford & Perth</i>	Works	Awaiting funding streams to come available. Included in NMC Priority Projects document.	No budget allocation staff resources only.		Not scheduled at this stage
5.4 <i>Subdivisions (several – Cressy, Evandale, Longford & Perth)</i>	C&D	Council to identify opportunities to provide infrastructure and secure funding. Included in NMC Priority Projects document	Evandale Drainage Easement secured. Awaiting DA from subdivider.		Not scheduled at this stage
2 People: Cultural and society – a vibrant future that respects the past					
Enabling Projects					
5.1 <i>Oval Upgrades (several)</i>	Gov	Campbell Town War Memorial Oval Precinct 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	Cressy Recreation Ground 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	Budget allocation in 2022-23 Budget - BBQ shelter completion. Cricket Australia grant \$18,500 State Government 2021 Election	128,000	Completed Completion Mar 23 Acquittal being



Project		Status	Budget 2022-23	\$	Scheduled	
			towards the upgrade of the practice facility..	commitment \$5,400 NMC \$13,100	prepared	
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		Covering of Campbell Town & Cressy Swimming Pools Included in NMC Priority Projects document.	No allocation 2022-23 staff resources only.	- Not scheduled at this stage	
	Gov		Cressy 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		Ross 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.	Funding application being prepared to Growing Regions Grants Program	250,000 Design stage	
4 Place: Nurture our heritage environment						
Foundation Projects						
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 & 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	
Enabling Projects						
5.1 <i>Conara Park Upgrade</i>	Gov		Concept prepared: awaiting funding opportunities. Included in NMC Priority Projects document.	No budget allocation 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 budget allocation staff resources only.	- Not scheduled at this stage	
				Total 2022-23 Budget Allocation	11,588,500	

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



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

Updated: 4th July 2023

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: update progresses.
- Northern Midlands Community Expo 2023:
 - Process registrations coming in.
 - Updates on social media.
 - Assist organisations with enquiries.
 - Complete printing posters and banners and begin distribution.
 - Progress planning for Event roadside signage. Creating plan, seeking permissions, arranging design.
 - Draft Risk Assessment & Emergency Management Plan.
 - Begin Place of Assembly application.
- Northern Midlands Visitor Centres Group:
 - Provide brochure stocks.
 - Printing of Communication Strategy flyer complete.
- Town Video Project
 - Work with team to finalise content.
 - Work with producer regarding the marketing campaign.
 - Work with team to create landing page for campaign 'call to action'.
- Longford Legends
 - Progress and liaise with manufacturer of plaques.
- Liaise with local tourism operators to provide industry information.
- Longford Water Trough brass plaque. Progress manufacture of replacement.
- Attend Insurance Events Risk Management Workshop.
- Attend Events Accessibility Workshop.

HHTRA update:

- Facilitate and attend HHTRA general meeting, follow up actions.
- Ongoing marketing activities include website blog posts and social media.
- Administrative tasks.
- Progress Quick Reference Guide update.
- Liaise with Tranex re replacement of damaged Heritage Highway sign.

8.17 TASMANIAN PLANNING COMMISSION EXHIBITION OF DRAFT TASMANIAN PLANNING POLICIES

Prepared by: *Erin Miles, Strategic Projects Officer*

The Hon. Michael Ferguson, Minister for Planning, gave notice to the Tasmanian Planning Commission of the draft Tasmanian Planning Policies (TPPs) and directed the Commission undertake public exhibition of the draft TPPs under the *Land Use Planning and Approvals Act 1993* (the Act) (sections 12C and 12D), from the 8 March 2023 until the 26 June 2023.

The TPPs are a planning instrument made under Part 2A of the Act. The purposes of the planning policies are to set out the aims or principles to be achieved or applied by the regional land use strategies (RLUSs) and the Tasmanian Planning Scheme (TPS), comprising the State Planning Provisions (SPPs) and Local Provision Schedules (LPSs). The Act also requires consideration of the TPPs during the declaration and assessment of major projects under Part 4 Division 2A of the Act and the TPPs also to apply to a housing land supply order under the Housing Land Supply Act 2018.

The Commission may hold hearings and must report to the Minister recommending whether or not the TPPs meet the TPP criteria under the Act. The Minister makes the decision whether or not to make the TPPs.

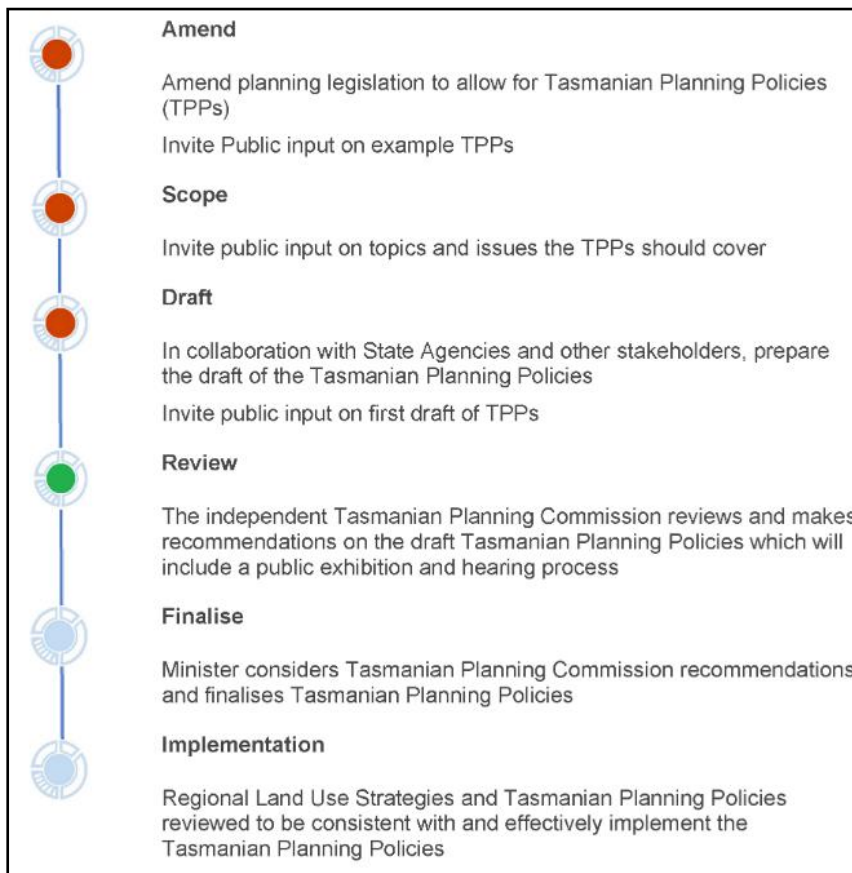


Figure 1 – Tasmanian Planning Policies – development timeline

Council has participated in consultation and exhibition of the draft Tasmanian Planning Policies, as follows:

- Submission to the draft TPP's during consultation by the State Planning Office – information item to Council Nov 28th, 2022.
- Representation to Tasmanian Planning Commission on draft TPPs – see attachment.
- Participation in Northern Region Councils representation to Tasmanian Planning Commission on draft TPPs (facilitated by NTDC and supported by the northern Regional Planners Group) – see attachment.

Further information, including a copy of all representations lodged, is available at:

<https://www.planning.tas.gov.au/assessments-and-hearings/current-assessments-and-hearings/draft-tasmanian-planning-policies>.

ATTACHMENTS

1. Representation- Northern Midlands Council [8.17.1 - 5 pages]
2. Representation- Northern Tasmanian Councils [8.17.2 - 6 pages]



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 10.1 to 10.3.

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: PLN-22-0222: 29 Lot Subdivision incl. detention basin plus roads & boundary adjustment; 25 Boral Road & 24-38 Translink Avenue, Western Junction

PLAN 11.2: PLN23-0094: Removal of Hedge; 1-3 Barclay Street, Evandale

PLAN 11.3: PLN23-0065: Dwelling; 3A Macquarie Street, Evandale



11 PLANNING REPORTS

11.1 PLN-22-0222: 29 LOT SUBDIVISION INCL. DETENTION BASIN PLUS ROADS & BOUNDARY ADJUSTMENT; 25 BORAL ROAD & 24-38 TRANSLINK AVENUE, WESTERN JUNCTION

File: 200500.2; 200500.1; PLN22-0222

Responsible Officer: Des Jennings, General Manager

Report prepared by: Paul Godier, Senior Planner

RECOMMENDATION

That application PLN-22-0222 to develop and use the land at 24–38 Translink Avenue, 25 Boral Road, & Boral Road, Translink Avenue & Translink Avenue South, Western Junction for a 29 lot subdivision including detention basin plus roads and boundary adjustment, including infrastructure in roads reserves be approved subject to the following conditions:

1 APPROVED DOCUMENTS

1.1 Except as required by condition 1.2 of this permit, the use and development must be in accordance with the endorsed documents listed below:

P1 Subdivision Proposal Plan, 6ty°, Project No. 21.292, Drawing No. Cp03 Rev. A, 01.12.22.

P2 Lot Connection Gravity Servicing Extents Plan, 6ty°, Project No. 21.292, Drawing No. Cp04 Rev. -, 01.12.22.

P3 Subdivision Staging Plan, 6ty°, Project No. 21.292, Drawing No. Cp06 Rev. -, 23.05.23.

D1 Planning Submission, 6ty°, September 2022

D2 Bushfire Hazard Management Report, Michael Tempest, 7 September 2022

D3 Stormwater Management, 6ty°, 1 September 2022

D4 Traffic Impact Assessment, TCS, September 2022

1.2 The Final Plan of Subdivision must show every lot with an area of not less than 3,000m².

1.3 A drainage easement in favour of Northern Midlands Council must be placed over that part of Lot 16 that forms part of the detention basin.

2 PLANS REQUIRED

Before the development starts, a design plan to the approval of the General Manager must be submitted. When approved, the plan will be endorsed and will then form part of the permit. The plan must detail:

(a) Planting of street trees:

- One street tree for every 15m of frontage (on average) on both sides of all streets.
- The location of street trees must be coordinated with the construction plans of underground services and pavement works so as to provide sufficient clearances around each tree.

(b) Landscaping of the detention basin as being sown with grass

(c) Underground electricity supply throughout the subdivision and to each lot.

(d) Streetlights in accordance with TasNetworks requirements.

(e) Provision for TasGas in accordance with TasGas requirements.

(f) Provision of National Broadband Network (NBN) in accordance with the NBN's requirements.

3 ROADS AND ACCESS

3.1 Plans required

Prior to the commencement of the development, detailed design plans must be submitted to the approval of the Council's Works Manager. The plans must show:

All roads

- Road long sections and cross sections
- All roads must be hotmix sealed and constructed in accordance with Council Standards
- Curves to have a minimum inner radius of 10m



- The terminus of any dead-end road, including during staging, must meet the turning circle provisions including a minimum 12m outer radius. For staged roads this may be graveled and temporary until further stages are added.

Through road

- Minimum reservation 30m,
- Constructed to a minimum width of 11m from face of kerb to face of kerb.
- Kerb alignment matched with the existing kerb in Translink Avenue South.
- Footpath on north-eastern side of the road.

Other roads

- Minimum reservation 20m.
- Constructed to a minimum width of 11m from face of kerb to face of kerb.
- Turning circle not less than 25m diameter at the kerb
- Cul-de-sac heads must have yellow line marking

3.2 Access

- a) A concrete driveway crossover and apron must be constructed from the edge of the road to the property boundary of each lot in accordance with Tasmanian Municipal Standard Drawing TSD R09-v2 and the TYPE KCRB & B1 (HEAVY VEHICLES) on Tasmanian Municipal Standard Drawing TSD-R16-v2.
- b) Access driveways must be at least 7m wide in accordance with clause F1.4.10 A3 of the Northern Midlands Interim Planning Scheme 2013.

4 WORKS IN COUNCIL ROAD RESERVE

- a) Works must not be undertaken within the public road reserve, including crossovers, driveways or kerb and guttering, without prior approval for the works by the Works 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.

5 WORKS ON COUNCIL INFRASTRUCTURE

The applicant must complete a Council Road Opening Permit prior to constructing any infrastructure in the road reserve which will become Council responsibility including kerb and channel, footpaths and stormwater. Works must not commence until the permit has been approved by Council.

6 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.

7 STORMWATER

Stormwater

- a) Each lot must be provided with a 150mm connection to the Council's stormwater system, constructed in accordance with Council standards and to the satisfaction of Council's Works & Infrastructure Department.
- b) Prior to the commencement of any stormwater works on site a detailed stormwater design plan must be provided to the Council for approval. The plan must include long sections for all stormwater mains and long sections and cross sections for all open drains.
- c) Prior to the commencement of any stormwater works on site detailed modelling must be provided to Council for approval
- d) Plans must detail how stormwater from 13 Summit Drive, Devon Hills will be disposed of without causing an environmental nuisance to 13 Summit Drive and the future development of lots 5 – 10.

8 POLLUTANTS

- a) The developer/property owner must ensure that pollutants such as mud, silt or chemicals are not released from the site.
- b) Prior to the commencement of the development authorised by this permit the developer/property owner must



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

9 EROSION AND SEDIMENT CONTROL PLAN

Before the development commences a Soil and Water Management Plan must be submitted detailing how soil and water is to be managed on the site during the construction process. Reference should be made to the Tasmanian Government publication 'Soil & Water Management on Building & Construction Sites' in preparing the plan.

Works must not begin prior to the approval of the Erosion and Sediment Control Plan by the Council's Works Manager. The Plan must be implemented and maintained during construction to ensure that soil erosion is to be appropriately managed.

10 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 the 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.

11 AS CONSTRUCTED INFORMATION

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

12 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.

13 MAINTENANCE PERIOD

The works shall be subject to a maintenance period of a minimum of 12 months.

Prior to the commencement of the maintenance period the applicant shall pay a maintenance bond to the Council based on 5% of the total cost of the works calculated from Council's standard unit rates.

The bond shall be returned following a satisfactory final completion inspection at the end of the maintenance period.

14 TASWATER CONDITIONS

Water and sewer services must be provided in accordance with TasWater's Submission to Planning Authority Notice (reference number TWDA 2022/01741-NMC).

15 AGREEMENT UNDER SECTION 71 OF THE LAND USE PLANNING AND APPROVALS ACT 1993

The landowner must enter into, and comply with, an agreement under section 71 of the *Land Use Planning and Approvals Act 1993* with the Northern Midlands Council. The agreement must be in such form as Council may require at its discretion, and must include the following:

- The owners of all lots created by the subdivision acknowledge and agree that on-site detention devices must be incorporated in the development so that the flow rate of stormwater outside the boundaries of the title is no greater than if the land was used for rural purposes, for any part of the development with more than 90% of the site being impervious surfaces.
- The owners of all lots 17 and 18 acknowledge and agree that on-site detention devices must be incorporated in the development so that the flow rate of stormwater outside the boundaries of the title is no greater than if the land was used for rural purposes.
- The owner of Lot 16 will only develop the lot for the following uses as defined in the Tasmanian Planning Scheme: Business and Professional Services (if for post office only), Food Services, or General Retail and Hire (if for local shop only). The agreement will end on the date that a planning scheme amendment to make these uses allowable on Lot 16 is refused by the Council or by the Tasmanian Planning Commission, or a date exactly three (3) years after the agreement is registered on title.



The landowner must pay all Council and Land Titles Office costs, fees and charges associated with the preparation and lodgment of the Part 5 agreement.

16 CERTIFICATION OF FIRE HYDRANT SYSTEM

Hydrants compliant with table E4 of Planning Directive No. 5.1 Bushfire-Prone Areas Code must be in place prior to sealing of titles for any stage and located generally in accordance with the Bushfire Hazard Management Plan.

Before the Final Plan is sealed, certification must be provided from TasWater that the fire hydrant system has been designed and constructed in accordance with *TasWater Supplement to Water Supply Code of Australia WSA 03 – 2011-3.1 MRWA 2nd Edition*

17 CONSTRUCTION OF WORKS

All works shown on plans endorsed by this permit must be carried out in accordance with those plans.

18 SEALING OF FINAL PLANS

All conditions relevant to each stage must be completed before the Final Plan is sealed. Council may, at the General Manager's discretion, take a bond for any works required by this permit.

19 TRANSFER OF LOTS TO COUNCIL

Upon notification of the acceptance of the Sealed Plan of Survey by the Recorder of Titles, all road lots, the 6m wide drainage lots, and the detention basin lot contained on the plan must be transferred unencumbered to Council. All costs involved in this process are to be met by the Developer, including the partial discharge of any mortgages affecting the road or detention basin lot.

NOTES:

Aboriginal Heritage Tasmania

Aboriginal Heritage Tasmania advises that if at any time during works, the existence of Aboriginal relics is suspected, cease works immediately and contact Aboriginal Heritage Tasmania for advice.

Aboriginal Heritage Tasmania also recommended that you have on hand during any ground disturbance or excavation activities the Unanticipated Discovery Plan (attached), to aid you in meeting requirements under the Aboriginal Heritage Act 1975 should Aboriginal relics be uncovered. There are requirements that apply under the Aboriginal Heritage Act 1975. It is an offence to destroy, damage, deface, conceal or otherwise interfere with relics without a permit granted by the Minister. There is an obligation to report findings of relics as soon as practicable.

TasNetworks

TasNetworks recommends that the customer contact TasNetworks Subdivisions Team at subdivisionsteam@tasnetworks.com.au if they have any questions regarding any upgrades they may require to their electricity supply due to this development.

1 INTRODUCTION

This report assesses an application for a 29 lot subdivision including detention basin plus roads and boundary adjustment, including infrastructure in roads reserves at 24–38 Translink Avenue, 25 Boral Road, & Boral Road, Translink Avenue & Translink Avenue South, Western Junction.

2 BACKGROUND

Applicant:

6ty° Pty Ltd

Owner:

Translink Development Pty Ltd (24-38 Translink Avenue)
25 Boral Road Pty Ltd (25 Boral Road)
Northern Midlands Council (road reserves)

Zone:

Codes:



19.0 General Industrial

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

Classification under the Scheme:

Subdivision

Deemed Approval Date:

21 July 2023

Existing Use:

Vacant

Recommendation:

Approve subject to conditions.

Discretionary Aspects of the Application:

- NOR-S1.8.1 P1 – a lot density of less than 1 lot per 10,000m² over the area being subdivided
- NOR-S1.8.1 P1 – lot sizes less than 5,000m²
- NOR-S1.8.1 P1 – frontages less than 50m
- NOR-S1.8.1 P10 Stormwater disposal for lots 17 and 18

Planning Instrument:

Tasmanian Planning Scheme - Northern Midlands

Preliminary Discussion:

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

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.

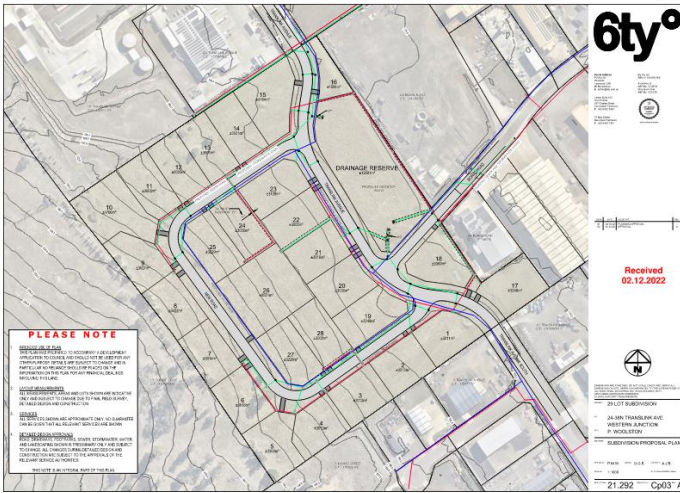
4 ASSESSMENT

4.1 Proposal

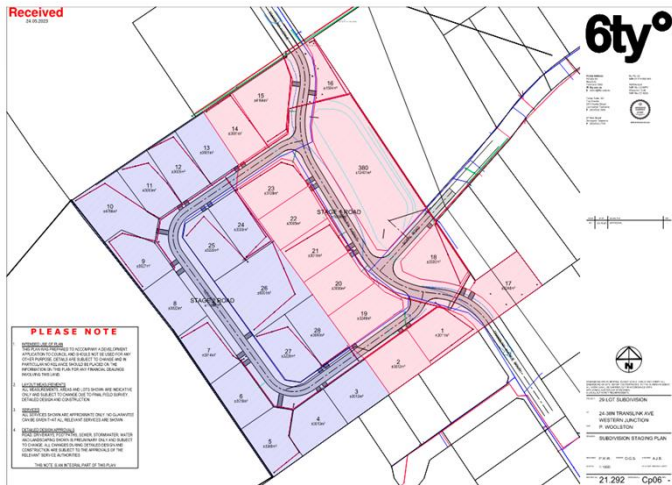
- 29 lot subdivision incl. detention basin plus roads & boundary adjustment, including infrastructure in road reserves (vary Translink Specific Area Plan provisions, vary Road & Railway Assets Code provisions)



Site Plan



Staging Plan:





Title Plans



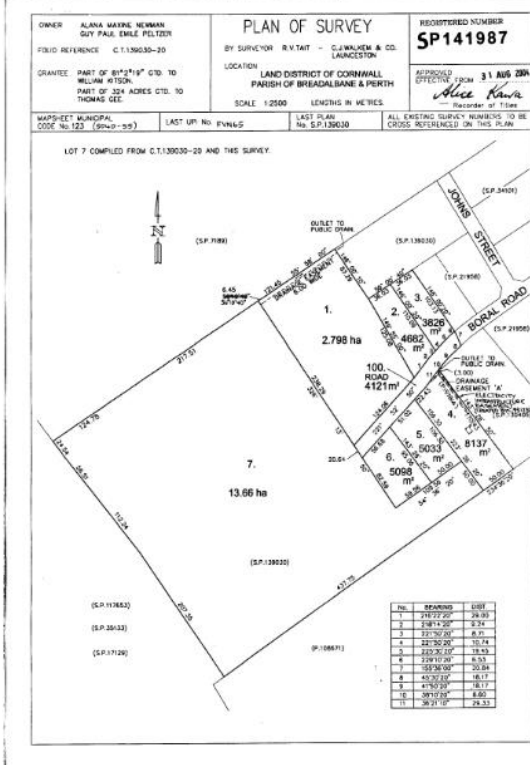
FOLIO PLAN RECORDER OF TITLES Issued Pursuant to the Land Titles Act 1980



Search Date: 26 Sep 2022 Search Time: 06:31 AM Volume Number: 175445 Revision Number: 01 Page 1 of 1 Department of Natural Resources and Environment Tasmania www.thelist.tas.gov.au



FOLIO PLAN RECORDER OF TITLES Issued Pursuant to the Land Titles Act 1980



Search Date: 26 Sep 2022 Search Time: 06:31 AM Volume Number: 141987 Revision Number: 00 Page 1 of 1 Department of Natural Resources and Environment Tasmania www.thelist.tas.gov.au



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.

4.3 Subject Site and Locality

The site is vacant and located between Translink Avenue and Translink Avenue South. It adjoins farmland with a dwelling to the south-west and otherwise adjoins industrial and commercial development.

Aerial photograph of area







4.4 Permit/Site History

Relevant permit history includes:

25 Boral Rd:

- P07-342 Printing Premises
- P12-239 Printing Premises extension
- P16-163 Solar Panels
- P17-282 Solar Panels

24-38 Translink Ave

- PLN18-0263 Boundary Adjustment

4.5 Referrals

Council's Works Department

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

TasWater:

TasWater issued a Submission to Planning Authority Notice dated 5 June 2023 (TasWater Ref: TWDA 2023 01741-NMC).

Launceston Airport

Launceston Airport advised Council on 7 February 2023 that they do not object to the development application and requests that subsequent development applications for this site are referred to Launceston Airport for assessment against airspace and ANEF restrictions, and wildlife risk. Specific future development considerations are:

Height of buildings on blocks 5 to 10 located at the very back of those blocks the OLS is 12m

Requirement for crane boom assessments / permits during construction

Standard Wildlife landscaping / attractants clauses

Netting of detention basin / deterrent for water birds

Storm water controls to prevent excess flowing onto airport

4.6 Planning Scheme Assessment

GENERAL INDUSTRIAL ZONE

ZONE PURPOSE

To provide for manufacturing, processing, repair, storage and distribution of goods and materials where there may be impacts on adjacent uses.

To provide for use or development that supports and does not adversely impact on industrial activity.



Assessment: 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	
A1 No Acceptable Solution.	P1 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	
A1 Building height must be not more than 20m.	P1 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	
A1 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.	P1 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	
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setback from the frontage.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>If a building is set back from a road, landscaping treatment must be provided along the frontage of the site:</p> <ul style="list-style-type: none"> (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. 	<p>P1</p> <p>If a building is setback from a road, landscaping treatment must be provided along the frontage of the site, having regard to:</p> <ul style="list-style-type: none"> (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	N/a
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
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	See code assessment.
E14.0	Potentially Contaminated Land Code	N/a
E15.0	Landslip Hazard Code	N/a
E16.0	Safeguarding of Airports Code	See code assessment.

<p>C2.0 Parking and Sustainable Transport Code</p> <p>C2.1 Code Purpose</p> <p>The purpose of the Parking and Sustainable Transport Code is:</p> <p>C2.1.1 To ensure that an appropriate level of parking facilities is provided to service use and development.</p> <p>C2.1.2 To ensure that cycling, walking and public transport are encouraged as a means of transport in urban areas.</p> <p>C2.1.3 To ensure that access for pedestrians, vehicles and cyclists is safe and adequate.</p> <p>C2.1.4 To ensure that parking does not cause an unreasonable loss of amenity to the surrounding area.</p> <p>C2.1.5 To ensure that parking spaces and accesses meet appropriate standards.</p> <p>C2.1.6 To provide for parking precincts and pedestrian priority streets.</p> <p>Comment</p> <p>Complies with the Code Purpose</p>

<p>C2.5 Use Standards</p> <p>C2.5.1 Car parking numbers</p>



Objective: That an appropriate level of car parking spaces are provided to meet the needs of the use.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>The number of on-site car parking spaces must be no less than the number specified in Table C2.1, excluding if:</p> <p>(a) the site is subject to a parking plan for the area adopted by council, in which case parking provision (spaces or cash-in-lieu) must be in accordance with that plan;</p> <p>(b) the site is contained within a parking precinct plan and subject to Clause C2.7;</p> <p>(c) the site is subject to Clause C2.5.5; or</p> <p>(d) it relates to an intensification of an existing use or development or a change of use where:</p> <p>(i) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is greater than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case no additional on-site car parking is required; or</p> <p>(ii) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is less than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case on-site car parking must be calculated as follows:</p> <p style="padding-left: 40px;">$N = A + (C - B)$</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>P1.1</p> <p>The number of on-site car parking spaces for uses, excluding dwellings, must meet the reasonable needs of the use, having regard to:</p> <p>(a) the availability of off-street public car parking spaces within reasonable walking distance of the site;</p> <p>(b) the ability of multiple users to share spaces because of:</p> <p>(i) variations in car parking demand over time; or</p> <p>(ii) efficiencies gained by consolidation of car parking spaces;</p> <p>(c) the availability and frequency of public transport within reasonable walking distance of the site;</p> <p>(d) the availability and frequency of other transport alternatives;</p> <p>(e) any site constraints such as existing buildings, slope, drainage, vegetation and landscaping;</p> <p>(f) the availability, accessibility and safety of on-street parking, having regard to the nature of the roads, traffic management and other uses in the vicinity;</p> <p>(g) the effect on streetscape; and</p> <p>(h) any assessment by a suitably qualified person of the actual car parking demand determined having regard to the scale and nature of the use and development.</p> <p>P1.2</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: This will be assessed with future development applications on each lot.	

C2.5.2 Bicycle parking numbers	
Objective: That an appropriate level of bicycle parking spaces are provided to meet the needs of the use.	
Acceptable Solutions	Performance Criteria



<p>A1 Bicycle parking spaces must:</p> <ul style="list-style-type: none"> (a) Be provided on the site or within 50m of the site; and (b) Be no less than the number as specified in Table C2.1. 	<p>P1 Bicycle parking spaces must be provided to meet the reasonable needs of the use, having regard to:</p> <ul style="list-style-type: none"> (a) The likely number of users of the site and their opportunities and likely need to travel by bicycle; and (b) The availability and accessibility of existing and any planned parking facilities for bicycles in the surrounding area.
<p>Comment: This will be assessed with future development applications on each lot.</p>	

C2.5.3 Motorcycle parking numbers	
Objective: That an appropriate level of motorcycle parking is provided to meet the needs of the use.	
Acceptable Solutions	Performance Criteria
<p>A1 The number of on-site motorcycle parking spaces for all uses must:</p> <ul style="list-style-type: none"> (a) Be no less than the number specified in Table C2.4; and (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. 	<p>P1 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"> (a) The nature of the proposed use and development; (b) The topography of the site; (c) The location of existing buildings on the site; (d) Any constraints imposed by existing development; and (e) The availability and accessibility of motorcycle parking spaces on the street or in the surrounding area.
<p>Comment: This will be assessed with future development applications on each lot.</p>	

C2.5.4 Loading bays	
Objective: That adequate access for goods delivery and collection is provided, and to avoid unreasonable loss of amenity and adverse impacts on traffic flows.	
Acceptable Solutions	Performance Criteria
<p>A1 A loading bay must be provided for uses with a floor area or more than 1000m² in a single occupancy.</p>	<p>P1 Adequate space for loading and unloading of vehicles must be provided, having regard to:</p> <ul style="list-style-type: none"> (a) The type of vehicles associated with the use; (b) The nature of the use; (c) The frequency of loading and unloading; (d) The location of the site; (e) The nature of traffic in the surrounding area; (f) The area and dimensions of the site; and (g) The topography of the site; (h) The location of existing buildings on the site; and (i) Any constraints imposed by existing development.
<p>Comment</p>	



This will be assessed with future development applications on each lot.

C2.5.5 Number of car parking spaces within the General Residential Zone and Inner Residential Zone

Not applicable

C2.6 Development Standards for Buildings and Works

C2.6.1 Construction of parking areas

Objective:

That parking areas are constructed to an appropriate standard.

Acceptable Solutions

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 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.

Performance Criteria

P1

All parking, access ways, manoeuvring and circulation spaces must be readily identifiable and constructed so that they are useable in all weather conditions, having regard to:

- (a) the nature of the use;
- (b) the topography of the land;
- (c) the drainage system available;
- (d) the likelihood of transporting sediment or debris from the site onto a road or public place;
- (e) the likelihood of generating dust; and
- (f) the nature of the proposed surfacing.

Comment

This will be assessed with future development applications on each lot.

C2.6.2 Design and layout of parking areas

Objective:

That parking areas are designed and laid out to provide convenient, safe and efficient parking.

Acceptable Solutions

A1.1

Parking, access ways, manoeuvring and circulation spaces must either:

- (a) comply with the following:
 - (i) have a gradient in accordance with Australian Standard AS 2890 - Parking facilities, Parts 1-6;
 - (ii) provide for vehicles to enter and exit the site in a forward direction where providing for more than 4 parking spaces;
 - (iii) have an access width not less than the requirements in Table C2.2;
 - (iv) have car parking space dimensions which satisfy the requirements in Table C2.3;
 - (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;
 - (vi) have a vertical clearance of not less than 2.1m above the parking surface level; and

Performance Criteria

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:

- (a) the characteristics of the site;
- (b) the proposed slope, dimensions and layout;
- (c) useability in all weather conditions;
- (d) vehicle and pedestrian traffic safety;
- (e) the nature and use of the development;
- (f) the expected number and type of vehicles;
- (g) the likely use of the parking areas by persons with a disability;
- (h) the nature of traffic in the surrounding area;
- (i) the proposed means of parking delineation; and
- (j) the provisions of Australian Standard AS 2890.1:2004 - Parking facilities, Part 1: Off-street car parking and AS 2890.2 -2002 Parking facilities, Part 2: Off-street commercial vehicle facilities.



<p>(vii) excluding a single dwelling, be delineated by line marking or other clear physical means; or</p> <p>(b) comply with Australian Standard AS 2890-Parking facilities, Parts 1-6.</p> <p>A1.2 Parking spaces provided for use by persons with a disability must satisfy the following:</p> <p>(a) be located as close as practicable to the main entry point to the building;</p> <p>(b) be incorporated into the overall car park design; and</p> <p>(c) be designed and constructed in accordance with Australian/New Zealand Standard AS/NZS 2890.6:2009 Parking facilities, Off-street parking for people with disabilities.¹</p> <p>¹ Requirements for the number of accessible car parking spaces are specified in part D3 of the National Construction Code 2016.</p>	
<p>Comment This will be assessed with future development applications on each lot.</p>	

<p>C2.6.3 Number of accesses for vehicles</p>	
<p>Objective: That:</p> <p>(a) access to land is provided which is safe and efficient for users of the land and all road network users, including but not limited to drivers, passengers, pedestrians and cyclists by minimising the number of vehicle accesses;</p> <p>(b) accesses do not cause an unreasonable loss of amenity of adjoining uses; and</p> <p>(c) the number of accesses minimise impacts on the streetscape.</p>	
Acceptable Solutions	Performance Criteria
<p>A1 The number of accesses provided for each frontage must:</p> <p>(a) be no more than 1; or</p> <p>(b) no more than the existing number of accesses, whichever is the greater.</p>	<p>P1 The number of accesses for each frontage must be minimised, having regard to:</p> <p>(a) any loss of on-street parking; and</p> <p>(b) pedestrian safety and amenity;</p> <p>(c) traffic safety;</p> <p>(d) residential amenity on adjoining land; and</p> <p>(e) the impact on the streetscape.</p>
<p>Comment: Complies – one access proposed for each frontage.</p>	
<p>A2 Within the Central Business Zone or in a pedestrian priority street no new access is provided unless an existing access is removed.</p>	<p>P2 Within the Central Business Zone or in a pedestrian priority street, any new accesses must:</p> <p>(a) not have an adverse impact on:</p> <p style="padding-left: 40px;">(i) pedestrian safety and amenity; or</p> <p style="padding-left: 40px;">(ii) traffic safety; and</p> <p>(b) be compatible with the streetscape.</p>
<p>Comment Not applicable</p>	

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



C2.6.5 Pedestrian access	
Objective: That pedestrian access within parking areas will be provided in a safe and convenient manner.	
Acceptable Solutions	Performance Criteria
<p>A1.1 Uses that require 10 or more car parking spaces must:</p> <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (i) a horizontal distance of 2.5m between the footpath and the access way or parking aisle; or (ii) protective devices such as bollards, guard rails or planters between the footpath and the access way or parking aisle; and (b) Be signed and line marked at points where pedestrians cross access ways or parking aisles. <p>A1.2 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>P1 Safe and convenient pedestrian access must be provided within parking areas, having regard to:</p> <ul style="list-style-type: none"> (a) The characteristics of the site; (b) The nature of the use; (c) The number of parking spaces; (d) The frequency of vehicle movements; (e) The needs of persons with a disability; (f) The location and number of footpath crossings; (g) Vehicle and pedestrian traffic safety; (h) The location of any access ways or parking aisles; and (i) Any protective devices proposed for pedestrian safety.
<p>Comment This will be assessed with future development applications on each lot.</p>	

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.	
Acceptable Solutions	Performance Criteria
<p>A1 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>P1 Loading bays must have an area and dimensions suitable for the use, having regard to:</p> <ul style="list-style-type: none"> (a) The types of vehicles likely to use the site; (b) The nature of the use; (c) The frequency of loading and unloading; (d) The area and dimensions of the site; (e) The topography of the site; (f) The location of existing buildings on the site; and (g) Any constraints imposed by existing development.
<p>Comment</p>	



This will be assessed with future development applications on each lot.

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.

C2.7 Parking Precinct Plan

Not applicable to General Industrial zone.

C3.0 Road and Railway Assets Code

C3.1 Code Purpose

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.

Comment

Complies with the Code Purpose

C3.5 Use Standards

C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction

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.

Acceptable Solutions

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.

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
- (b) Allowed by a licence issued under Part IVA of the *Road and Jetties Act 1935* in respect to a limited access road.

Performance Criteria

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.



<p>A1.5 Vehicular traffic must be able to enter and leave a major road in a forward direction.</p>	
<p>Comment A1.1 to A1.4.– Not applicable. The proposal complies with P1 as demonstrated in the Traffic Impact Assessment.</p>	

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

<p>C16.0 Safeguarding of Airports Code C16.1 Code Purpose</p>
<p>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.</p>
<p>Comment Complies with the Code Purpose</p>

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

<p>C16.6 Development Standards for Buildings and Works C16.6.1 Buildings and works within an airport obstacle limitation area</p>	
<p>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.</p>	
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<p>A1 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>.</p>	<p>P1 No Performance Criterion.</p>
<p>Comment Complies with A1.</p>	
<p>A2 No Acceptable Solution.</p>	<p>P2 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:</p>



	(a) Airservices Australia; (b) The Civil Aviation Safety Authority; and (c) The airport operator.
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Comment

Not applicable.

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

Comment

Not applicable to this application for subdivision.

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
A1 Emissions must not cause a hazard to the safe operation of Launceston Airport.	P1 No Performance Criterion.
Comment Not applicable to this application for subdivision.	
A2 Emissions must not cause a hazard to the residents in the Devon Hills Low Density Residential Zone.	P2 No Performance Criterion.
Comment Not applicable to this application for subdivision.	

NOR-S1.6.3 Residential use	
Objective: That airport operations are not adversely affected by residential.	
Acceptable Solutions	Performance Criteria
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 <i>Australian Standard 2021-2000 "Acoustics – Aircraft Noise Intrusion – Building Siting and construction."</i>	P1 No Performance Criterion.
Comment Not applicable to this application for subdivision.	

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	Performance Criteria
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.	P1 No Performance Criterion.
Comment Not applicable to this application for subdivision.	

NOR-S1.6.5 General retail and hire	
Objective: That general retail and hire is of a scale suitable to the area.	
Acceptable Solutions	Performance Criteria
A1 The floor area must not exceed 250m ² .	P1 No Performance Criterion.
Comment Not applicable to this application for subdivision.	

NOR-S1.6.6 Car Parking and numbers	
Objective: That adequate on-site parking is provided.	
Acceptable Solutions	Performance Criteria
A1 The number of on-site car parking spaces must be	P1.1 The number of on-site car parking spaces for uses, excluding



<p>no less than the number specified in Table C2.1, excluding if:</p> <ul style="list-style-type: none"> (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) It relates to an intensification of an existing use or development or a change of use where: <ul style="list-style-type: none"> (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 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: <ul style="list-style-type: none"> (iii) $N = A + (C - B)$ N = Number of on-site car parking spaces required (iv) A = Number of existing on site car parking spaces (v) B = Number of on-site car parking spaces required for the existing use or development specified in Table C2.1 (vi) C = Number of on-site car parking spaces required for the proposed use or development specified in Table C2.1. 	<p>dwelling, must meet the reasonable needs of the use, having regard to:</p> <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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; (d) The availability and frequency of other transport alternatives; (e) Any site constraints such as existing buildings, slope, drainage, vegetation and landscaping; (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; (g) The effect on streetscape; and (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>P1.2 The number of car parking spaces for dwellings must meet the reasonable needs of the use, having regard to:</p> <ul style="list-style-type: none"> (a) The nature and intensity of the use and car parking required; (b) The size of the dwelling and the number of bedrooms; and (c) The pattern of parking in the surrounding area. <p>P1.3 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>
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Comment
Not applicable to this application for subdivision.

<p>NOR-S1.7 Development Standards for Buildings and Works NOR-S1.7.1 Building Height</p> <p>Objective: That:</p> <ul style="list-style-type: none"> (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.
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Acceptable Solutions	Performance Criteria
<p>A1 Within Area 1 (refer to Figure NOR-S1.2.1), the maximum height of buildings and other works must not be more than 12m.</p>	<p>P1 The maximum building height must be appropriate to the site, having regard to:</p> <ul style="list-style-type: none"> (a) The safety of Launceston Airport; and (b) The rural vistas viewed by users of Evandale Main Road.
<p>Comment Not applicable to this application for subdivision.</p>	
<p>A2 Within Area 2 (refer to Figure NOR-S1.2.1), the maximum height of buildings and other works must not be more than 12m.</p>	<p>P2 The maximum building height must be appropriate to the site, having regard to:</p> <ul style="list-style-type: none"> (a) The safety of Launceston Airport; and (b) The rural vistas viewed by users of Evandale Main Road.
<p>Comment Not applicable to this application for subdivision.</p>	
<p>A3 Within Area 3 (refer to Figure NOR-S1.2.1), the maximum height of buildings and other works must not be more than 12m.</p>	<p>P3 The maximum building height must be appropriate to the site, having regard to:</p> <ul style="list-style-type: none"> (a) The safety of Launceston Airport; and (b) The rural vistas viewed by users of Evandale Main Road.
<p>Comment Not applicable to this application for subdivision.</p>	
<p>A4 Within Area 4 (refer to Figure NOR-S1.2.1), the maximum height of buildings must not be more than 8m.</p>	<p>P4 The maximum building height must be appropriate to the site, having regard to:</p> <ul style="list-style-type: none"> (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.
<p>Comment Not applicable to this application for subdivision.</p>	
<p>A5 Within Area 5 (refer to Figure NOR-S1.2.1), the maximum height of buildings must not be more than 8m.</p>	<p>P5 The maximum building height must be appropriate to the site, having regard to:</p> <ul style="list-style-type: none"> (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.
<p>Comment Not applicable to this application for subdivision.</p>	
<p>A6 Within Area 6 (refer to Figure NOR-S1.2.1), the maximum height of buildings must not be more than 8m.</p>	<p>P6 The maximum building height must be appropriate to the site, having regard to:</p>



	<ul style="list-style-type: none"> (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.
<p>Comment Not applicable to this application for subdivision.</p>	

<p>NOR-S1.7.2 Setback</p> <p>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.</p>	
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<p>A1 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:</p> <ul style="list-style-type: none"> (a) 50m to the Evandale Main Road frontage; (b) 20m to the Distributor Road frontage; (c) 10m to an access road frontage; (d) 5m to the side boundary; and (e) 10m to the rear boundary. 	<p>P1 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:</p> <ul style="list-style-type: none"> (a) The topography of the site; (b) The size, shape and orientation of the site; (c) The setback of existing buildings on the site and adjoining properties; (d) The bulk and form of the building; (e) Any existing screening or the ability to implement screening. (f) The operational requirements for the building; and (g) Access and manoeuvring for vehicles associated with the use.

<p>Comment Not applicable to this application for subdivision.</p>	
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<p>A2 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:</p> <ul style="list-style-type: none"> (a) 30m to the Evandale Main Road frontage; (b) 20m to the Translink Avenue frontage; (c) 10m to an access road frontage; (d) 5m to the side boundary; and (e) 10m to the rear boundary. 	<p>P2 The Translink Avenue setback may be varied if buildings on adjacent properties are at setbacks less than 20m.</p>
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<p>Comment Not applicable to this application for subdivision.</p>	
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<p>A3 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:</p> <ul style="list-style-type: none"> (a) 50m to the Evandale Main Road frontage; (b) 10m to an access road frontage; (c) 5m to the side boundary; and (d) 10m to the rear boundary. 	<p>P3 No Performance Criterion.</p>
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<p>Comment Not applicable to this application for subdivision.</p>	
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<p>A4 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:</p> <ul style="list-style-type: none"> (a) 20m to the Evandale Main Road frontage; (b) 20m to the Distributor Road frontage; (c) 5m to the side boundary; and (d) 10m to the rear boundary. 	<p>P4 No Performance Criterion.</p>
<p>Comment Not applicable to this application for subdivision.</p>	
<p>A5 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"> (a) 20m to the Evandale Main Road frontage; (b) 5m to the side boundary; and (c) 10m to the rear boundary. 	<p>P5 No Performance Criterion.</p>
<p>Comment Not applicable to this application for subdivision.</p>	
<p>A6 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"> (a) 20m to the Evandale Main Road frontage; (b) 20m to the Distributor Road frontage; (c) 5m to the side boundary; and (d) 10m to the rear boundary. 	<p>P6 For corner sites, one setback may be varied having regard to any existing setbacks on surrounding properties.</p>
<p>Comment Not applicable to this application for subdivision.</p>	

NOR-S1.7.3 Materials and presentation

Objective: To:

- (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
- (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.

Acceptable Solutions

Performance Criteria

<p>A1 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>P1 The use of a variety of materials or other techniques to help reduce the interpreted scale of the building.</p>
<p>Comment Not applicable to this application for subdivision.</p>	
<p>A2 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>P2 No Performance Criterion.</p>
<p>Comment</p>	



Not applicable to this application for subdivision.	
A3 Within Areas 4, 5, and 6 (refer to Figure NOR-S1.2.1), construction must be of masonry and/or brick.	P3 The amenity and visual quality of the area are not adversely affected.
Comment Not applicable to this application for subdivision.	
A4 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.	P4 No Performance Criterion.
Comment Not applicable to this application for subdivision.	
A5 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.	P5 No Performance Criterion.
Comment Not applicable to this application for subdivision.	

NOR-S1.7.4 Site coverage	
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	Performance Criteria
A1 Site coverage for a lot within an area less than 1,500m ² must be: (a) Building and covered storage – maximum 50%; and (b) Landscaped area – minimum 10%.	P1 No Performance Criterion.
Comment N Not applicable to this application for subdivision.ot applicable.	
A2 Site coverage for a lot with an area between 1,500m ² – 2,000m ² must be: (a) Buildings and covered storage – maximum 55%; and (b) Landscaped area – minimum 10%.	P2 No Performance Criterion.
Comment Not applicable to this application for subdivision.	
A3 Site coverage for a lot with an area greater than 2,000m ² and less than 5,000m ² must be: (a) Building and covered storage – maximum 60%; and (b) Landscaped area – minimum 10%.	P3 No Performance Criterion.
Comment Not applicable to this application for subdivision.	
A4 Site coverage for a lot within an area 5,000m ² or greater must be: (a) Buildings and covered storage – maximum 65%; and (b) Landscaped area – minimum 10%.	P4 No Performance Criterion.
Comment Not applicable to this application for subdivision.	

NOR-S1.7.5 Open space and landscaping
Objective: That open space and landscaping form an integral part of developments to: (a) Facilitate the enhanced appearance of buildings and works;



<ul style="list-style-type: none"> (b) Provide screening; (c) Separate activities; (d) Assist in the control of water run-off and erosion; (e) Contribute to a reduction in noise levels; and (f) Define roads and provide opportunities for passive recreation. 	
Acceptable Solutions	Performance Criteria
<p>A1</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"> (a) 20m from Evandale Main Road; (b) 7m from the Distributor Road; and (c) 3m from an access road. 	<p>P1</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"> (a) The creation and maintenance of vegetative screening of buildings and works that would otherwise be visible from the adjoining road; (b) The mature height, density, form, hardiness and suitability to the locality of plant species used for landscaping; (c) The height of mounding; (d) The height of buildings and the extent of works; (e) The effect on stormwater management; and (f) The contribution to achieving objectives (a)-(f) above.
<p>Comment</p> <p>Not applicable to this application for subdivision.</p>	
<p>A2</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"> (a) 10m from Evandale Main Road; (b) 7m from the Distributor Road; and (c) 3m from an access road. 	<p>P2</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>Comment</p> <p>Not applicable to this application for subdivision.</p>	
<p>A3</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"> (a) 20m from Evandale Main Road; and (b) 3m from an access road. 	<p>P3</p> <p>No Performance Criterion.</p>
<p>Comment</p> <p>Not applicable to this application for subdivision.</p>	
<p>A4</p> <p>Within Area 4 (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"> (a) 10m from Evandale Main Road. 	<p>P4</p> <p>No Performance Criterion.</p>



Comment	
Not applicable to this application for subdivision.	
A5 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.	P5 No Performance Criterion.
Comment	
Not applicable to this application for subdivision.	
A6 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.	P6 No Performance Criterion.
Comment	
Not applicable to this application for subdivision.	
A7 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.	P7 No Performance Criterion.
Comment	
Not applicable to this application for subdivision.	
A8 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.	P8 Landscaping provides effective screening of buildings and works from Evandale Main Road.
Comment	
Not applicable to this application for subdivision.	
NOR-S1.7.6 Outdoor storage areas	
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	Performance Criteria
A1 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.	P1 If outside storage area require screening from adjacent roads, suggested methods of screening include a wall, landscaped earth mound or dense screen planting.
Comment	
Not applicable to this application for subdivision.	
A2.1 Outside storage area must be sealed and drained; or A2.2 Outside storage areas must be of compacted gravel and drained so that stormwater is discharged from the site in a manner that will not cause siltation or pollution of any stormwater detention or retention basins.	P2 No Performance Criterion.



Comment
Not applicable to this application for subdivision.

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	Performance Criteria
<p>A1.1 Security fencing must be located behind the front boundary landscaped area; or</p> <p>A1.2 Security fencing, including posts and gates, must be of dark colours.</p>	<p>P1 No Performance Criterion.</p>

Comment
Not applicable as fencing is not proposed with the subdivision.

NOR-S1.7.8 Stormwater

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

Acceptable Solutions	Performance Criteria
<p>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.</p>	<p>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:</p> <ul style="list-style-type: none"> (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
This clause is not applicable to this application for subdivision however the proposed detention basin has been sized to take stormwater from roads of the subdivision plus development of each lot except 17 and 18 to 90% impervious surfaces. A Part 5 agreement is required for lots 17 and 18 and for other lots that develop over 90% impervious surfaces.

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	Performance Criteria
A1	P1



Vehicles must be able to enter and exit the site in a forward direction.	No Performance Criterion.
Comment Not applicable to this application for subdivision.	
A2 Access drives must have a minimum width of 3.6m for one-way traffic and 7m for two-way traffic.	P2 No Performance Criterion.
Comment Not applicable to this application for subdivision.	
A3 Access drives, parking, manoeuvring, loading and unloading areas must be sealed and drained.	P3 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"> (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); (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; (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 (d) Overland flow paths for overflows during extreme events both internally and externally for the development, so as to not cause a nuisance.
Comment Not applicable to this application for subdivision.	
NOR-S1.7.10 Buffer areas	
Objective: That industrial development does not adversely impact on the amenity of the Devon Hills residential area.	
Acceptable Solutions	Performance Criteria
A1 Development of those sites closest to the Devon Hills residential area must incorporate a landscaped area along the rear boundary.	P1 No Performance Criterion.
Comment Not applicable to this application for subdivision. This will be assessed with development of each lot.	
A2 Development of those sites closest to the Devon Hills residential area must incorporate effective screening measures for all outside storage areas.	P2 No Performance Criterion.
Comment Not applicable to this application for subdivision. This will be assessed with development of each lot.	
A3 Development of those sites closest to the Devon Hills must demonstrate how noise emissions	P3 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 to this application for subdivision. This clause will apply to lots 5 to 10 and will be assessed with development of each lot.	

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: Not applicable as the site is more than 100m from the Clairville property.	

NOR-S1.8 Development Standards for Subdivision

NOR-S1.8.1 Subdivision

This clause is in substitution for General Industrial Zone – clause 19.5 Development Standards for Subdivision and Agriculture Zone – clause 21.5 Development Standards for Subdivision.

Objective:	That: (a) the area and dimension of lots are appropriate for the zone; and (b) each lot has road access, sewerage, water, stormwater, energy and communication services appropriate for the zone.
Acceptable Solutions	Performance Criteria
A1.1 Within Area 1 (refer to Figure NOR-S1.2.1), there must be: (a) a lot density of 1 lot per 10,000m ² over the area being subdivided; and (b) a minimum lot size of 5000m ² ; and (c) frontage to a road of 50m; or A1.2 The lot must be transferred to Council or other Government bodies for the provision of services.	P1 Within Area 1 (refer to Figure NOR-S1.2.1), a proposed lot on a plan of subdivision must have: (a) a minimum area of 3000m ² ; and (b) frontage to a road of at least 9m.
Comment The area being subdivided is 13.41ha. The number of lots is 28 industrial lots + 1 drainage lot to be transferred to Council. The density is 1 lot per 4,789m ² based on 28 lots. Only lot 26 and the drainage reserve are greater than 5,000m ² . A number of lots have a frontage less than 50m. Must be assessed against the performance criteria.	Comment Most lots are more than 3,000m ² A number of lots are 3,000m ² +/- or 3,001m ² +/- . A condition required for all lots to be at least 3,000m ² .. The minimum lot size is lot 16 at 1,594m ² +/. The applicant has submitted an amended plan increasing this to 3,012m ² and placing an easement over part of the drainage reserve. Without this the application would have to be refused as not meeting the requirement for at least 3.000m ² ..

A2.1	P2
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<p>Within Area 2 (refer to Figure NOR-S1.2.1), there must be:</p> <ul style="list-style-type: none"> (a) a lot density of 1 lot per 5000m² over the area being subdivided; and (b) a minimum lot size of 2000m²; and (c) frontage to a road of 25m; or <p>A2.2</p> <p>The lot must be transferred to Council or other Government bodies for the provision of services.</p>	<p>Within Area 2 (refer to Figure NOR-S1.2.1), a proposed lot on a plan of subdivision must have:</p> <ul style="list-style-type: none"> (a) a minimum area of 1000m²; and (b) frontage to a road of at least 6m.
<p>Not applicable – the site is in Area 1.</p>	<p>Not applicable – the site is in Area 1.</p>
<p>A3.1</p> <p>Within Area 3 (refer to Figure NOR-S1.2.1), there must be:</p> <ul style="list-style-type: none"> (a) a lot density of 1 lot per 10,000m² over the area being subdivided; and (b) a minimum lot size of 5000m²; and (c) frontage to a road of 50m; or <p>A3.2</p> <p>The lot must be transferred to Council or other Government bodies for the provision of services.</p>	<p>P3</p> <p>Within Area 3 (refer to Figure NOR-S1.2.1), a proposed lot on a plan of subdivision must have:</p> <ul style="list-style-type: none"> (a) a minimum area of 3000m²; and (b) frontage to a road of at least 9m.
<p>Not applicable – the site is in Area 1.</p>	<p>Not applicable – the site is in Area 1.</p>
<p>A4.1</p> <p>Within Area 4 (refer to Figure NOR-S1.2.1), there must be:</p> <ul style="list-style-type: none"> (a) a lot density of 1 lot per 2000m² over the total area being subdivided; and (b) a minimum lots size of 1000m²; and (c) frontage to a road of 8m; or <p>A4.2</p> <p>The lots must be transferred to Council or other Government bodies for the provision of services.</p>	<p>P4</p> <p>Within Area 4 (refer to Figure NOR-S1.2.1), a proposed lot on a plan of subdivision must have:</p> <ul style="list-style-type: none"> (a) a minimum area of 550m²; and (b) frontage to a road of at least 6m.
<p>Not applicable – the site is in Area 1.</p>	<p>Not applicable – the site is in Area 1.</p>
<p>A5</p> <p>Area 5 (refer to Figure NOR-S1.2.1) - No Acceptable Solution.</p>	<p>P5</p> <p>Within Area 5 (refer to Figure NOR-S1.2.1), a proposed lot on a plan of subdivision must have:</p> <ul style="list-style-type: none"> (a) a minimum area of 550m²; and (b) frontage to a road of at least 6m.
<p>Not applicable – the site is in Area 1.</p>	<p>Not applicable – the site is in Area 1.</p>
<p>A6</p> <p>Area 6 (refer to Figure NOR-S1.2.1) - No Acceptable Solution.</p>	<p>P6</p> <p>Area 6 (refer to Figure NOR-S1.2.1) – No Performance Criterion.</p>
<p>Not applicable – the site is in Area 1.</p>	<p>Not applicable – the site is in Area 1.</p>
<p>A7</p> <p>Within Area 7 (refer to Figure NOR-S1.2.1) lots must be:</p> <ul style="list-style-type: none"> (a) for the provision of utilities and required for public use by the Crown, public authority or a Council; (b) for the consolidation of a lot with another lot with no additional titles created; or (c) to align existing titles with zone boundaries and with no additional lots created. 	<p>P7</p> <p>Within Area 7 (refer to Figure NOR-S1.2.1) the subdivision:</p> <ul style="list-style-type: none"> (a) must demonstrate that the productive capacity of the land will be improved as a result of the subdivision; or (b) is for the purpose of creating a lot for an approved non-agricultural use, other than a residential use, and the productivity of the land will not be materially diminished.



Not applicable – the site is in Area 1.	Not applicable – the site is in Area 1.
<p>A8 Roads must accord with the layout in Figure NOR-S1.8.1 and meet the following specifications:</p> <ul style="list-style-type: none"> (a) Evandale Main Road - 42m wide road reservation; (b) the Distributor Road - 30m wide road reservation; (c) the design of the Distributor Road must be in accordance with the cross-section provided in Figure NOR-S1.8.2; (d) access roads connecting to distributor roads must have a 20m wide road reservation and carriageway width must be not less than 11m; (e) a permanent cul-de-sac must have a turning circle of not less than 25m diameter at the kerb; and (f) the distributor road reserve must contain an open swale drain to collect all stormwater on the west side of the road. 	<p>P8 The location of the open swale drain may be changed if the stormwater drainage can be accommodated by other means to the satisfaction of Council.</p>
<p>Comment The roads are in accordance with these requirements except for the swale per (f).</p>	<p>Comment Stormwater drainage is satisfactorily accommodated by a piped system discharging to a detention basin serving the subdivision. The proposal complies.</p>
<p>A9 The Plan of Subdivision must provide for the drainage of both roads and other land to be satisfactorily carried off and disposed of in accordance with Figures NOR-S1.8.2 and NOR-S1.8.3.</p>	<p>P9 No Performance Criterion.</p>
<p>Comment Figures NOR-S1.8.2 and NOR-S1.8.3.require an open swale to be designed as part of the development. The proposal includes a detention basin on the north-eastern side of Translink Avenue, consistent with this requirement.</p>	<p>-</p>
<p>A10 On-site detention devices must be incorporated in the development so that the flow rate of stormwater outside the boundaries of the title is not greater than if the land was used for rural purposes.</p>	<p>P10 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:</p> <ul style="list-style-type: none"> (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



	<p>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.</p>
<p>Comment Detention basin has been sized to take stormwater from roads of the subdivision plus development of each lot except 17 and 18 to 90% impervious surfaces. A Part 5 agreement is required for lots 17 and 18 and for other lots that develop over 90% impervious surfaces. The proposal complies with the performance criteria.</p>	
<p>A11 The Plan of Subdivision must not include: (a) blind roads; (b) alleys or rights-of-way to give access to the rear of lots; (c) littoral or riparian reserves; (d) private roads, ways or open spaces; (e) public open space; and (f) any lot which requires the construction of an embankment to a highway which requires a licence under the <i>Highways Act 1951</i>.</p>	<p>P11 No Performance Criterion.</p>
<p>Complies.</p>	<p>-</p>
<p>A12 The following services must be provided to each lot: (a) a reticulated water supply; (b) a reticulated sewerage system; (c) a reticulated stormwater system; (d) underground electricity supply; (e) street lighting; (f) sealed roads; and (g) sealed crossovers.</p>	<p>P12 No Performance Criterion.</p>
<p>Complies.</p>	<p>-</p>
<p>A13 Archaeological investigations relating to Aboriginal relics must be carried out when preparing the initial 'Plan of Subdivision' for an area.</p>	<p>P13 No Performance Criterion.</p>
<p>Complies. The applicant provided an Aboriginal Heritage Search Record for the site which did not identify any registered Aboriginal relics or apparent risk of impacting Aboriginal relics. It was noted that: Please be aware that the absence of records on the Aboriginal Heritage Register for the nominated area of land does not necessarily mean that the area is devoid of Aboriginal relics. Aboriginal Heritage Tasmania advises that if at any time during works, the existence of Aboriginal relics is suspected, cease works immediately and contact Aboriginal Heritage Tasmania for advice. Aboriginal Heritage Tasmania also recommended that the developer have on hand during any ground disturbance or excavation activities the Unanticipated Discovery Plan, to aid in</p>	<p>-</p>



<p>meeting requirements under the Aboriginal Heritage Act 1975 should Aboriginal relics be uncovered. There are requirements that apply under the Aboriginal Heritage Act 1975. It is an offence to destroy, damage, deface, conceal or otherwise interfere with relics without a permit granted by the Minister. There is an obligation to report findings of relics as soon as practicable. This information will be placed as a note on the permit.</p>	
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NOR-S1.9 Tables

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

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	Complies. A 13.2m wide strip will be created between lots 17 and 18 to provide rear access to the adjoining 25 Boral Road. This will increase the size of 25 Boral Road to 5322m ² .
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	Under clause 6.2.6 subdivision is not required to be categorised into a use class.
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 representations were received from:

J Buckby, 13 Summit Drive, Devon Hills

We have three (3) natural water courses leaving our property and enter into the proposed subdivision for which I consider important and do not wish to have obstructed.

Planner's response: It is recommended that a condition regarding this matter be placed on permit as follows:

- Plans must detail how stormwater from 13 Summit Drive, Devon Hills will be disposed of without causing an environmental nuisance to 13 Summit Drive and the future development of lots 5 – 10.



There is no reference to any security fencing between the new subdivision and 13 Summit Drive.

- Any replacement fencing to be at the developers cost.
- We are to be notified with at least 2 weeks' notice before any adjoining fencing is removed.

Planner's response: The subdivision does not propose fencing. Security fencing will be the responsibility of future developers. The relevant legislation is the *Boundary Fences Act 1908*.

There is no mention (although may be a requirement of individual lot developers) to reduce any "spotlights" being directed onto our property.

Planner's response: No external lighting is proposed as part of the subdivision and must be assessed as part of the future development of the lots.

Noise

Whilst this may be a consideration for each lot developers, what limits do the council have the powers to enforce.

Planner's response: Clause NOR-S.1.7.10 requires "Development of those sites closest to the Devon Hills must demonstrate how noise emissions 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". This clause will apply to lots 5 to 10 and will be assessed with development of each lot.

Other lots will be subject to the Environmental Management and Pollution Control (Noise) Regulations 2016.

There is no mention to limiting noise during the construction process, ie daylight hours only.

Planner's response: This is controlled by the Environmental Management and Pollution Control (Noise) Regulations 2016.

We would like to be notified if any blasting occurs. ie frightening horses in adjoining paddocks.

Planner's response: This matter is not covered by the planning scheme. According to WorkSafe Tasmania, a shot-firing permit issued by WorkSafe Tasmania (or an interstate shot-firing authority recognised by WorkSafe Tasmania) is required to prime or fire explosives in Tasmania.

At times the roads around Translink are used by "hoons" in the middle of the night. As this subdivision will come closer to our house what measures can the council do to limit this activity in the new roads of the subdivision?

Planner's response: This matter is not controlled by the planning scheme, it is a police matter.

What plans do the council have to limit and check post development the purchasers of the lots comply with the noise requirements of the planning scheme.

Planner's response: The noise requirements will be placed on development of lots 5 to 10. Checks will occur as a result of complaints received.

During the development application for the Statewide Distribution Centre a buffer zone with a tree line was included. We would like to see this included in the application for the Southern boundary to assist in the scenic protection area adjacent.

Planner's response: NOR-S1.7.10 is 'Development of those sites closest to the Devon Hills residential area must incorporate a landscaped area along the rear boundary'. This will be assessed with development applications for those lots.

Several years ago we viewed a convict built settlement for which we believe to be the residences for convicts building the roads in the area. This contained old foundations, bricks, bottles, a well etc. It would be good to view any possible relics of significance before excavation occurred. This is situated in the far North West corner of block 10.



Planner's response: The site is not heritage listed in the planning scheme or on the Tasmanian Heritage Register. The development on the adjacent site provided a heritage report which concluded:

"This document has ascertained that the archaeological remains in the southern corner of 4-22 Translink Avenue, Breadalbane are:

Not the remains of the Cocked Hat Hill Probation Station.

Extremely unlikely to be the remains of the Cocked Hat Hill Watch House.

Most likely to represent the remains of a pre-1870 farmhouse – probably built by William Kitson c1869."

We understand the height limit of 12m is on all developments as per the planning scheme for this area. We would like the limit of buildings on blocks 5 – 10 inclusive to have a limit of 6m to protect our view of the mountains.

Planner's response: The planning scheme does not contain a provision that would allow the permit to be conditioned to limit the height of buildings on blocks 5 – 10 to have a height limit of 6m. It is noted that the blocks will likely have to be cut to create a level building area, and that the representor's house is at a higher elevation than the subject site.

I Abernethy, FJA Solutions obo Translink Industrial Pty Ltd

Would like to draw to the attention of the developer, and council the deficiencies in servicing of this area. These comments will draw on the protracted negotiations Translink Industrial has had with both Taswater and TasNetworks in regard to servicing their approved subdivision.

Planner's response: This is noted, and is a matter for the developer to discuss with Taswater and TasNetworks.

The application states they will discharge into the Drainage Reserve, where a public detention basin will be constructed by Council. Is this correct? Council are constructing (and paying for) the detention basin?

Planner's comment: The detention basin will cater for the proposed development and for improving existing developed areas. Council will contribute towards the construction of the detention basin.

4.8 Objectives of the Land Use Planning and Approvals Act 1993

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

4.9 State Policies

The proposal is consistent with all State Policies.

4.10 Strategic Plan/Annual Plan/Council Policies

Strategic Plan - Statutory Planning

5 FINANCIAL IMPLICATIONS TO COUNCIL

Not applicable to this application.

6 OPTIONS

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



7 DISCUSSION

Discretion to refuse the application is limited to:

- NOR-S1.8.1 P1 – a lot density of less than 1 lot per 10,000m² over the area being subdivided
- NOR-S1.8.1 P1 – lot sizes less than 5,000m²
- NOR-S1.8.1 P1 – frontages less than 50m
- NOR-S1.8.1 P10 Stormwater disposal for lots 17 and 18

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

For the reasons given in this report 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. Folio Plan 141987-6 [**11.1.2** - 1 page]
3. Folio Plan 175445-2 [**11.1.3** - 1 page]
4. Folio Text - 141987-6 [**11.1.4** - 1 page]
5. Folio Text 175445-2 [**11.1.5** - 1 page]
6. Planning Submission - 24-38 Translink Avenue, Western Junction - Proposed 29- Lot Subdivision [**11.1.6** - 24 pages]
7. Proposal Plan of Subdivision (Amended 1.12.2022) - 24-38 Translink Avenue, Western Junction - Propo [**11.1.7** - 2 pages]
8. Bushfire Hazard Management Report - 24-38 Translink Avenue, Western Junction - Proposed 29- Lot Subd [**11.1.8** - 30 pages]
9. Stormwater Management Report - 24-38 Translink Avenue, Western Junction - Proposed 29- Lot Subdivisi [**11.1.9** - 13 pages]
10. Traffic Impact Assessment - 24-38 Translink Avenue, Western Junction - Proposed 29- Lot Subdivision [**11.1.10** - 68 pages]
11. Aboriginal Heritage Property Search Record - 24-38 Translink Avenue, Western Junction [**11.1.11** - 3 pages]
12. Tas Networks response [**11.1.12** - 2 pages]
13. WI referral PL N-22-0222 24 - 38 Translink Ave 25 Boral Rd Western Junction [**11.1.13** - 5 pages]
14. 24-38 TRANSLINK AV , WESTERN JUNCTION Tas Water Submission to Planning Authority Notice - D A 2033- [**11.1.14** - 5 pages]
15. 22.078- P (subdivision)- Staging [**11.1.15** - 1 page]
16. 1. Representation - Buckby [**11.1.16** - 3 pages]
17. 2. Representation - Abernathy updated [**11.1.17** - 3 pages]
18. PL N-22-2022 - Response to Issues Raised in Representations - Translink Western Junction [**11.1.18** - 4 pages]
19. Lot 16 Variation [**11.1.19** - 1 page]



11.2 PLN23-0094: REMOVAL OF HEDGE; 1-3 BARCLAY STREET, EVANDALE

File: 200200.01; PLN23-0094
Responsible Officer: Des Jennings, General Manager
Report prepared by: Rebecca Green, Consultant Planner

RECOMMENDATION

That application PLN-23-0094 for removal of hedge at Morven Park, 1-3 Barclay Street and Barclay Street road reservation, Evandale (Heritage Precinct) be refused on the following grounds:

- The proposal is inconsistent with P1 of C6.7.1 as the proposed hedge removal will cause an unacceptable impact on the local historic heritage significance of the Evandale Heritage Precinct, as the hedge makes a positive contribution to the streetscape values.

1 INTRODUCTION

This report assesses an application for 1-3 Barclay Street and Barclay Street road reservation, Evandale for the removal of hedge at Morven Park (Heritage Precinct).

2 BACKGROUND

Applicant:
Northern Midlands Council

Zone:
28.0 Recreation Zone

Classification under the Scheme:
Sport and Recreation

Deemed Approval Date:
21 July 2023

Owner:
Northern Midlands Council

Codes:
C6.0 Local Historic Heritage - Local Heritage Precinct

Existing Use:
Sport and Recreation

Recommendation:
Refuse

Discretionary Aspects of the Application:

- Reliance on performance criteria C6.7.1 P1 of the Local Historic Heritage Code.

Planning Instrument:

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



Subject Site



3 STATUTORY REQUIREMENTS

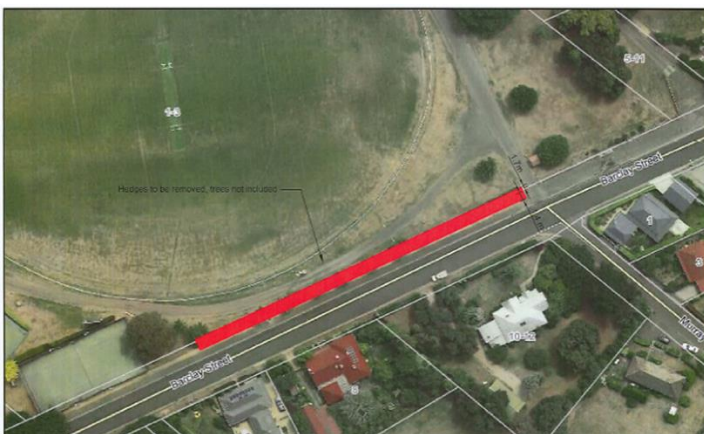
The proposal is an application pursuant to section 57 of the *Land Use Planning & Approvals Act 1993* (i.e. a discretionary application). Section 48 of the *Land Use Planning & Approvals Act 1993* requires the Planning Authority to observe and enforce the observance of the Planning Scheme. Section 51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

It is proposed to remove hedge at Morven Park (Heritage Precinct).

Site Plan





4.2 Zone and Land Use

Zone Map – 28.0 Recreation



The land is zoned 28.0 Recreation, and is within the Local Heritage Precinct.

The relevant Planning Scheme definition is:

<i>Sports and Recreation</i>	<i>use of land for organised or competitive recreation or sporting purposes including associated clubrooms. Examples include a bowling alley, fitness centre, firing range, golf course or driving range, gymnasium, outdoor recreation facility, children’s play centre, swimming pool, race course, sports ground, and major sporting facility.</i>
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Sport and Recreation is No Permit Required use in the zone, as not a major sporting facility.

4.3 Subject Site and Locality

The author of this report carried out a site visit on 4th July 2023. The hedge is located inside the short wire mesh fence at the Morven Park sportsgrounds. The hedge is made up of a number of shrubs, including a variation in species, with a number of gaps between the plantings.

Aerial photograph of area





Photographs of subject site





4.4 Permit/Site History

Relevant permit history includes:

- 3/72 – Sports pavilion
- 30/55 – Dressing shed
- DA31/00 – Ticket box



- P04-401 – Overnight rest area
- P08-308 – Light railway and shed
- P09-024 – Demolition/Alterations (Club House)
- P11-069 – Concrete slab
- P15-245 – Ticket box & covered area
- P17-221 – Lighting upgrade
- P17-298 – Completed as emergency work demolition
- P18-131 – Electronic score board
- P18-144 – Solar array
- PLN18-0170 – Shed
- PLN18-0178 – Tree removal and light tower
- PLN19-0061 – Practice wall
- PLN20-0065 – Alterations and additions
- PLN20-0191 – Wifi antenna
- PLN21-0041 – Goal post netting
- PLN21-0215 – Cricket nets and landscaping
- PLN22-0228 – Fencing for light rail

4.5 Referrals

Council's Works Department

Council's Works & Infrastructure Department (Jonathan Galbraith) reported that the department has no comment to make in relation to this application.

TasWater

TasWater advised on 14 June 2023 that they have assessed the application and determined that the proposed development does not require a submission from TasWater. It is noted that the oval's water connection and a fire plug, seem to be where the hedge is, any damage caused by the removal of the hedge, TasWater will seek repair costs.

Heritage Advisor

Council's Heritage Advisor, David Denman, advised on 26 June 2023 that he does object to the proposal and his comments form the Heritage Code assessment of this report.

"The hedge makes a positive contribution to the streetscape therefore, I do not support its removal. On the occasions that a cricket ball is to be retrieved then it would not be difficult to make an implement with a hook on the end to use to prevent getting spiked.

However, if approved for removal, it is recommended that a condition the hedge be replaced immediately with a pittosporum 'screen master' of similar approved planting".

4.6 Planning Scheme Assessment

28.0 Recreation Zone

28.1 Zone Purpose

Objective:

The purpose of the Recreation Zone is:

28.1.1 To provide for active and organised recreational use and development ranging from small community facilities to major sporting facilities.

28.1.2 To provide for complementary uses that do not impact adversely on the recreational use of the land.

28.1.3 To ensure that new major sporting facilities do not cause unreasonable impacts on adjacent sensitive uses.

Comment

Complies with Zone Purpose.

28.2 Use Table

Comment

Sports and Recreation is a No Permit Required use in the Zone.



<p>28.3 Use Standards</p> <p>28.3.1 Sports and Recreation and Discretionary uses</p>	
<p>Objective:</p> <p>That uses do not cause unreasonable loss of amenity to residential zones.</p>	
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<p>A1</p> <p>Hours of operation for Sports and Recreation and uses listed as Discretionary, excluding Emergency Services or Visitor Accommodation, must be within the hours of:</p> <ul style="list-style-type: none"> (a) 8.00am to 10.00pm if within 50m of a General Residential Zone, Inner Residential Zone or Low Density Residential Zone; or (b) 6.00am to midnight otherwise. 	<p>P1</p> <p>Hours of operation for Sports and Recreation and uses listed as Discretionary, excluding Emergency Services or Visitor Accommodation, must not cause an unreasonable loss of amenity to adjacent sensitive uses having regard to:</p> <ul style="list-style-type: none"> (a) The timing, duration or extent of vehicle movements; (b) Noise, lighting or other emissions; (c) The nature and intensity of the proposed use; (d) The characteristics and frequency of any emissions generated; (e) The existing levels of amenity; and (f) Set up, testing and removal of event related equipment.
<p>Comment</p> <p>No change to hours of operation proposed.</p>	
<p>A2</p> <p>Flood lighting of Sports and Recreation within 50m of a General Residential Zone, Inner Residential Zone or Low Density Residential Zone, must not operate between 11.00pm and 7.00am.</p>	<p>P2</p> <p>Flood lighting of Sports and Recreation facilities within 50m of a General Residential Zone, Inner Residential Zone or Low Density Residential Zone, must not cause an unreasonable loss of amenity to the residential zone, having regard to:</p> <ul style="list-style-type: none"> (a) The necessity of floodlighting for the Sports and Recreation use; (b) The frequency of the Sports and Recreation event; (c) Whether the event is of a special nature; (d) The duration of the event; (e) Any lighting required to set up and pack up for the event.
<p>Comment</p> <p>Not applicable. No change or additional lighting proposed as part of this application.</p>	
<p>A3</p> <p>Commercial vehicle movements and the unloading and loading of commercial vehicles for Sports and Recreation and uses listed as Discretionary, excluding Emergency Services, within 50m of a General Residential Zone, Inner Residential Zone, or Low Density Residential Zone, must be within the hours of:</p> <ul style="list-style-type: none"> (a) 7.00am to 6.00pm Monday to Friday; and (b) 8.00am to 5.00pm Saturday, Sunday or public holidays. 	<p>P3</p> <p>Commercial vehicle movements and the unloading and loading of commercial vehicles for Sports and Recreation and uses listed as Discretionary, excluding Emergency Services, within 50m of a General Residential Zone, Inner Residential Zone or Low Density Residential Zone, must not cause an unreasonable loss of amenity to the residential zone, having regard to:</p> <ul style="list-style-type: none"> (a) The time and duration of commercial vehicle movements; (b) The number and frequency of commercial vehicle movements; (c) The size of commercial vehicles involved; (d) Manoeuvring by the commercial vehicles, including the amount of reversing (including associated warning noise);



	<ul style="list-style-type: none"> (e) Any noise mitigation measures between the vehicle movement areas and the residential zone; and (f) The existing levels of amenity.
<p>Comment No change to hours of operation proposed.</p>	

<p>28.3.2 Sports and Recreation – major sporting facilities</p>	
<p>Objective: That major sporting facilities do not cause an unreasonable loss of amenity to residential zones.</p>	
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<p>A1 Extensions to an existing major sporting facility within 100m of a General Residential Zone, Inner Residential Zone or Low Density Residential Zone, must not increase spectator capacity.</p>	<p>P1 A major sporting facility within 100m of a General Residential Zone, Inner Residential Zone or Low Density Residential Zone, must not cause an unreasonable loss of residential amenity having regard to:</p> <ul style="list-style-type: none"> (a) The surrounding uses, their character and amenity; (b) Impacts associated with existing facilities; (c) Frequency and scale of events; (d) Traffic, parking and the availability of public transport; (e) Likely noise generation; (f) The arrival and departure of crowds; and (g) Any proposed mitigation measures.
<p>Comment Not applicable.</p>	

<p>28.4 Development Standards for Buildings and Works</p>	
<p>28.4.1 Building height, setback and siting</p>	
<p>Objective: That building height, bulk, form and siting:</p> <ul style="list-style-type: none"> (a) Does not cause unreasonable loss of amenity to adjacent properties; and (b) Minimises opportunities for crime and anti-social behaviour through setback of buildings. 	
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<p>A1 Building height must be not more than 10m.</p>	<p>P1 Building height must not cause unreasonable loss of amenity to adjacent properties, having regard to:</p> <ul style="list-style-type: none"> (a) The topography of the site; (b) The height, bulk and form of existing buildings on the site and adjacent properties; (c) The bulk and form of proposed buildings; (d) The requirements of the proposed use; (e) Sunlight to private open space and windows of habitable rooms of dwellings on adjoining properties; (f) The privacy of the private open space and windows of habitable rooms of dwellings on adjoining properties; (g) Any overshadowing of adjacent public places; and (h) If an existing major sporting facility, the impact of the proposed height on existing development in the surrounding area.
<p>Comment</p>	



Not applicable.	
<p>A2 Buildings must have a setback from a frontage of:</p> <ul style="list-style-type: none"> (a) Not less than 5m; or (b) Not more or less than the maximum and minimum setbacks of the buildings on adjoining properties, whichever is the lesser. 	<p>P2 Buildings must have a setback from a frontage that is compatible with the streetscape and minimises opportunities for crime and anti-social behaviour, having regard to:</p> <ul style="list-style-type: none"> (a) Providing for small variations in building alignment to break up long building facades; (b) Providing for variations in building alignment to provide for a forecourt or space for public use, such as outdoor dining or landscaping; (c) The avoidance of concealment spaces; (d) The ability to achieve passive surveillance; and (e) The availability of lighting.
<p>Comment Not applicable.</p>	
<p>A3 Buildings must have a setback from side and rear boundaries adjoining a General Residential Zone, Inner Residential Zone or Low Density Residential Zone not less than:</p> <ul style="list-style-type: none"> (a) 3m; or (b) Half the wall height of the building, whichever is the greater. 	<p>P3 Buildings must be sited to not cause an unreasonable loss of amenity to adjoining properties in a General Residential Zone, Inner Residential Zone or Low Density Residential Zone, having regard to:</p> <ul style="list-style-type: none"> (a) Overshadowing and reduction in sunlight to habitable rooms of dwellings and private open space of dwellings; (b) Overlooking and reduction of privacy to adjoining properties; or (c) Visual impacts caused by the apparent scale, bulk or proportions of the building when viewed from the adjoining property.
<p>Comment Not applicable.</p>	
<p>A4 Air extraction, pumping, refrigeration systems, compressors or generators must be separated a distance of not less than 10m from a General Residential Zone, Inner Residential Zone or Low Density Residential Zone.</p>	<p>P4 Air conditioning, air extraction, pumping, heating or refrigeration systems, compressors or generators within 10m of a General Residential Zone, Inner Residential Zone or Low Density Residential Zone, must be designed, located, baffled or insulated to not cause an unreasonable loss of amenity to sensitive uses, having regard to:</p> <ul style="list-style-type: none"> (a) The characteristics and frequency of any emissions generated; (b) The nature of the proposed use; (c) The topography of the site; and (d) Any mitigation measures proposed.
<p>Comment Not applicable.</p>	

28.4.2 Outdoor storage areas

Objective:

That outdoor storage areas do not detract from the appearance of the site or surrounding area.

Acceptable Solutions

A1
Outdoor storage areas, excluding for the display of goods for sale, must not be visible from any road or public open space adjoining the site.

Performance Criteria

P1
Outdoor storage areas, excluding for the display of goods for sale, must be located, treated or screened to not cause an unreasonable loss of visual amenity.



Comment	
Not applicable.	
CODES	
C1.0 Signs Code	N/A
C2.0 Parking and Sustainable Transport Code	Complies – no changes to existing use or requirement for additional parking.
C3.0 Road and Railway Assets Code	N/A
C4.0 Electricity Transmission Infrastructure Protection Code	N/A
C5.0 Telecommunications Code	N/A
C6.0 Local Historic Heritage Code	Does not comply. Se Code assessment below.
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	N/A
C14.0 Potentially Contaminated Land Code	N/A
C15.0 Landslip Hazard Code	N/A
C16.0 Safeguarding of Airports Code	N/A – exempt under C16.4.1, development less than 211m AHD.

C6.0 Local Historic Heritage Code

C6.1 Code Purpose

The purpose of Local Historic Heritage Code is:

C6.1.1 To recognise and protect:

- (a) The local historic heritage significance of local places, precincts, landscapes and areas of archaeological potential; and
- (b) Significant trees.

C6.1.2 This code does not apply to the Aboriginal heritage values.

Comment

Does not comply with the Code Purpose.

C6.5 Use Standards

C6.5.1 There are no Use Standards in this code.

C6.6 Development Standards for Local Heritage Places

C6.6.1 Demolition

Objective:	That the demolition or removal of buildings do not cause an unacceptable impact on the local historic heritage significance of local heritage places.
Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution.	P1 Demolition or removal of buildings on a local heritage place must not cause an unacceptable impact on the local historic heritage significance of the place, having regard to: (a) the physical condition of the local heritage place; (b) the extent and rate of deterioration of the building or structure; (c) the safety of the building or structure; the streetscape or setting in which the building or structure is located;



	<p>(e) the historic heritage values of the local heritage place as identified in the relevant Local Provisions Schedule, or if there are no historic heritage values identified in the relevant Local Provisions Schedule, the historic heritage values as identified in a report prepared by a suitably qualified person;</p> <p>(f) any options to reduce or mitigate deterioration;</p> <p>(g) whether demolition is a reasonable option to secure the long-term future of a building or structure; and</p> <p>(d) any economic considerations.</p>
Comment: Not applicable.	

C6.6.2 Site coverage

Objective:	That site coverage is compatible with the local historic heritage significance of local heritage places.	
Acceptable Solutions	Performance Criteria	
A1 No Acceptable Solution.	P1 The site coverage must be compatible with the local historic heritage significance of a local heritage place, having regard to: (a) the topography of the site; and (b) the historic heritage values of the local heritage place as identified in the relevant Local Provisions Schedule, or if there are no historic heritage values identified in the relevant Local Provisions Schedule, the historic heritage values as identified in a report prepared by a suitably qualified person.	
Comment: Not applicable.		

C6.6.3 Height and bulk of buildings

Objective:	That the height and bulk of buildings are compatible with the local historic heritage significance of local heritage places.	
Acceptable Solutions	Performance Criteria	
A1 No Acceptable Solution.	P1 The height and bulk of buildings must be compatible with the local historic heritage significance of a local heritage place, having regard to: (a) the historic heritage values of the local heritage place as identified in the relevant Local Provisions Schedule, or if there are no historic heritage values identified in the relevant Local Provisions Schedule, the historic heritage values as identified in a report prepared by a suitably qualified person; (b) the character and appearance of the existing building or place; (c) the height and bulk of other buildings in the surrounding area; and (d) the setting of the local heritage place.	
Comment: Not applicable.		

C6.6.4 Siting of buildings and structures

Objective:	That the siting of buildings is compatible with the local historic heritage significance of local heritage places.	
Acceptable Solutions	Performance Criteria	
A1 No Acceptable Solution.	P1 The front, side and rear setbacks of a building must be compatible with the local historic heritage significance of the place, having	



	<p>regard to:</p> <ul style="list-style-type: none"> (a) the historic heritage values of the local heritage place as identified in the relevant Local Provisions Schedule, or if there are no historic heritage values identified in the relevant Local Provisions Schedule, the historic heritage values as identified in a report prepared by a suitably qualified person; (b) the topography of the site; (c) the size, shape, and orientation of the lot; and (d) the setbacks of other buildings in the surrounding area.
Comment: Not applicable.	

C6.6.5 Fences

Objective:	That fences are compatible with the local historic heritage significance of local heritage places.	
Acceptable Solutions	Performance Criteria	
A1 New fences and gates on local heritage places must be designed and constructed to match existing original fences on the site.	P1 New fences and gates must be compatible with the local historic heritage significance of a local heritage place, having regard to: <ul style="list-style-type: none"> (a) the historic heritage values of the local heritage place as identified in the relevant Local Provisions Schedule, or if there are no historic heritage values identified in the relevant Local Provisions Schedule, the historic heritage values as identified in a report prepared by a suitably qualified person; (b) the architectural style of the buildings on the site; (c) the dominant fencing style in the setting; (d) the original or previous fences on the site; and (e) the proposed height and location of the fence 	
Comment: Not applicable.		

C6.6.6 Roof form and materials

Objective:	That roof form and materials are compatible with the local historic heritage significance of local heritage places.	
Acceptable Solutions	Performance Criteria	
A1 Replacement roofs on local heritage places which will be visible from any road or public open space adjoining the site, must be of a form and material to match the existing roof being replaced.	P1 Roof form and materials must be compatible with the local historic heritage significance of a local heritage place, having regard to: <ul style="list-style-type: none"> (a) the historic heritage values of the local heritage place as identified in the relevant Local Provisions Schedule, or if there are no historic heritage values identified in the relevant Local Provisions Schedule, the historic heritage values as identified in a report prepared by a suitably qualified person; (b) the design, period of construction and materials of the building on the site that the roof directly relates to; (c) the dominant roofing style and materials in the setting; and (d) the streetscape. 	
Comment: Not applicable.		

C6.6.7 Building alterations, excluding roof form and materials

Objective:	That building alterations, excluding roof form and materials, are compatible with the local historic heritage significance of local heritage places.	
Acceptable Solutions	Performance Criteria	



<p>A1 No Acceptable Solution.</p>	<p>P1 Building alterations, excluding roof form and materials, of an existing building that is a local heritage place must be compatible with and not detract from the local historic heritage significance of the place, having regard to:</p> <ul style="list-style-type: none"> (a) the historic heritage values of the local heritage place as identified in the relevant Local Provisions Schedule, or if there are no historic heritage values identified in the relevant Local Provisions Schedule, the historic heritage values as identified in a report prepared by a suitably qualified person; (b) the design, period of construction and materials of the building on the site that the building alterations most directly relate to; (c) the dominant external building materials in the setting; and (d) the streetscape.
<p>Comment: Not applicable.</p>	

C6.6.8 Outbuildings and structures

Objective:	That the siting of outbuildings and structures are compatible with the local historic heritage significance of local heritage places.	
Acceptable Solutions	Performance Criteria	
<p>A1 Outbuildings and structures on local heritage places must:</p> <ul style="list-style-type: none"> (a) not be located in the front setback; (b) not be visible from any road or public open space adjoining the site; (c) not have a side that is longer than 3m; (d) have a gross floor area less than 9m²; (e) have a combined total area of all outbuildings on the site of not more than 20m²; (f) have a maximum height less than 2.4m above existing ground level; (g) not have a maximum change of level as a result of cut or fill of more than 1m; and (h) not encroach on any service easement or be located within 1m of any underground service. 	<p>P1 Outbuildings and structures must be compatible with the local historic heritage significance of a local heritage place, having regard to:</p> <ul style="list-style-type: none"> (a) the historic heritage values of the local heritage place as identified in the relevant Local Provisions Schedule, or if there are no historic heritage values identified in the relevant Local Provisions Schedule, the historic heritage values as identified in a report prepared by a suitably qualified person; (b) the bulk, form and size of buildings on the site; (c) the bulk, form and size of the proposed outbuilding or structure; (d) the external materials, finishes and decoration of the outbuilding or structure; and (e) the visibility of the outbuilding or structure from any road or public open space adjoining the site. 	
<p>Comment: Not applicable.</p>		

C6.6.9 Driveways and parking for non-residential purposes

Objective:	That driveways and parking for non-residential purposes are compatible with the local historic heritage significance of local heritage places.	
Acceptable Solutions	Performance Criteria	
<p>A1 Parking areas for non-residential purposes on local heritage places must be located behind the building line of buildings located or proposed on a site.</p>	<p>P1 Driveways and parking areas for non-residential purposes must be compatible with the local historic heritage significance of a local heritage place, having regard to:</p> <ul style="list-style-type: none"> (a) the historic heritage values of the local heritage place as identified in the relevant Local Provisions Schedule, or if there are no historic heritage values identified in the relevant Local Provisions Schedule, the historic heritage values as identified in a report prepared by a 	



	<p>suitably qualified person;</p> <p>(b) the loss of any building fabric;</p> <p>(c) the removal of gardens or vegetated areas;</p> <p>(d) parking availability in the surrounding area;</p> <p>(e) vehicle and pedestrian traffic safety; and</p> <p>(f) the streetscape.</p>
<p>Comment: Not applicable.</p>	

C6.6.10 Removal, destruction or lopping of trees, or removal of vegetation, that is specifically part of a local heritage place

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

C6.7 Development Standards for Local Heritage Precincts and Local Historic Landscape Precincts

C6.7.1 Demolition within a local heritage precinct

Objective:	That demolition within a local heritage precinct does not have an unacceptable impact on the local historic heritage significance of the precinct.	
Acceptable Solutions	Performance Criteria	
A1 Within a local heritage precinct, demolition of a building, works or fabric, including trees, fences, walls and outbuildings must:	<p>P1</p> <p>Within a local heritage precinct, demolition of a building, works or fabric, including trees, fences, walls and outbuildings, must not cause an unacceptable impact on the local historic heritage significance of the local heritage precinct as identified in the relevant Local Provisions Schedule, having regard to:</p> <p>(a) the physical condition of the building, works, structure or trees;</p> <p>(b) the extent and rate of deterioration of the building, works, structure or trees;</p> <p>(c) the safety of the building, works, structure or trees;</p> <p>(d) the streetscape in which the building, works, structure</p>	
<p>(a) not be on a local heritage place;</p> <p>(b) not be visible from any road or public open space; and</p> <p>(c) not involve a value, feature or characteristic specifically part of a precinct listed in the relevant Local Provisions Schedule.</p>		



	<p>or trees is located;</p> <p>(e) the special or unique contribution that the building, works, structure or trees makes to the streetscape or townscape values of the local heritage precinct identified in the relevant Local Provisions Schedule;</p> <p>(f) any options to reduce or mitigate deterioration;</p> <p>(g) whether demolition is a reasonable option to secure the long-term future of a building, works or structure; and</p> <p>(h) any economic considerations.</p>
Does not comply with A1 (b). Must be assessed against the performance criteria.	Comment: Council's Heritage Advisor has advised that the hedge makes a positive contribution to the historic streetscape. Its removal therefore does not meet the performance criteria.

C6.7.2 Demolition within a local historic landscape precinct

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

C6.7.3 Buildings and works, excluding demolition

Objective:	That development within a local heritage precinct or a local historic landscape precinct is sympathetic to the character of that particular precinct.	
Acceptable Solutions	Performance Criteria	
<p>A1</p> <p>Within a local heritage precinct or local historic landscape precinct, building and works, excluding demolition, must:</p> <p>(a) not be on a local heritage place;</p> <p>(b) not be visible from any road or public open space; and</p> <p>(c) not involve a value, feature or</p>	<p>P1.1</p> <p>Within a local heritage precinct, design and siting of buildings and works, excluding demolition, must be compatible with the local heritage precinct, except if a local heritage place of an architectural style different from that characterising the precinct, having regard to:</p> <p>(a) the streetscape or townscape values identified in the local historic heritage significance of the local heritage precinct, as</p>	



<p>characteristic specifically part of a local heritage precinct or local historic landscape precinct listed in the relevant Local Provisions Schedule.</p>	<p>identified in the relevant Local Provisions Schedule;</p> <ul style="list-style-type: none"> (b) the character and appearance of the surrounding area; (c) the height and bulk of other buildings in the surrounding area; (d) the setbacks of other buildings in the surrounding area; and (e) any relevant design criteria or conservation policies for the local heritage precinct, as identified in the relevant Local Provisions Schedule. <p>P1.2 Within a local heritage precinct, extensions to existing buildings must be compatible with the local heritage precinct, having regard to:</p> <ul style="list-style-type: none"> (a) the streetscape or townscape values identified in the local historic heritage significance of the local heritage precinct, as identified in the relevant Local Provisions Schedule; (b) the character and appearance of the surrounding area; (c) the height and bulk of other buildings in the surrounding area; (d) the setbacks of other buildings in the surrounding area; and (e) any relevant design criteria or conservation policies for the local heritage precinct, as identified in the relevant Local Provisions Schedule <p>P1.3 Within a local historic landscape precinct, design and siting of buildings and works, excluding demolition, must be compatible with the local historic landscape precinct, having regard to:</p> <ul style="list-style-type: none"> (a) the landscape values identified in the statement of local historic heritage significance for the local historic landscape precinct, as identified in the relevant Local Provisions Schedule; and (b) any relevant design criteria or conservation policies for the local historic landscape precinct, as identified in the relevant Local Provisions Schedule.
<p>Comment: Not applicable.</p>	
<p>A2 Within a local heritage precinct, new front fences and gates must be designed and constructed to match the existing original fences on the site.</p>	<p>P2 Within a local heritage precinct, new front fences and gates must be compatible with the local heritage precinct, having regard to:</p> <ul style="list-style-type: none"> (a) the streetscape or townscape values identified in the local historic heritage significance of the local heritage precinct, as identified in the relevant Local Provisions Schedule; (b) height, form, style and materials of the proposed fence; and (c) the style, characteristics and setbacks of fences and gates in the surrounding area.
<p>Comment: Not applicable.</p>	



C6.8 Development Standards for Places or Precincts of Archaeological Potential

C6.8.1 Building and Works

Objective:	That building and works on a place or precinct of archaeological potential is implemented in a manner that seeks to retain or protect, preserve or otherwise appropriately manage archaeological evidence.
Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution.	P1 Building and works on places or precincts of archaeological potential must not cause an unacceptable impact on archaeological evidence, having regard to: (a) the nature of the archaeological evidence, either known or potential; (b) measures proposed to investigate the archaeological evidence to confirm statements of potential; (c) strategies to avoid, minimise or control impacts arising from building, works and demolition; (d) measures proposed to preserve significant archaeological evidence in situ; and (e) any advice contained in a statement of archaeological potential.
Comment: Not applicable.	

C6.9 Significant Trees

C6.9.1 Significant Trees

Objective:	That significant trees are not unnecessarily destroyed and are managed in a way that maintains their health, structural stability and appearance.
Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution.	P1 Works involving construction, soil disturbance or soil compaction within the tree protection zone of a significant tree must not impact the health and appearance of the tree, and be supported by a written statement to that effect prepared by a suitably qualified person.
Comment: Not applicable – the hedge is not listed as a significant tree.	
A2 No Acceptable Solution.	P2 Works requiring the removal of a listed tree or which may impact on the health, structural stability or appearance of a listed tree must demonstrate: (a) that there are no feasible alternatives which could be implemented to avoid impacting on the tree and the proposed methodology of the works incorporates measures to minimise and mitigate any damage to the tree; and (b) there are environmental, economic or safety reasons of greater value to the community than the cultural significance of the tree; or the tree is determined to be dead or dying based on a written statement to that effect prepared by a suitably qualified person.
Comment: Not applicable.	



C6.10 Development Standards for Subdivision

C6.10.1 Lot design on a Local Heritage Place

Objective:	That subdivision does not cause an unacceptable impact on the local historic heritage significance of local heritage places.	
Acceptable Solutions	Performance Criteria	
A1 No Acceptable Solution.	P1 Subdivision must not cause an unacceptable impact on the local historic heritage significance of a local heritage place, having regard to: (a) the local historic heritage significance of the local heritage place identified in the relevant Local Provisions Schedule; (b) the historic development pattern of the area; (c) the separation of buildings or structures from their original setting; (d) the lot sizes, dimensions, frontage, access and orientation; (e) the suitability of the proposed lots for their intended uses; and (f) the removal of vegetation, trees or garden settings.	
Comment: Not applicable.		

C6.10.2 Lot design for a Local Heritage Precinct or a Local Historic Landscape Precinct

Objective:	That: (a) subdivision within a local heritage precinct is consistent with historic patterns of development; and (b) subdivision within a local historic landscape precinct is compatible with the character of the precinct.	
Acceptable Solutions	Performance Criteria	
A1 No Acceptable Solution.	P1 Subdivision must be compatible with the local historic heritage significance of a local heritage precinct or a local historic landscape precinct, as identified in the relevant Local Provisions Schedule, having regard to: (a) any relevant design criteria or conservation policy for a local heritage precinct or local historic landscape precinct, as identified in the relevant Local Provisions Schedule; and (b) the historic pattern of subdivision of the precinct.	
Comment: Not applicable.		

C6.10.3 Subdivision works for places or precincts of archaeological potential

Objective:	That works associated with subdivision, including infrastructure, do not increase the likelihood of adverse impact on a place or precinct of archaeological potential.	
Acceptable Solutions	Performance Criteria	
A1 No Acceptable Solution.	P1 Works associated with subdivision must not increase the likelihood of adverse impact on archaeological evidence on places or precincts of archaeological potential, having regard to: (a) the nature, extent and significance of the archaeological evidence existing on the land; (b) any significant impact upon archaeological evidence or potential; (c) any increased likelihood of future development that is incompatible with a place or precinct of archaeological potential;	



	(d) the statement of archaeological potential for the place or precinct identified in the relevant Local Provisions Schedule; and (e) any advice contained in a statement of archaeological potential.
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Comment: Not applicable.

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

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	No applicable provisions to the Recreation Zone.
NOR-S6.0	Longford Specific Area Plan	Not applicable
NOR-S7.0	Perth Specific Area Plan	Not applicable
NOR-S8.0	Ross Specific Area Plan	Not applicable

4.7 Representations

Notice of the application was given in accordance with Section 57 of the *Land Use Planning & Approvals Act 1993*. A review of Council's Records management system after completion of the public exhibition period revealed that 5 (five) representations (attached) were received from:

- David Houghton obo Morven Park Management Committee
- Carol Potter, 1 Murray Street, Evandale
- Robert Henley, 198 Evandale Road, Western Junction
- Barry Lawson, 21 Cambock Lane West, Evandale
- Maureen Coady, 9 Honeysuckle Court, Evandale

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



Issue 1

- Support for the removal of the hedge. Many of the bushes are in poor condition and impossible to remove weeds. Removal would assist cricketers who have lost several cricket balls each season.

Planner's comment:

The hedge is sporadic in nature, allowing for many areas that are accessible for the retrieval of cricket balls. The cost of cricket balls is not relevant to a provision in the planning scheme.

Issue 2

- The reason for the application is ridiculous.

Planner's comment:

As advised for Issue 1, the hedge is sporadic in nature, allowing for many areas that are accessible for the retrieval of cricket balls. The cost of cricket balls is not relevant to a provision in the planning scheme.

Issue 3

- The Heritage Precinct of Evandale is defined by its architecture, gardens and hedges. The hedges most particularly.

Planner's comment:

The hedge does contribute to the streetscape and is considered against the Local Historic Heritage Code as within the Evandale Heritage Precinct.

Issue 4

- The hedge is home to many animals and particularly birds.

Planner's comment:

Noted, this was also observed during the site inspection of the author of this report.

Issue 5

- Council should consider replacing the missing sections rather than removing the hedge.

Planner's comment:

Noted, there were obvious gaps within the hedging, but this would require budgeting and works program.

Issue 6

- The hedge removal is against Council's own Strategic Plan.

Planner's comment:

Council must assess the application against the relevant provisions of the Planning Scheme. Assessment is provided earlier in this report.

Issue 7

- Provision of alternative options other than removal of hedge in its entirety.

Planner's comment:

Noted, the application is however for the entire removal and must be assessed accordingly.

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:

- Reliance on performance criteria C6.7.1 P1 of the Local Historic Heritage Code.

Council's Heritage Advisor has provided an assessment against the Local Historic Heritage Code and found that the hedge removal does not meet the performance criteria P1 of C6.7.1 as the hedge makes a positive contribution to the historic streetscape.

8 ATTACHMENTS

1. PL N-23-0094 public exhibition documents [11.2.1 - 6 pages]
2. 1. Representation - Morven Park Committee [11.2.2 - 1 page]
3. 2. Representation - Potter [11.2.3 - 1 page]
4. 3. Representation - Henley [11.2.4 - 1 page]
5. 4. Representation - Lawson [11.2.5 - 3 pages]
6. 5. Representation - Coady [11.2.6 - 2 pages]



11.3 PLN23-0065: DWELLING; 3A MACQUARIE STREET, EVANDALE

File: 203000.135; PLN23-0065
Responsible Officer: Des Jennings, General Manager
Report prepared by: Rebecca Green, Consultant Planner

RECOMMENDATION

That application PLN-23-0065 to develop and use the land at 3A Macquarie Street, Evandale for Dwelling & Shipping Container (S5.0 Evandale Specific Area Plan, Vary Driveway Surface Material) be approved subject to the following conditions:

1 Layout not altered

The use and development must be in accordance with the endorsed documents P1 – P6 (Plans prepared by Duo Desing, Sheet No's: coversheet and 01-05, Dated: 2.6.2023); and D1 (Response to Request for Additional Information, Duo Design, Dated: Received 02.06.2023).

1 INTRODUCTION

This report assesses an application for 3A Macquarie Street, Evandale to develop and use a dwelling and shipping container (S5.0 Evandale Specific Area Plan, Vary Driveway Surface Material).

2 BACKGROUND

Applicant:

Duo Design

Zone:

8.0 General Residential

Classification under the Scheme:

Residential (single dwelling)

Deemed Approval Date:

21 July 2023

Owner:

Katrina Mary French

Codes:

C2.0 Parking and Sustainable Transport
NOR-S5.0 Evandale Specific Area Plan

Existing Use:

Vacant

Recommendation:

Approve

Discretionary Aspects of the Application:

- Reliance on performance criteria of the Parking and Sustainable Transport Code:
 - C2.6.1 – construction of parking areas
- Reliance on performance criteria of the Evandale Specific Area Plan:
 - NOR-S5.7.3 P1 Wall Materials
 - NOR-S5.7.4 P3 Windows

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



3 STATUTORY REQUIREMENTS

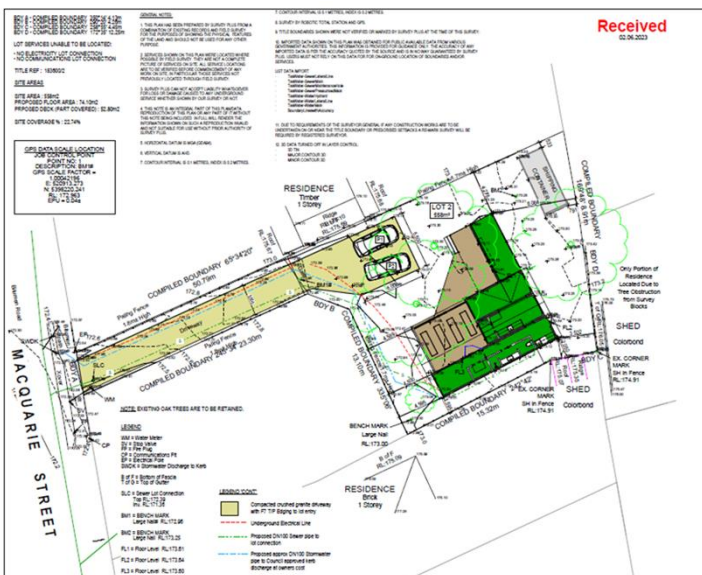
The proposal is an application pursuant to section 57 of the Land Use Planning & Approvals Act 1993 (i.e. a discretionary application). Section 48 of the Land Use Planning & Approvals Act 1993 requires the Planning Authority to observe and enforce the observance of the Planning Scheme. Section 51 of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

4 ASSESSMENT

4.1 Proposal

It is proposed to develop and use a dwelling and shipping container (S5.0 Evandale Specific Area Plan, Vary Driveway Surface Material).

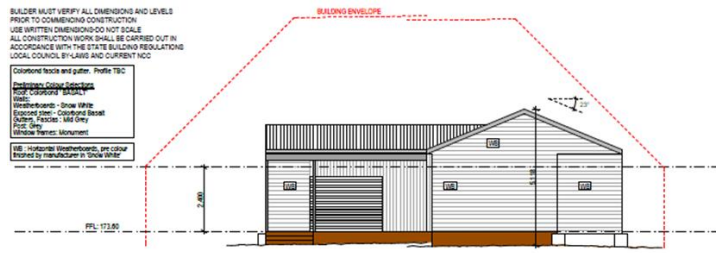
Site Plan



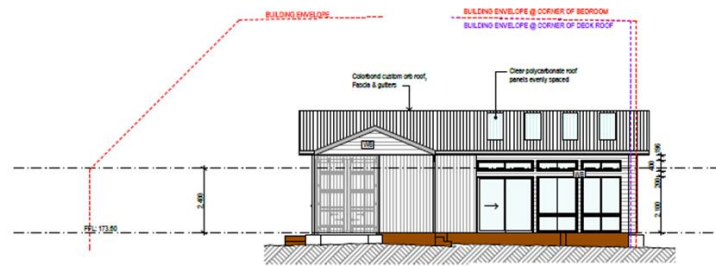
Received 02.06.2023



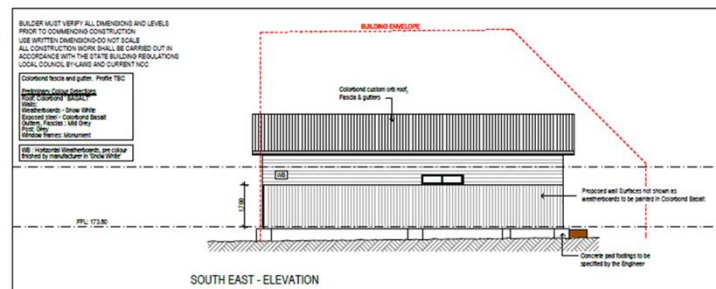
Elevations



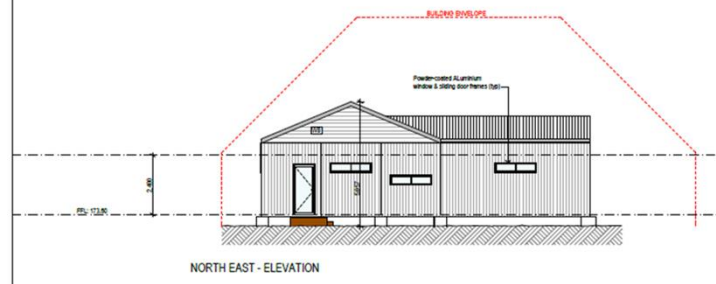
SOUTH WEST - ELEVATION



NORTH WEST - ELEVATION



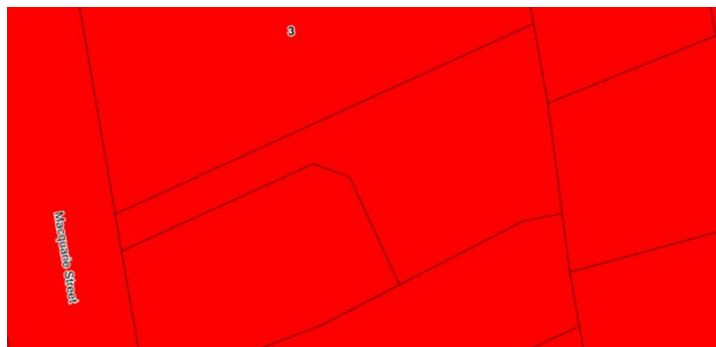
SOUTH EAST - ELEVATION



NORTH EAST - ELEVATION

4.2 Zone and Land Use

Zone Map – 8.0 General Residential





The land is zoned General Residential

The relevant Planning Scheme definition is:

<i>single dwelling</i>	<i>means a dwelling on a lot on which no other dwelling, other than a secondary residence, is situated</i>
<i>outbuilding</i>	<i>means a non-habitable detached building of Class 10a of the Building Code of Australia and includes a garage, carport or shed.</i>

Residential for a single dwelling is No Permit Required in the zone. However, as the proposal requires assessment against three Performance Criteria, the application has a discretionary status.

4.3 Subject Site and Locality

The author of this report carried out a site visit on 4th July 2023. The site is an internal lot comprising an area of 558m² and is surrounded by residential use and development.

Aerial photograph of area



^Access to subject site



^Access to subject site



^Access to subject site



^Taken from access to subject site



^Taken from access to subject site



^View towards subject site through 20A Archer Street



^View towards subject site through 20A Archer Street



^2-6 Macquarie Street



^Macquarie Street streetscape

4.4 Permit/Site History

Relevant permit history includes:

- PLN22-0023 – 2 lot subdivision and demolition of shed
- PLN22-0066 – Boundary adjustment

4.5 Referrals

None Required

4.6 Planning Scheme Assessment

8.0 General Residential Zone

8.1 Zone Purpose

The purpose of the General Residential Zone is:

- 8.1.1 To provide for residential use or development that accommodates a range of dwelling types where full infrastructure services are available or can be provided.
- 8.1.2 To provide for the efficient utilisation of available social, transport and other service infrastructure.
- 8.1.3 To provide for non-residential use that:



- (a) primarily serves the local community; and
 (b) does not cause an unreasonable loss of amenity through scale, intensity, noise, activity outside of business hours, traffic generation and movement, or other off site impacts.

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

Comment

Complies with the Zone Purpose.

8.2 Use Table

Comment

Single dwellings, including outbuildings, are No Permit Required use in the Zone.

8.3 Use Standards

8.3.1 Discretionary uses

Comment

Not applicable.

8.3.2 Visitor Accommodation

Comment

Not applicable.

8.4 Development Standards for Dwellings

8.4.1 Residential density for multiple dwellings

Comment

This Clause is substituted by Clause NOR-S5.7.1 Residential density for multiple dwellings

8.4.2 Setbacks and building envelope for all dwellings

Objective:

The siting and scale of dwellings:

- (a) provides reasonably consistent separation between dwellings and their frontage within a street;
 (b) provides consistency in the apparent scale, bulk, massing and proportion of dwellings;
 (c) provides separation between dwellings on adjoining properties to allow reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space; and
 (d) provides reasonable access to sunlight for existing solar energy installations.

Acceptable Solutions

A1

Unless within a building area on a sealed plan, a dwelling, excluding garages, carports and protrusions that extend not more than 0.9m into the frontage setback, must have a setback from a frontage that is:

- (a) if the frontage is a primary frontage, not less than 4.5m, or, if the setback from the primary frontage is less than 4.5m, not less than the setback, from the primary frontage, of any existing dwelling on the site;
 (b) if the frontage is not a primary frontage, not less than 3m, or, if the setback from the frontage is less than 3m, not less than the setback, from a frontage that is not a primary frontage, of any existing dwelling on the site;
 (c) if for a vacant site and there are existing dwellings on adjoining properties on the same street, not more than the

Performance Criteria

P1

A dwelling must have a setback from a frontage that is compatible with the streetscape, having regard to any topographical constraints.



<p>greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining sites on the same street; or</p> <p>(d) if located above a non-residential use at ground floor level, not less than the setback from the frontage of the ground floor level.</p>	
<p>Comment Proposal complies with A1, the development due to the site being an internal lot is at least 4.5m from the property frontage with Macquarie Street.</p>	
<p>A2 A garage or carport for a dwelling must have a setback from a primary frontage of not less than:</p> <p>(a) 5.5m, or alternatively 1m behind the building line;</p> <p>(b) the same as the building line, if a portion of the dwelling gross floor area is located above the garage or carport; or</p> <p>(c) 1m, if the existing ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10m from the frontage.</p>	<p>P2 A garage or carport for a dwelling must have a setback from a primary frontage that is compatible with the setbacks of existing garages or carports in the street, having regard to any topographical constraints.</p>
<p>Comment Not applicable.</p>	
<p>A3 A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally beyond the building envelope, must:</p> <p>(a) be contained within a building envelope (refer to Figures 8.1, 8.2 and 8.3) determined by:</p> <ul style="list-style-type: none"> (i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a property with an adjoining frontage; and (ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above existing ground level at the side and rear boundaries to a building height of not more than 8.5m above existing ground level; and <p>(b) only have a setback of less than 1.5m from a side or rear boundary if the dwelling:</p> <ul style="list-style-type: none"> (i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining property; or (ii) does not exceed a total length of 9m or one third the length of the side boundary (whichever is the lesser). 	<p>P3 The siting and scale of a dwelling must:</p> <p>(a) not cause an unreasonable loss of amenity to adjoining properties, having regard to:</p> <ul style="list-style-type: none"> (i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property; (ii) overshadowing the private open space of a dwelling on an adjoining property; (iii) overshadowing of an adjoining vacant property; and (iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property; <p>(b) provide separation between dwellings on adjoining properties that is consistent with that existing on established properties in the area; and</p> <p>(c) not cause an unreasonable reduction in sunlight to an existing solar energy installation on:</p> <ul style="list-style-type: none"> (i) an adjoining property; or (ii) another dwelling on the same site.
<p>Comment Proposal complies with A3. The development is located at least 4.5m from the rear boundary of a property with an adjoining frontage and within the building envelope, with the dwelling at least 1.5m from a side or rear boundary. The outbuilding complies with (b).</p>	

8.4.3 Site coverage and private open space for all dwellings

Objective:



<p>That dwellings are compatible with the amenity and character of the area and provide:</p> <ul style="list-style-type: none"> (a) for outdoor recreation and the operational needs of the residents; (b) opportunities for the planting of gardens and landscaping; and (c) private open space that is conveniently located and has access to sunlight. 	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Dwellings must have:</p> <ul style="list-style-type: none"> (a) a site coverage of not more than 50% (excluding eaves up to 0.6m wide); and (b) for multiple dwellings, a total area of private open space of not less than 60m² associated with each dwelling, unless the dwelling has a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer). 	<p>P1</p> <p>Dwellings must have:</p> <ul style="list-style-type: none"> (a) site coverage consistent with that existing on established properties in the area; (b) private open space that is of a size and with dimensions that are appropriate for the size of the dwelling and is able to accommodate: <ul style="list-style-type: none"> (i) outdoor recreational space consistent with the projected requirements of the occupants and, for multiple dwellings, take into account any common open space provided for this purpose within the development; and (ii) operational needs, such as clothes drying and storage; and (c) reasonable space for the planting of gardens and landscaping.
<p>Comment</p> <p>Complies with A1. The subject site, excluding the access strip, has an area of 462m², the proposed dwelling including outbuilding and deck will cover 127m². This gives a site coverage of 27% which is less than the acceptable solution of 50%.</p>	
<p>A2</p> <p>A dwelling must have private open space that:</p> <ul style="list-style-type: none"> (a) is in one location and is not less than: <ul style="list-style-type: none"> (i) 24m²; or (ii) 12m², if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); (b) has a minimum horizontal dimension of not less than: <ul style="list-style-type: none"> (i) 4m; or (ii) 2m, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); (c) is located between the dwelling and the frontage only if the frontage is orientated between 30 degrees west of true north and 30 degrees east of true north; and (d) has a gradient not steeper than 1 in 10. 	<p>P2</p> <p>A dwelling must have private open space that includes an area capable of serving as an extension of the dwelling for outdoor relaxation, dining, entertaining and children's play and is:</p> <ul style="list-style-type: none"> (a) conveniently located in relation to a living area of the dwelling; and (b) orientated to take advantage of sunlight.
<p>Comment</p> <p>Complies with A2.</p> <p>The proposed development will not limit the area of private open space at the subject site to less than the minimum required by the provisions of subclauses (a), (b), and (d).</p>	



8.4.4 Sunlight to private open space of multiple dwellings
Comment Not applicable.

8.4.5 Width of openings for garages and carports for all dwellings	
Objective: To reduce the potential for garage or carport openings to dominate the primary frontage.	
Acceptable Solutions	Performance Criteria
A1 A garage or carport for a dwelling within 12m of a primary frontage, whether the garage or carport is free-standing or part of the dwelling, must have a total width of openings facing the primary frontage of not more than 6m or half the width of the frontage (whichever is the lesser).	P1 A garage or carport for a dwelling must be designed to minimise the width of its openings that are visible from the street, so as to reduce the potential for the openings of a garage or carport to dominate the primary frontage.
Comment Not applicable.	

8.4.6 Privacy for all dwellings	
Objective: To provide a reasonable opportunity for privacy for dwellings.	
Acceptable Solutions	Performance Criteria
A1 A balcony, deck, roof terrace, parking space, or carport for a dwelling (whether freestanding or part of the dwelling), that has a finished surface or floor level more than 1m above existing ground level must have a permanently fixed screen to a height of not less than 1.7m above the finished surface or floor level, with a uniform transparency of not more than 25%, along the sides facing a: (a) side boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of not less than 3m from the side boundary; (b) rear boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of not less than 4m from the rear boundary; and (c) dwelling on the same site, unless the balcony, deck, roof terrace, parking space, or carport is not less than 6m: (i) from a window or glazed door, to a habitable room of the other dwelling on the same site; or (ii) from a balcony, deck, roof terrace or the private open space of the other dwelling on the same site.	P1 A balcony, deck, roof terrace, parking space or carport for a dwelling (whether freestanding or part of the dwelling) that has a finished surface or floor level more than 1m above existing ground level, must be screened, or otherwise designed, to minimise overlooking of: (a) a dwelling on an adjoining property or its private open space; or (b) another dwelling on the same site or its private open space.
Comment Not applicable.	
A2 A window or glazed door to a habitable room of a dwelling, that has a floor level more than 1m above existing ground level, must satisfy (a), unless it satisfies (b): (a) the window or glazed door: (i) is to have a setback of not less than 3m from a side boundary; (ii) is to have a setback of not less than 4m from a rear boundary; (iii) if the dwelling is a multiple dwelling, is to be not less than 6m from a window or glazed door, to a habitable room, of another dwelling on the same site; and	P2 A window or glazed door to a habitable room of a dwelling that has a floor level more than 1m above existing ground level, must be screened, or otherwise located or designed, to minimise direct views to: (a) a window or glazed door, to a habitable room of another dwelling; and



<p>(iv) if the dwelling is a multiple dwelling, is to be not less than 6m from the private open space of another dwelling on the same site.</p> <p>(b) the window or glazed door:</p> <p>(i) is to be offset, in the horizontal plane, not less than 1.5m from the edge of a window or glazed door, to a habitable room of another dwelling;</p> <p>(ii) is to have a sill height of not less than 1.7m above the floor level or have fixed obscure glazing extending to a height of not less than 1.7m above the floor level; or</p> <p>(iii) is to have a permanently fixed external screen for the full length of the window or glazed door, to a height of not less than 1.7m above floor level, with a uniform transparency of not more than 25%.</p>	<p>(b) the private open space of another dwelling.</p>
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Comment

Not applicable.

<p>A3</p> <p>A shared driveway or parking space (excluding a parking space allocated to that dwelling) must be separated from a window, or glazed door, to a habitable room of a multiple dwelling by a horizontal distance of not less than:</p> <p>(a) 2.5m; or</p> <p>(b) 1m if:</p> <p>(i) it is separated by a screen of not less than 1.7m in height; or</p> <p>(ii) the window, or glazed door, to a habitable room has a sill height of not less than 1.7m above the shared driveway or parking space, or has fixed obscure glazing extending to a height of not less than 1.7m above the floor level.</p>	<p>P3</p> <p>A shared driveway or parking space (excluding a parking space allocated to that dwelling), must be screened, or otherwise located or designed, to minimise unreasonable impact of vehicle noise or vehicle light intrusion to a habitable room of a multiple dwelling.</p>
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Comment

Not applicable.

8.4.7 Frontage fences for all dwellings

Comment

Not applicable.

8.4.8 Waste storage for multiple dwellings

Comment

Not applicable.

8.5 Development Standards for Non-dwellings

8.5.1 Non-dwelling development

Comment

Not applicable.

8.5.2 Non-residential garages and carports

Comment

Not applicable.

8.6 Development Standards for Subdivision

8.6.1 Lot design



Comment

Not applicable.

8.6.2 Roads

Comment

Not applicable.

8.6.3 Services

Comment

Not applicable.

CODES		
C1.0	Signs Code	N/A
C2.0	Parking and Sustainable Transport Code	See code assessment below.
C3.0	Road and Railway Assets Code	N/A
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	N/A
C14.0	Potentially Contaminated Land Code	N/A
C15.0	Landslip Hazard Code	N/A
C16.0	Safeguarding of Airports Code	N/a – exempt as development is less than 211m AHD

C2.0 Parking and Sustainable Transport Code

C2.1 Code Purpose

The purpose of the Parking and Sustainable Transport Code is:

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

Comment

The proposal complies with the Code Purpose.

C2.5 Use Standards

C2.5.1 Car parking numbers

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

Acceptable Solutions

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

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:



<p>by council, in which case parking provision (spaces or cash-in-lieu) must be in accordance with that plan;</p> <p>(b) the site is contained within a parking precinct plan and subject to Clause C2.7;</p> <p>(c) the site is subject to Clause C2.5.5; or</p> <p>(d) it relates to an intensification of an existing use or development or a change of use where:</p> <p style="padding-left: 40px;">(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 style="padding-left: 40px;">(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: 80px;">$N = A + (C - B)$</p> <p style="padding-left: 80px;">N = Number of on-site car parking spaces required</p> <p style="padding-left: 80px;">A = Number of existing on site car parking spaces</p> <p style="padding-left: 80px;">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: 80px;">C = Number of on-site car parking spaces required for the proposed use or development specified in Table C2.1.</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 style="padding-left: 40px;">(i) variations in car parking demand over time; or</p> <p style="padding-left: 40px;">(ii) efficiencies gained by consolidation of car parking spaces;</p> <p>(c) the availability and frequency of public transport within reasonable walking distance of the site;</p> <p>(d) the availability and frequency of other transport alternatives;</p> <p>(e) any site constraints such as existing buildings, slope, drainage, vegetation and landscaping;</p> <p>(f) the availability, accessibility and safety of on-street parking, having regard to the nature of the roads, traffic management and other uses in the vicinity;</p> <p>(g) the effect on streetscape; and</p> <p>(h) any assessment by a suitably qualified person of the actual car parking demand determined having regard to the scale and nature of the use and development.</p> <p>P1.2</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>
<p>Comment</p> <p>Complies with A1.</p> <p>The proposed dwelling requires, and provides, one car parking space in accordance with Table C2.1.</p>	

<p>C2.5.2 Bicycle parking numbers</p>	
<p>Objective:</p> <p>That an appropriate level of bicycle parking spaces are provided to meet the needs of the use.</p>	
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<p>A1 Bicycle parking spaces must:</p> <p>(a) be provided on the site or within 50m of the site; and</p> <p>(b) be no less than the number specified in Table C2.1.</p>	<p>P1 Bicycle parking spaces must be provided to meet the reasonable needs of the use, having regard to:</p> <p>(a) the likely number of users of the site and their opportunities and likely need to travel by bicycle; and</p> <p>(b) the availability and accessibility of existing and any planned parking facilities for bicycles in the surrounding area.</p>
<p>Comment</p> <p>Not applicable – no requirement for single dwelling.</p>	



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

C2.6 Development Standards for Buildings and Works	
C2.6.1 Construction of parking areas	
Objective: That parking areas are constructed to an appropriate standard.	
Acceptable Solutions	Performance Criteria
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 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.	P1 All parking, access ways, manoeuvring and circulation spaces must be readily identifiable and constructed so that they are useable in all weather conditions, having regard to: (a) the nature of the use; (b) the topography of the land; (c) the drainage system available; (d) the likelihood of transporting sediment or debris from the site onto a road or public place; (e) the likelihood of generating dust; and (f) the nature of the proposed surfacing.
Comment	
The proposal relies on performance criteria as the driveway is to be of locally sourced crushed granite. When the product dries, it presents as a sandstone colour and will minimise dust.	
Similar product for driveways is used elsewhere in Evandale as well as a number of footpaths. A loose blue metal driveway is located immediately adjacent at 5 Macquarie Street.	
The runoff from the driveway will be contained within the title boundaries, decomposed granite offers benefits of permeability, and allows water to seep through. The proposed driveway is useable in all weather conditions and is considered compliant with the performance criteria.	

C2.6.2 Design and layout of parking areas	
Objective: That parking areas are designed and laid out to provide convenient, safe and efficient parking.	
Acceptable Solutions	Performance Criteria
A1.1 Parking, access ways, manoeuvring and circulation spaces must either: (a) comply with the following: (i) have a gradient in accordance with Australian Standard AS 2890 - Parking facilities, Parts 1-6; (ii) provide for vehicles to enter and exit the site in a forward direction where providing for more than 4 parking spaces; (iii) have an access width not less than the requirements in	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: (a) the characteristics of the site; (b) the proposed slope, dimensions and layout; (c) useability in all weather conditions; (d) vehicle and pedestrian traffic safety;



<p>Table C2.2;</p> <p>(iv) have car parking space dimensions which satisfy the requirements in Table C2.3;</p> <p>(v) have a combined access and manoeuvring width adjacent to parking spaces not less than the requirements in Table C2.3 where there are 3 or more car parking spaces;</p> <p>(vi) have a vertical clearance of not less than 2.1m above the parking surface level; and</p> <p>(vii) excluding a single dwelling, be delineated by line marking or other clear physical means; or</p> <p>(b) comply with Australian Standard AS 2890-Parking facilities, Parts 1-6.</p> <p>A1.2 Parking spaces provided for use by persons with a disability must satisfy the following:</p> <p>(a) be located as close as practicable to the main entry point to the building;</p> <p>(b) be incorporated into the overall car park design; and</p> <p>(c) be designed and constructed in accordance with Australian/New Zealand Standard AS/NZS 2890.6:2009 Parking facilities, Off-street parking for people with disabilities.¹</p> <p>¹ Requirements for the number of accessible car parking spaces are specified in part D3 of the National Construction Code 2016.</p>	<p>(e) the nature and use of the development;</p> <p>(f) the expected number and type of vehicles;</p> <p>(g) the likely use of the parking areas by persons with a disability;</p> <p>(h) the nature of traffic in the surrounding area;</p> <p>(i) the proposed means of parking delineation; and</p> <p>(j) the provisions of Australian Standard AS 2890.1:2004 - Parking facilities, Part 1: Off-street car parking and AS 2890.2 -2002 Parking facilities, Part 2: Off-street commercial vehicle facilities.</p>
<p>Comment</p> <p>Complies with A1.1.</p> <p>The proposed driveway has sufficient dimensions to comply with Table C2.2. The dimensions of car parking spaces, including vertical clearance, satisfy the requirements in Table C2.3.</p>	

<p>C2.6.3 Number of accesses for vehicles</p>	
<p>Objective:</p> <p>That:</p> <p>(a) access to land is provided which is safe and efficient for users of the land and all road network users, including but not limited to drivers, passengers, pedestrians and cyclists by minimising the number of vehicle accesses;</p> <p>(b) accesses do not cause an unreasonable loss of amenity of adjoining uses; and</p> <p>(c) the number of accesses minimise impacts on the streetscape.</p>	
<p>Acceptable Solutions</p> <p>A1 The number of accesses provided for each frontage must:</p> <p>(a) be no more than 1; or</p> <p>(b) no more than the existing number of accesses, whichever is the greater.</p>	<p>Performance Criteria</p> <p>P1 The number of accesses for each frontage must be minimised, having regard to:</p> <p>(a) any loss of on-street parking; and</p> <p>(b) pedestrian safety and amenity;</p> <p>(c) traffic safety;</p> <p>(d) residential amenity on adjoining land; and</p> <p>(e) the impact on the streetscape.</p>
<p>Comment</p> <p>Complies with A1.</p> <p>The proposal includes one vehicle access (existing).</p>	
<p>A2 Within the Central Business Zone or in a pedestrian priority street no new access is provided unless an existing access is removed.</p>	<p>P2 Within the Central Business Zone or in a pedestrian priority street, any new accesses must:</p> <p>(a) not have an adverse impact on:</p> <p>(i) pedestrian safety and amenity; or</p>



	(ii) traffic safety; and (b) be compatible with the streetscape.
Comment	
Not applicable.	

C2.6.4 Lighting of parking areas within the General Business Zone and Central Business Zone
Not applicable.

C2.6.5 Pedestrian access
Not applicable.

C2.6.6 Loading bays
Not applicable.

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.

C2.7 Parking Precinct Plan
Not applicable.

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	See assessment
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-S5.0 Evandale Specific Area Plan
NOR-S5.1 Plan Purpose
The purpose of the Evandale Specific Area Plan is:
NOR-S5.1.1 To protect and enhance the unique history and character of the village.
NOR-S5.1.2 To maintain the current open space, picturesque and historic streetscapes.
NOR-S5.1.3 To provide for community events.
NOR-S5.1.4 To encourage the provision of appropriate tourism infrastructure whilst maintaining the scenic character of Evandale.
NOR-S5.1.5 To provide for development that is compatible with the existing streetscape settings, building forms and the rural village character.
NOR-S5.1.6 To provide for the subdivision of key development sites and provide for appropriately located public open space.



NOR-S5.1.7 To encourage subdivision that provides for large lots and minimises internal lots.
 NOR-S5.1.8 That as part of any new subdivision, new trees are provided to increase the township's tree canopy cover.

Comment

Complies with the SAP Purpose.

NOR-S5.3 Local Area Objectives

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

NOR-S5.5 Use Table

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

NOR-S5.6 Use Standards

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

NOR-S5.7 Development Standards for Buildings and Works

NOR-S5.7.1 Residential density for multiple dwellings

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

Comment

Not applicable.

NOR-S5.7.2 Roof form and materials

This clause is in addition to General Residential Zone – clause 8.4 Development Standards for Dwellings and clause 8.5 Development Standards for Non-dwellings.

Objective:

That roof forms are designed to be compatible with, and not detract from, the existing streetscape or rural village character.

Acceptable Solutions

A1
 Roof form for new buildings, excluding outbuildings, places listed in Table C6.1, and sites located within the Evandale Historic Heritage Precinct listed in Table C6.2, must be as per the roof forms shown in Figure NOR-S5.7.2, with the roof pitch being within a range of 22.5 – 40 degrees.

Performance Criteria

P1
 Roof form for new buildings, excluding outbuildings, places listed in Table C6.1, and sites located within the Evandale Historic Heritage Precinct listed in Table C6.2, must be compatible with, and not detract from, the existing streetscape or rural village character, having regard to:
 (a) the design and period of construction of the existing buildings in the street;
 (b) the design and period of construction of the existing buildings or rural village character; and
 (c) visibility from any road or public open space.

Comment

Proposal complies with A1. Plans demonstrate that the gable roof at 23-degree pitch meets the acceptable solution.

NOR-S5.7.3 Wall materials

This clause is in addition to General Residential Zone – clause 8.4 Development Standards for Dwellings and clause 8.5 Development Standards for Non-dwellings.

Objective:

That wall materials used are compatible with the existing streetscape or rural village character.



Acceptable Solutions	Performance Criteria
<p>A1 Wall materials, excluding outbuildings, places listed in Table C6.1, and sites located within the Evandale Historic Heritage Precinct listed in Table C6.2, must be of a form and material that matches the existing building or not be visible from any road or public open space adjoining the site.</p>	<p>P1 Wall materials of buildings, excluding outbuildings, places listed in Table C6.1, and sites located within the Evandale Historic Heritage Precinct listed in Table C6.2, must be compatible with the design and period of construction of the existing buildings on the site and in the street, and be compatible with the design and period of construction of the existing buildings or rural village character, having regard to: (a) use of bull-nosed timber weatherboards, or materials that have the appearance of bull-nosed timber weatherboards; or (b) use of brickwork with mortar of a neutral earth colour and struck flush with the brickwork; or (c) use of concrete blocks specifically chosen to: (i) blend with dressed sandstone; or (ii) rendered with coloured finishes in neutral earth tones.</p>

Comment

The application relies on the performance criteria due to small areas of the wall materials being visible from a road. The site is an internal lot and the proposed dwelling will not be highly visible from any road as the dwelling is not located directly in line with the access strip, however at locations on all four roads (Macquarie Street to the West, Arthur Street to the South, Leopold Street to the East and Barclay Street to the North) part of the development will be visible, however less so to the east and north, as only a small section of the development may be visible via adjacent driveways, and really only visible if at a walking pace, rather than a passing vehicle due to heights of fencing, adjacent structures etc. The walls visible from Arthur Street will be through land located at 20A Arthur Street, and only the section of the proposed wall above the existing fence height, which will conceal the remainder. The proposed elevations detail cladding to the south-east façade of the dwelling above the height of the boundary fence and hence any wall materials that may be visible from Arthur Street at that single location looking through the property at 20A Arthur Street will have horizontal weatherboard cladding in Snow White colour. As the lot is an internal lot, there are minimal locations along Macquarie Street that the development will be visible and only small portions of the dwelling wall cladding will be seen from the road. The proposed elevations detail cladding on the south-west façade of the dwelling that may be visible from Macquarie Street and will be horizontal weatherboard cladding in Snow White colour. This provision only requires consideration of wall materials that will be visible from a road, and not those that will not, including areas of the wall cladding that may be visible from adjacent properties. The design and period of construction of the existing buildings in the street vary in both period and style as was evident from a recent inspection of the site and surrounds, the wall materials of the dwelling proposed may be in particular locations visible from the road but are considered compatible with the design and period of construction of the existing buildings in the street for those portions visible from a road. It is also noted that at the time of site inspection from the author of this report, the trees on site which will remain, were bare of foliage due to their deciduous nature and the season, so at times during the year when foliage is present, the development will be further concealed and less impact visually. Performance criteria met.

NOR-S5.7.4 Windows

This clause is in addition to General Residential Zone – clause 8.4 Development Standards for Dwellings and clause 8.5 Development Standards for Non-dwellings.

Objective:

That window form and detail are compatible with the streetscape or rural village character.

Acceptable Solutions	Performance Criteria
<p>A1 Window heads in all buildings, excluding placed listed in Table C6.1, sites located within the Evandale Historic Heritage Precinct listed in Table C6.2, must be</p>	<p>P1 No Performance Criterion.</p>



a minimum of 300mm below the eaves line, or match the level of the window heads in the existing building.	
Comment Proposal complies with the acceptable solution.	
A2 Windows in a façade facing a frontage, excluding places listed in Table C6.1 and sites located within the Evandale Historic Heritage Precinct listed in Table C6.2, must have no greater than 30% of the total surface area consisting of windows.	P2 Windows in the front façade of a building, excluding places listed in Table C6.1, and sites located within the Evandale Historic Heritage Precinct listed in Table C6.2, must be compatible with the design and period of construction of the existing buildings in the street.
Comment Proposal complies with the acceptable solution.	
A3 Windows for new buildings and extensions to existing buildings, or alterations to existing buildings, excluding places listed in Table C6.1 and sites located within the Evandale Historic Heritage Precinct listed in Table C6.2, must not be visible from public spaces.	P3 Windows for new buildings and extensions to existing buildings, or alterations to existing buildings, excluding places listed in Table C6.1 and sites located within the Evandale Historic Heritage Precinct listed in Table C6.2, must be compatible with the design and period of construction of the existing buildings in the street, having regard to: <ul style="list-style-type: none"> (a) The period and style of the building; (b) The use of multi-pane sashes conforming to the patterns per sash with size and profile glazing bars as shown in Figure NOR-S5.7.4 (b); (c) The use of projecting brick or stone sills that match the existing is in a brick or masonry building; (d) The use clear glass; and (e) The division of large areas of glass panelling with vertical mullions to achieve a vertical orientation of glazing.
Comment The application relies on the performance criteria as some areas of the glazing may be visible from public spaces. Public spaces in this instance are road reservations. No windows are proposed on the south-west elevations, which face toward the frontage with Macquarie Street. A single window on the south-east façade may be visible when viewed from Arthur Street via the car parking area of 20A Arthur Street, however boundary fencing will provide some screening as well as physical separation to the public space in this direction. The window with proposed mullions is considered to be compatible with the design and period of construction of the existing buildings in the street, as these range both in style and period, including many with a horizontal orientation. The use of clear glass on this window will be utilised as it sits above the sink in the proposed kitchen area of the dwelling and this is in keeping with glazing in the street. Performance criteria met.	

NOR-S5.8 Development Standards for Subdivision

NOR-S5.8.1 Lot design in development precincts

This clause is in addition to General Residential Zone – clause 8.6.1 Lot design and Open Space Zone – clause 29.5.1 Lot design.

Comment

Not applicable.

NOR-S5.8.2 Lot design



This clause is in substitution for General Residential Zone – clause 8.6.1 Lot design.

Comment

Not applicable.

NOR-S5.8.3 Internal lots

This clause is an addition to General Residential Zone– clause 8.6.1 Lot design.

Comment

Not applicable.

NOR-S5.8.4 Roads

This clause is in substitution for General Residential Zone – clause 8.6.2 Roads.

Comment

Not applicable.

SPECIAL PROVISIONS

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

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 21 representations (attached) were received from:

- Jeff McClintock, 3 Macquarie Street, Evandale
- Nathan & Tegan Broomhall, 7 Macquarie Street, Evandale
- Mark & Carl Girling, 5 Macquarie Street, Evandale
- Brendon Crosswell, 11 Macquarie Street, Evandale
- Jurgen Martinschledde, 558 Evandale Road, Evandale
- Mr & Mrs G Grant, 28 High Street, Evandale
- Cecilia Martinschledde, 558 Evandale Road, Evandale
- J & G Remess, 34 Cambock Lane East, Evandale
- Patricia Armstead, email address supplied
- Margaret Cousins, email address supplied
- Mick Groves, 1 Cambock Lane West, Evandale
- Angus McFadzean, 39 High Street, Evandale
- Anne O'Hare, 3 Cambock Lane West, Evandale
- Robert O'Hare, 3 Cambock Lane West, Evandale
- H. Martin, 13 Macquarie Street, Evandale



- D & S Moloney, 886 White Hills Road, Evandale
- D & J Swann, 890 White Hills Road, Evandale
- Adele & Geoff Eadie, 18 Macquarie Street, Evandale
- Neris Goldsworthy, 1 Alice Court, Evandale
- G & R Murray, email address supplied
- M Hannam & E Murray, email address supplied

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

Issue 1

- Privacy concerns due to the elevated floor level (400-600mm above the surrounding yard).

Planner's comment:

The proposed development complies with all applicable acceptable solutions in relation to setbacks from title boundaries, height overall of development and floor height of decking. As the proposal meets the acceptable solutions, there is no further consideration of these privacy concerns including overlooking that can be considered under the planning scheme.

Issue 2

- Tree protection concerns in relation to the addition of the proposed conservatory and covered deck portion.

Planner's comment:

Plans submitted with the application demonstrate that the two oak trees will be retained on site. A Part V Agreement under the *Land Use Planning and Approvals Act 1993* is on the title requiring retention of the two English oak trees, and that any pruning that may be required must be done by hand and by a qualified arborist. The owner is aware of this requirement, and any damage that may be caused during further construction on the site, should that occur, will be dealt with as a compliance matter.

Issue 3

- Partial cladding and painting seem an attempt to make the house 'fit in' with surrounding dwellings and Evandale as a whole. However, only cladding portions is likely to look patchy.

Planner's comment:

The partial cladding and painting are to ensure that the proposal meets the applicable performance criteria of the Specific Area Plan (SAP). The SAP relates only to visibility from the road and not from surrounding dwellings, and therefore this is no requirement to clad the entire structure. The container which will remain as an outbuilding to the rear of the dwelling has no consideration under the SAP in relation to cladding.

Issue 4

- Driveway and parking material surface and the noise the surface material may cause to adjacent bedrooms and permeability to the root system of the oak trees.

Planner's comment:

The assessment of the surface material of the driveway and parking areas is provided under C2.0 Parking and Sustainable Transport Code. Decomposed granite provides water to seep through due to the permeability properties of the product. When compacted, the driveway surface will provide minimal noise, and vehicles will be travelling in a straight line past the adjacent bedroom windows, as manoeuvrability on site is not proposed nor a requirement based on the car parking numbers (1) required for the use. A loose blue metal driveway is located on 5 Macquarie Street and likely to cause similar or more noise impact on the adjacent bedrooms than that proposed.

Issue 5

- Construction code and standards concerns due to the dwelling partially constructed.



Planner's comment:

This is not a relevant consideration of the planning scheme, and no further comment is required at this planning application stage. These matters will be dealt with through the preparation of a building application/permit.

Issue 6

- Concerns that the application form may be considered false or misleading regarding existing buildings on the property.

Planner's comment:

The representation notes that the application form asks whether there are any existing buildings on the property, and the answer states 'no'. Under the *Land Use Planning and Approvals Act 1993* 'building' includes a structure and part of a building or structure, and fences, walls, out-buildings, service installations and other appurtenances of a building. There were structures, and therefore buildings on the site at the time the application was lodged.

Section 65G (4) of the Land Use Planning and Approvals Act provides for the following where an applicant has made a material misstatement of fact, or concealed material facts, in relation to the application for a permit:

(4) A planning authority has grounds for cancelling a permit if the authority is reasonably of the opinion that –

(a) the permit would not have been granted; or

(b) different conditions to the conditions, if any, it imposed on the permit would have been imposed –

if the applicant had not made a material misstatement of fact, or concealed material facts, in relation to the application for the permit.

Despite the application form stating there are no buildings on the property, the planning authority is aware of those buildings in making its decision whether to grant the permit and in deciding what conditions to impose on the permit, if granted.

Issue 7

- Concerns that the designs proposed are based on modern, low cost housing alternative constructed from shipping containers and does not meet the Evandale Heritage Precinct.

Planner's comment:

The form of construction, i.e. steel frame, timber frame, mud brick, etc. is not a relevant consideration of the planning scheme, except where a specific clause such as cladding or colour may be invoked by a particular application. Use, location, setbacks, height, materials, roof pitch etc. are and have been considered previously within this report where applicable. A shipping container or a number of them to form part of a dwelling and to form a modular floor plan and provide walls is not an issue in its own right. How the dwelling looks like at completion is what is to be assessed against the planning scheme, the elevations submitted detail this. The site is outside the Evandale Heritage Precinct and no further consideration is required under C6.0 Local Historic Heritage Code.

Issue 8

- Concerns that the cladding and use of repurposed shipping containers are not provisioned under the performance criteria of the SAP in relation to wall materials.

Planner's comment:

Assessment against the relevant performance criteria of the SAP is provided earlier in this assessment and found that the cladding of the dwelling where visible from a road is consistent with the performance criteria.

Issue 9

- NOR-P1.6.1 Building height and concern in relation to bulk and form of the design.

Planner's comment:



The proposal meets the height and setback provisions under the General Residential zone. NOR-P1.6.1 relates to the Particular Purpose Zone – Campbell Town Service Station and the development and site is not to be assessed against this particular provision.

Issue 10

- C2.6.1 Construction of parking areas and concerns in relation to stormwater pits and trench drains.

Planner's comment:

The proposal relies on the performance criteria in relation to driveway surface material and has been addressed earlier within this report. The material proposed provides a level of permeability. Any stormwater concentration on any adjacent property is dealt with under Plumbing legislation and could be addressed should this occur in the future.

Issue 11

- Request that sufficient evidence be provided supporting the existing works already carried out have been done so by a licenced builder/building surveyor.

Planner's comment:

This application is seeking planning permission. Should planning approval be granted, the next stage for the owner is to seek building approval. This is not a relevant matter for the Planning Authority.

Issue 12

- Concerns that overshadowing diagrams should have been submitted and drawings representative of the visual impact from both Macquarie Street and Arthur Street.

Planner's comment:

Clause 6.1.3 of the planning scheme states that a planning authority may, in order to enable it to consider an application, require such further or additional information as the planning authority considers necessary to satisfy it that the proposed use or development will comply with any relevant standards and purpose statements in the zone, codes or a specific area plan, applicable to the use or development. Clause 8.4.2 is 'setback and building envelope for all dwellings'. The proposal complies with the Acceptable Solutions for setback and building envelope. The State Planning Provisions therefore deem there to be an acceptable amount of overshadowing. As the Acceptable Solutions are complied with, there is no ability to refuse or condition the proposal the basis of overshadowing. It would have been an unreasonable request for additional information to require shadow diagrams. Elevations and 3D drawings as well as plans and site inspection have aided the assessment of the proposal.

Issue 13

- Privacy concerns in relation to the deck height.

Planner's comment:

The deck is less than 1m above natural ground level and therefore, the location of the deck is compliant to the applicable acceptable solutions in relation to setbacks of structures.

Issue 14

- The building is much larger than several other recent projects in Evandale, such as carports and gazebos.

Planner's comment:

The overall footprint of the proposed dwelling is 74.1m² and an additional 52.8m² for the proposed covered deck portion. The development meets the setbacks, site coverage, and height provisions in the General Residential zone. The dwelling is a single bedroom dwelling.

Issue 15



- If approved, this planning application may be seen to set a precedent for the development of similar modern shipping container homes within the Evandale Heritage Precinct.

Planner's comment:

The site is outside the Evandale Heritage Precinct, and the owner together with her designer have proposed modifications to the structure to ensure compliance with the relevant provisions of the SAP including partial cladding of those elevations that are partly visible from roads, inclusion of pitched roofs and additions. Each planning application is assessed on its own merit against the relevant planning scheme provisions.

Issue 16

- The proposal will devalue nearby houses.

Planner's comment:

Property valuation is not a consideration of this process or of the Council acting as a Planning Authority.

Issue 17

- Safety associated with vehicles blindly reversing over the footpath.

Planner's comment:

The single bedroom dwelling requires under Table C2.1 a single car parking space. Two parking spaces are shown on the proposed plans, and the number of car parking spaces does not require forward ingress and egress. It is typical of a single dwelling for vehicles to reverse when egressing from a site in a residential zone and is normal of vehicle movements in the area.

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:

- Reliance on performance criteria of the Parking and Sustainable Transport Code:
 - C2.6.1 – construction of parking areas
- Reliance on performance criteria of the Evandale Specific Area Plan:
 - NOR-S5.7.3 P1 Wall Materials
 - NOR-S5.7.4 P3 Windows

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



For the reasons given in this report it is recommended that application be approved to be developed and used in accordance with the proposal plans.

8 ATTACHMENTS

1. PL N-23-0065 public exhibition documents [**11.3.1** - 12 pages]
2. 1. Representation - Mc Clintock [**11.3.2** - 2 pages]
3. 2. Representation - Broomhall [**11.3.3** - 6 pages]
4. 3. Representation - Girling [**11.3.4** - 7 pages]
5. 4. Representation - Martinschledde [**11.3.5** - 1 page]
6. 5. Representation - Grant [**11.3.6** - 1 page]
7. 6. Representation - C. Martinschledde [**11.3.7** - 1 page]
8. 7. Representation - J & G Remess [**11.3.8** - 1 page]
9. 8. Representation - Crosswell [**11.3.9** - 1 page]
10. 9. Representation - Armstead [**11.3.10** - 1 page]
11. 10. Representation - Cousins [**11.3.11** - 1 page]
12. 11. Representation - Groves [**11.3.12** - 1 page]
13. 12. Representation - Mc Fadzean [**11.3.13** - 1 page]
14. 13. Representation - A. O' Hare [**11.3.14** - 1 page]
15. 14. Representation - R. O' Hare [**11.3.15** - 1 page]
16. 15. Representation - Martin [**11.3.16** - 2 pages]
17. 17. Representation - D& S Moloney [**11.3.17** - 1 page]
18. 18. Representation - D & J Swan [**11.3.18** - 1 page]
19. 19. Representation - A & G Eadie [**11.3.19** - 1 page]
20. 20. Representation - Goldsworthy [**11.3.20** - 1 page]
21. 21. Representation - G& R Murray [**11.3.21** - 2 pages]
22. 22. Representation - Hannam & Murray [**11.3.22** - 2 pages]
23. K French - Comments in Response to Representations to Council [**11.3.23** - 3 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 ALGA NATIONAL LOCAL ROADS, TRANSPORT & INFRASTRUCTURE CONGRESS: ATTENDANCE

Responsible Officer: Des Jennings, General Manager

Report prepared by: Gail Eacher, Executive Assistant

RECOMMENDATION

That Cr be authorised to attend the 2023 ALGA National Local Roads, Transport & Infrastructure Congress in Canberra from 6 to 7 September 2023.

1 PURPOSE OF REPORT

The purpose of the report is to consider the attendance of Councillors at the ALGA National Local Roads, Transport and Infrastructure Congress 2023 to be held in Canberra from 6 to 7 September 2023.

2 INTRODUCTION/BACKGROUND

Mayor Knowles and Cr Brooks attended the 2022 ALGA National Local Roads and Transport Congress which was held in Hobart from 2 to 3 November.

The 2023 Event is themed:

The theme of this year's Congress is "Building Communities that are safer, stronger, smarter". As always, the content will be centred on practical takeaways, with successful council projects from around the country showcased, as well as opportunities to hear from leading experts across the key areas of roads, transport and related infrastructure, including community infrastructure. Interact with policy and grant program leads from federal government agencies and have your questions answered; and learn about the latest trends and developments in road safety, circular economy, decarbonising infrastructure builds, telecommunications, and technology.

The provisional program for the event is available online at <https://conferenceco.eventsair.com/roads-congress-2023/program>.

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:

- 1.2 Councillors serve with integrity and honesty
- 1.3 Management is efficient, proactive and responsible
- 1.4 Improve community assets responsibly and sustainably

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

Sense of Place - Sustain, Protect, Progress

Strategic outcomes:

- 3.2 Developments enhance existing cultural amenity
- 3.3 Public assets meet future lifestyle challenges



3.4 Towns are enviable places to visit, live and work

Place: Nurture our heritage environment

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

Strategic outcomes:

4.2 Meet environmental challenges

3.2 Integrated Priority Projects Plan 2021

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

Foundation Project/s:

Projects which are expected to have a transformational impact on the community. Council considers these projects to be a focal point for investment in the Northern Midlands region.

4.1 Main Street Upgrades - Campbell Town, Longford & Perth:

These projects will improve visual amenity, enhance connectivity and help to capitalise on each town's existing attractions, historical features and natural assets.

4.4 TRANSlink Intermodal Facility:

The growing precinct is adjacent to Launceston Airport, with an increasing number of businesses producing high-end agriculture products, the construction of an intermodal facility would improve access to interstate and overseas markets and open up additional land for development.

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)

5.2 Transport - Illawarra Road Upgrade & Shared Paths:

Illawarra Road carries a high proportion of heavy vehicles and the freight movements are increasing over time. This project will enable a shorter, improved route for both freight and passenger vehicles travelling between the North West and Southern portions of Tasmania.

5.2 Transport - Evandale Main Road Upgrade & Shared Paths:

This project is needed to cater for increasing freight and passenger vehicle movements. Council is seeking input to the design to maximise benefits for the Northern Midlands region

4 POLICY IMPLICATIONS

Provisions is made in Council's adopted Policy "Councillors Allowances, Travelling and Other Expenses" for attendance at conferences and seminars. The policy provisions are as follows:

6. CONFERENCES & SEMINARS

Council will make a budget allocation each year to reimburse delegates registration, travel costs and accommodation expenses ('mini-bar' expenses limited to \$10 per day). Partners will be reimbursed for meals at state conferences and the 'major dinner' at Federal conferences.

The budget will be allocated to the following conferences:

- LGAT & LGMA conference to be attended by up to 6 councillors
- ALGA conference attended by Mayor & Deputy Mayor
- **Australian Roads conference attended by 1 councillor**
- 'Other' conferences and seminar sessions as approved.

Attendance to all conferences, seminars and training sessions with a cost in excess of \$200 are to be in compliance with a resolution of the Council, except on emergency situations, where approval must be given by a unanimous approval from Council Executive.

Following attendance of a conference by any councillor, a report must be submitted to Council setting out the relevance to local government, and the benefits that can be further investigated by Council. Where two or more councillors attend a conference,



a joint report may be submitted.

5 STATUTORY REQUIREMENTS

N/a.

6 FINANCIAL IMPLICATIONS

The 2023/2024 budget allocation for Training, Conferences and Seminars for Councillors is \$17,000. To date in 2023/2024 no expenditure has been incurred, therefore the full allocation is available at this time.

Cost of full registration before 4 August is \$895.

Return flights between Launceston and Canberra range from \$600 - \$1300.

It is likely at least Two nights accommodation would be required, accommodation prices are from \$250 per night.

7 RISK ISSUES

N/a.

8 CONSULTATION WITH STATE GOVERNMENT

N/a.

9 COMMUNITY CONSULTATION

N/a.

10 OPTIONS FOR COUNCIL TO CONSIDER

Council can opt to authorise the attendance of a Councillor at the conference, or not.

11 OFFICER'S COMMENTS/CONCLUSION

Councillors should note that this year the ALGA National Local Roads, Transport & Infrastructure Congress 2023 is to be held in Canberra from 6 to 7 September.

This year's Congress, themed "Building Communities that are safer, stronger, smarter", the content will be centred on practical takeaways, with successful council projects from around the country showcased, as well as opportunities to hear from leading experts across the key areas of roads, transport and related infrastructure, including community infrastructure. Interact with policy and grant program leads from federal government agencies and have your questions answered; and learn about the latest trends and developments in road safety, circular economy, decarbonising infrastructure builds, telecommunications, and technology.

Cr Brooks has indicated that he would like to attend.

12 ATTACHMENTS

1. National Local Roads, Transport & Infrastructure Congress 2023 - program [13.1.1 - 2 pages]
2. National Local Roads, Transport & Infrastructure Congress 2023 - registration [13.1.2 - 3 pages]
3. National Local Roads, Transport & Infrastructure Congress 2023 - accommodation [13.1.3 - 2 pages]
4. 2023 Roads Registration - REGISTRATION & ACCOMMODATION FORM [13.1.4 - 5 pages]
5. National Local Roads, Transport & Infrastructure Congress 2023 - social functions [13.1.5 - 2 pages]
6. National Local Roads, Transport & Infrastructure Congress 2023 - location [13.1.6 - 2 pages]



13.2 SALE OF TOWN HALL, CAMPBELL TOWN

Responsible Officer: Des Jennings, General Manager

Report prepared by: Victoria Veldhuizen, Executive Officer

RECOMMENDATION

That Council note the report.

1 PURPOSE OF REPORT

The purpose of this report is to provide council with an update on the status of the sale and a proposed lease of Town Hall, Campbell Town

2 INTRODUCTION/BACKGROUND

At the 26 June 2023 Council meeting, Council resolved:

Cr McCullagh declared an interest in Item 13.5, signed the register and left the meeting at 8.42pm.

MINUTE NO. 23/0205

DECISION

Cr Terrett/Cr Brooks

That a further report be brought back to Council's July 2023 meeting providing detail on the status of the sale, and all funds from the sale be spent on capital works within Campbell Town and the expenditure to be recorded in the Council's Annual Report.

Carried

Voting for the Motion:

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

Voting Against the Motion:

Cr Adams

Cr McCullagh returned to the meeting at 8.54pm.

On 8 May 2023, Knight Frank advised a prospective purchaser was re-inspecting the property. Following their reinspection, if the prospective purchaser remained interested in purchasing the Town Hall, they would request a meeting with the General Manager before attending a workshop with Councillors.

It is noted concerns have been raised regarding the current tenant, Service Tasmania, as they are presently located within the Town Hall building. It is intended for Council to enter into a long-term lease agreement with Service Tasmania, with the lease to be implemented prior to any sale occurring.

On 26 May 2023, a Letter of Offer to enter into a lease agreement was sent from Knight Frank to the Department of Premier and Cabinet on behalf of Service Tasmania for their consideration. As at 10 July 2023, the terms of the lease are being negotiated prior to being presented to Council.

Following the June 2023 meeting, an update was requested from Knight Frank regarding the sale status.

Knight Frank have advised the following:

- There have been 38 enquiries on the property, with six of those made since April 2023;
- Of the enquiries, two prospective purchasers conduct inspections;
- The interested party who conducted a second inspection on around 8 May 2023 is no longer interested in the purchase;
- One email offer has been received. Council has requested this offer be formalised in a contract to be presented to Council as a formal offer; and



- The Agent's feedback is there is resistance from the market at the indicative sale price with the main concerns being the requirement for rezoning and the risk/time for that to occur and the costs required to update the building to a commercial alternative.

3 STRATEGIC PLAN & INTEGRATED PRIORITY PROJECTS PLAN

3.1 Strategic Plan 2021-2027

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

Lead: Serve with honesty, integrity, innovation and pride

Leaders with Impact

Strategic outcomes:

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

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

Sense of Place - Sustain, Protect, Progress

Strategic outcomes:

- 3.3 Public assets meet future lifestyle challenges

3.2 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)

5.3 Community - Campbell Town Hall Sale or Lease:

Decision at March 2021 Council Meeting to initiate the sale of the hall subject to adherence to Sections 177 and 178 of the Local Government Act 1993.

4 POLICY IMPLICATIONS

Not applicable.

5 STATUTORY REQUIREMENTS

5.1 Local Government Act 1993

178. Sale, exchange and disposal of public land

- (1) A council may sell, lease, donate, exchange or otherwise dispose of public land owned by it in accordance with this section.
- (2) Public land that is leased for any period by a council remains public land during that period.
- (3) A resolution of the council to sell, lease, donate, exchange or otherwise dispose of public land is to be passed by an absolute majority.
- (4) If a council intends to sell, lease, donate, exchange or otherwise dispose of public land, the general manager is to—
 - (a) publish that intention on at least 2 separate occasions in a daily newspaper circulating in the municipal area; and
 - (ab) display a copy of the notice on any boundary of the public land that abuts a highway; and
 - (b) notify the public that objection to the proposed sale, lease, donation, exchange or disposal may be made to the general manager within 21 days of the date of the first publication.
- (5) If the general manager does not receive any objection under [subsection \(4\)](#) and an appeal is not made under [section 178A](#), the council may sell, lease, donate, exchange or otherwise dispose of public land in accordance with its intention as published under [subsection \(4\)](#).



- (6) *The council must –*
 - (a) *consider any objection lodged; and*
 - (b) *by notice in writing within 7 days after making a decision to take or not to take any action under this section, advise any person who lodged an objection of –*
 - (i) *that decision; and*
 - (ii) *the right to appeal against that decision under [section 178A](#).*
- (7) *The council must not decide to take any action under this section if –*
 - (a) *any objection lodged under this section is being considered; or*
 - (b) *an appeal made under [section 178A](#) has not yet been determined; or*
 - (c) *the Appeal Tribunal has made a determination under [section 178B\(b\)](#) or [\(c\)](#).*
- (8)

178A. Appeal

- (1) *Any person who lodged an objection under section 178 may appeal to the Appeal Tribunal against the decision of a council under section 178(6) within 14 days after receipt of notice of that decision under section 178(6)(b).*
- (2) *An appeal must be made in accordance with the Tasmanian Civil and Administrative Tribunal Act 2020.*
- (3) *An appeal may only be made on the ground that the decision of the council is not in the public interest in that-*
 - a. *The community may suffer undue hardship due to the loss of access to, and the use of, the public land; or*
 - b. *There is no similar facility available to the users of that facility.*
- (4) *The Appeal Tribunal is to hear and determine an appeal in accordance with the Tasmanian Civil and Administrative Tribunal Act 2020.*
- (5) *The decision of the Appeal Tribunal on hearing an appeal is final and section 136 of the Tasmanian Civil and Administrative Tribunal Act 2020 does not apply.*

179. Lease of public land for less than 5 years

A council may lease public land for a period not exceeding 5 years without complying with section 178.

6 FINANCIAL IMPLICATIONS

Not applicable.

7 RISK ISSUES

None identified.

8 CONSULTATION WITH STATE GOVERNMENT

Not applicable.

9 COMMUNITY CONSULTATION

In accordance with section 178 of the *Local Government Act 1993*, Council must advertise its intention to lease public land and notify the public that objections can be made to the General Manager within 21 days of the first advertisement. This will enable the community to be aware of the proposed lease and lodge any objections.

10 OPTIONS FOR COUNCIL TO CONSIDER

Note the report.

11 OFFICER'S COMMENTS/CONCLUSION

It is intended Council will enter into a new long-term lease exceeding 5 years with Service Tasmania, a current tenant located within the Town Hall, Campbell Town building. In accordance with the legislative requirements, Council is required to advertise its intention to enter into a lease of public land longer than 5 years. This will be undertaken in anticipation of the lease being entered.

12 ATTACHMENTS

Nil



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.

This report was tabled at the 15 May 2023 Council Meeting at which time the following was the decision of Council:

That Council defers its decision pending the attendance of representatives of the UNESCO City of Gastronomy at a Council Workshop.

A presentation was received by Council at the 3 July 2023 Council Workshop, consequently the report is again tabled for Council's consideration.



3 STRATEGIC PLAN & INTEGRATED PRIORITY PROJECTS PLAN

3.1 Strategic Plan 2021-2027

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

Lead: Serve with honesty, integrity, innovation and pride

Leaders with Impact

Strategic outcomes:

1.1 Council is connected to the community

1.3 Management is efficient, proactive and responsible

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:

	<i>Funding 2022/23</i>	<i>Requested Funding for 2023/24</i>
<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>Funding 2022/23</i>	<i>Requested Funding for 2023/24</i>
<i>Break O'Day</i>	<i>\$2,305.52</i>	<i>\$3,457.96</i>
<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. Launceston & Northern Tasmania Gastronomy - Northern Midlands Presentation Final [13.3.1 - 16 pages]
2. Gastronomic Newsletter [13.3.2 - 6 pages]



13.4 CHANGE TO GOVERNANCE RESOURCING REQUIREMENTS

Responsible Officer: Des Jennings, General Manager

Report prepared by: Leslie Hall, People & Culture Business Partner

RECOMMENDATION

That Council notes and receives the report.

1 PURPOSE OF REPORT

The purpose of this report is to inform Council of the impact upon operational matters due to the increased allocation of Governance and Corporate Services staff resources for the purpose of assisting with responses to questions made to Council officers by Councillors. This is impacting significantly on the ability of officers to fulfil normal day to day operational functions.

In response, the General Manager will be engaging an additional Governance Officer on a full-time basis for a fixed 12 month contract, with option to renew for a further 12 months should it be required to meet ongoing operational requirements.

2 INTRODUCTION/BACKGROUND

Council officers routinely provide information to Councillors in response to questions of requests from Councillors either at Council Meetings, Council Workshops, or on an ad-hoc basis by email outside of these scheduled meetings.

These responses require the involvement of various officers and can range from involvement of the Records Manager, the Executive Officer, the Executive Assistant, as well as the input of the subject matter expert on the matter being addressed.

Prior to November 2022, the volume of questions and requests for information from the previous Council was relatively low, and officers were able to provide the required information in a timely matter without impacting on their day-to-day operational responsibilities.

Since the investiture of the new Council, the volume of requests received by officers has increased significantly and has become more complex than previous requests. Additionally, changes to the handling processes in accordance with our obligations under the *Work Health & Safety Act 2012 (Tas)* that have been implemented by the Mayor have added further complexity and administrative burdens upon officers.

Officers have reported an increase in daily hours from 20-30 minutes per day on these requests prior to November 2022, to a consistent workload of 1.5 to 2 hours per day seeking the requested information and preparing responses. During peak workflow periods, some Officers are reporting that they can be required to spend entire days on these activities.

As a result of the increased volume, particularly in regard to ad-hoc requests, there have been significant impacts on operational requirements. These impacts are primarily:

1. The requirement of officers involved in responding to matters to delegate some day-to-day operational matters to other team members in peak periods
2. The requirement to delay work on other strategic projects that forms part of their role

The appointment of an additional staff member dedicated to responding to queries from Councillors will remove the additional burden that is currently being placed on multiple officers and that is causing delays to general operational matters.



3 STRATEGIC PLAN & INTEGRATED PRIORITY PROJECTS PLAN

3.1 Strategic Plan 2021-2027

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

Lead: Serve with honesty, integrity, innovation and pride

Leaders with Impact

Strategic outcomes:

1.3 Management is efficient, proactive and responsible

3.2 Integrated Priority Projects Plan 2021

Not applicable.

4 POLICY IMPLICATIONS

Not Applicable.

5 STATUTORY REQUIREMENTS

Not Applicable.

6 FINANCIAL IMPLICATIONS

The classification for this role will be Professional Level 2. The salary range for this classification is between \$78,269 and \$84,798, plus 13.0% superannuation. Additional oncosts for payroll tax, workers compensation, training, and other expenses would apply.

7 RISK ISSUES

Not Applicable.

8 CONSULTATION WITH STATE GOVERNMENT

Not Applicable.

9 COMMUNITY CONSULTATION

Not Applicable.

10 OPTIONS FOR COUNCIL TO CONSIDER

This report is provided for information only.

11 OFFICER'S COMMENTS/CONCLUSION

The current impact of the additional workload addressing Councillor enquiries, both ad-hoc and requests from meetings is having a detrimental impact on the ability of officers to perform their operational duties. A dedicated Governance Officer on a fixed term basis will alleviate this burden on current staff resourcing.

12 ATTACHMENTS

Nil



14 COMMUNITY & DEVELOPMENT REPORTS

14.1 DEVELOPMENT SERVICES: MONTHLY REPORT

Responsible Officer: *Des Jennings, General Manager*

RECOMMENDATION

That the report be noted.

1 PURPOSE OF REPORT

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

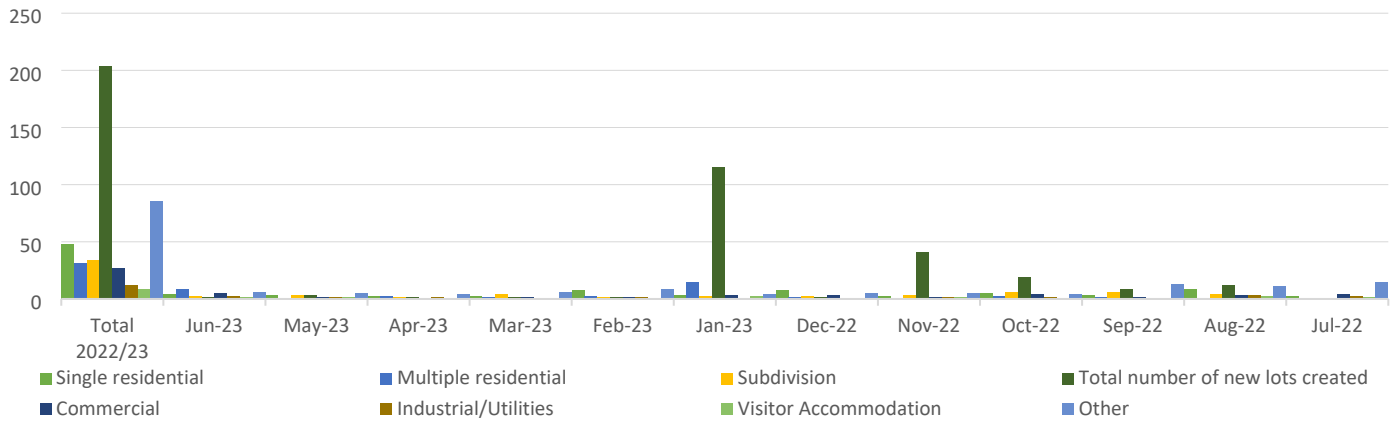
2 DEVELOPMENT SERVICES REPORTING

2.1 Planning Decisions

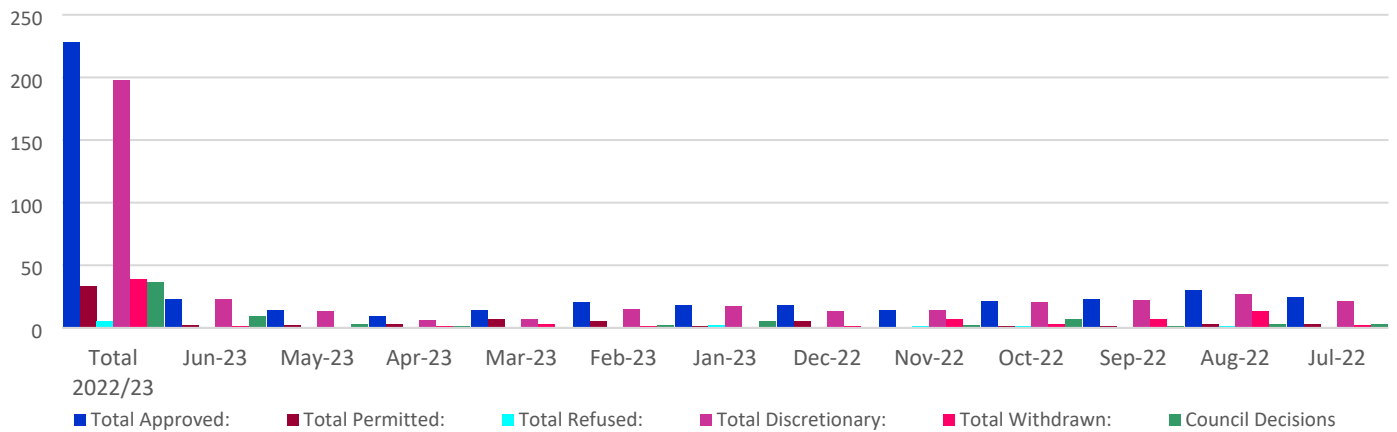
	Total YTD	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June
Number of valid applications	195	15	16	17	21	18	20	12	18	9	19	15	15
Applications on STOP for further information		47	51	50	38	48	43	64	61	55	60	55	61
Single residential	48	2	8	3	5	2	7	3	7	2	2	3	4
Multiple residential	31	0	0	1	2	0	1	14	2	1	2	0	8
Subdivision	34	0	4	6	6	3	2	2	1	4	1	3	2
Total number of new lots created	203	0	12	8	19	41	1	115	1	1	1	3	1
Commercial	27	4	3	1	4	1	3	3	1	1	0	1	5
Industrial/Utilities	12	2	3	0	1	1	0	0	1	0	1	1	2
Visitor Accommodation	8	1	2	0	0	1	0	2	0	0	0	1	1
Total permitted	1	0	0	0	0	0	0	0	0	0	0	1	0
Total discretionary	7	1	2	0	0	1	0	2	0	0	0	0	1
Other (includes all residential development on existing dwellings [alterations/ additions, sheds, solar, fences, pools etc.])	85	14	11	13	4	5	5	4	8	6	4	5	6
Total No. Applications Approved:	228	24	30	23	21	14	18	18	20	14	9	14	23
Total Permitted:	33	3	3	1	1	0	5	1	5	7	3	2	2
Average Days for Permitted	11	11	15	11	23		14	2	10	7	11	6	15
Days allowed for approval by LUPAA	28	28	28	28	28	28	28	28	28	28	28	28	28
Total Exempt under IPS:	83	12	5	5	6	10	7	10	10	6	2	1	9
Total Refused:	5	0	1	0	1	1	0	2	0	0	0	0	0
Total Discretionary:	198	21	27	22	20	14	13	17	15	7	6	13	23
Average Days for Discretionary:	33.29	32	30	29	35.5	34	33	36	33	37	37	33	30
Days allowed for approval under LUPAA:	42	42	42	42	42	42	42	42	42	42	42	42	42
Total Withdrawn:	39	2	13	7	3	7	1	0	1	3	1	0	1
Council Decisions	36	3	3	1	7	2	0	5	2	0	1	3	9
Appeals lodged by the Applicant	6	0	1	1	1	0	2	1	0	0	0	0	0
Appeals lodged by third party	2	0	0	0	1	0	0	0	1	0	0	0	0



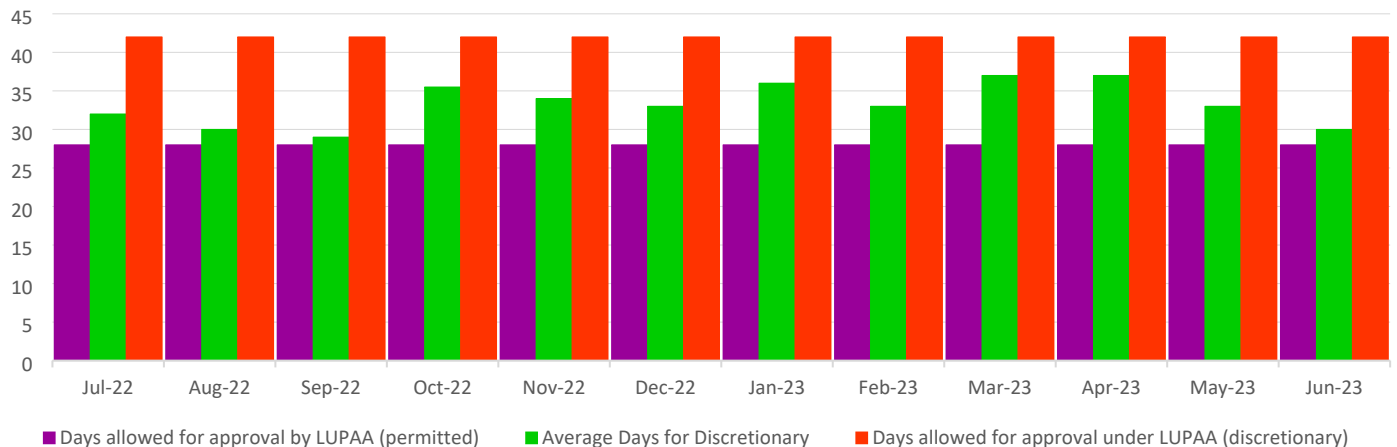
Type of Applications - year to date



Planning Applications Processed - year to date



Planning Applications - Processing Days - year to date



Project	Details	Address	Applicant	No of LUPAA days	Perm / Disc / Exempt
DELEGATED DECISIONS					
PLN-22-0104 - 1	Alterations & additions to Longford Memorial Hall, replacement of BBQ facilities, construction of RSL Memorial Wall, & landscaping (Heritage Listed Property, Heritage Precinct, vary setbacks & car parking)	53 Wellington Street, Longford TAS 7301	Northern Midlands Council	3	A
PLN-22-0196 - 1	2 Lot Subdivision (Vary Frontage Lot 2, Attenuation)	1 Hay Street, Longford TAS 7301	PDA Surveyors, Engineers & Planners obo Madonna Paul	3	A



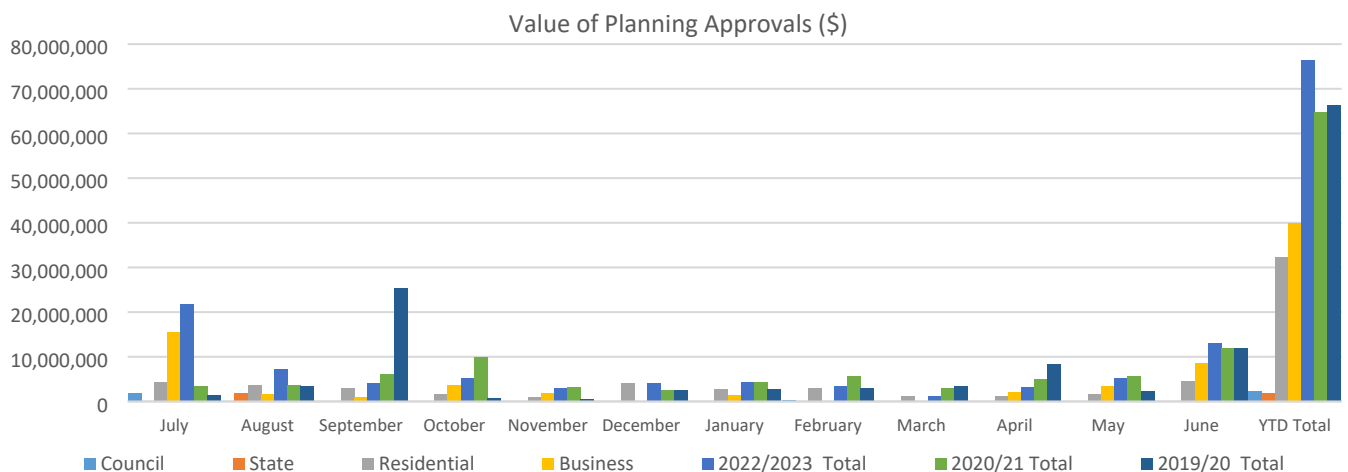
Project	Details	Address	Applicant	No of LUPAA days	Perm / Disc / Exempt
PLN-23-0037	Change of Use to General Retail and Hire - including Alteration to Building Facade and Demolition of Outbuildings (Heritage Precinct)	8 Russell Street (access over CT237292/1 & removal of eaves extending over CT68461/2), Evandale TAS 7212	Loop Architecture	27	D
PLN-23-0064	Dwelling (S6.0 Longford Specific Area Plan)	Lot 3, 7 Laycock St, (to be known as 108 Wellington St), Longford TAS 7301	Prime Design	24	D
PLN-23-0071	Gazebo (Vary Side Setbacks, Evandale Specific Area Plan)	3 Logan Road, Evandale TAS 7212	Pamela Watts	25	D
PLN-23-0072	Part Change of Use to Visitor Accommodation, Shearers Quarters (including demolition of existing building) & New Amenities/Store (Heritage Listed Place)	173 Uplands Road, Deddington TAS 7212	Carol Westmore	30	D
PLN-23-0074	Manufacturing facility for precast concrete products, including concrete batching, reinforcing processing, and outdoor storage of products (vary road setback, vary height) (Manufacturing and processing)	Approved Lot 3 at Evandale Road (folio of the register 182274/2)(adjacent to Translink Avenue South), WESTERN JUNCTION TAS 7212	Michael Hudson	42	D
PLN-23-0075	Dwelling (S6.0 Longford Specific Area Plan, C9.0 Attenuation)	18 Monastery Court, Longford TAS 7301	BVZ Designs	33	D
PLN-23-0077	Dwelling (S6.0 Longford Specific Area Plan)	Lot 11, 7 Laycock St (to be known as 5B Laycock St), Longford TAS 7301	Prime Design	23	D
PLN-23-0080	Extension to Existing Dwelling & Shed (vary side (N) setback and building envelope for shed)	11 Sassafras Street, Perth TAS 7300	Prime Design	23	D
PLN-23-0083	Carport (6mx6m)(Vary Side (S) Boundary; Local Heritage Precinct)	10 Scone Street, Perth TAS 7300	Terry Drexler	34	D
PLN-23-0088	Alterations and Additions to existing residence	201 Pateena Road (access over CT122424/1), Longford TAS 7301	Michael Jirku	29	D
PLN-23-0089	Secondary residence (C9.0 Attenuation, S6.0 Longford Specific Area Plan)	3 Hortle Court, Longford TAS 7301	6ty° Pty Ltd	37	D
PLN-23-0093	New Shed (vary rear setback and driveway surface material)	9 Monastery Court, Longford TAS 7301	The Shed Company	27	D
PLN-23-0092	Addition to dwelling (retrospective)	22 Falmouth Street, Avoca TAS 7213	Mr Mark Robinson	14	P
PLN-23-0101	Relocation of transportable building	65 Gordon Street, Poatina TAS 7302	Mr Ian Edgar	15	P
COUNCIL DECISIONS					
PLN-22-0143	Part change of use to Food Services and Community Meeting & Entertainment; shipping container to be used as office and storage, 2 x shipping containers and roof between to be used as cafe and kitchen, caravan to be used as a bar, extension to existing dwelling, post & rail fence, signage, car parking in Bridge Street (Heritage Listed Place, vary car parking provisions)	55 High Street & Bridge St road reserve, Campbell Town TAS 7210	Chris Triebe & Associates Town Planning Services	42	C
PLN-23-0008	2 x Multiple Dwellings (Vary site area per dwelling; car parking numbers; Longford Specific Area Plan)	Lot 12, 7 Laycock St (to be known as 5A Laycock St), Longford TAS 7301	Kyle Turmine	42	C
PLN-23-0017	Alterations & additions to the Ross Hotel including partial demolition, ground based solar panels, gardens, realignment of parking in Church St and Bridge St, realignment of footpath in Church St	35 Church Street, Ross TAS 7209	Malcolm Miller	42	C
PLN-23-0042	Multiple Dwellings x 3 (3 New) including Demolition of Existing Shed (Staged) (Longford SAP)	17 Bulwer Street, Longford TAS 7301	Stephen Lawes	42	C
PLN-23-0056	2 x Multiple Dwellings (Vary site area per dwelling; roof form and materials; wall materials; windows; frontage fences; and car parking numbers)	7 Laycock Street, Longford TAS 7301	6ty° Pty Ltd	42	C
PLN-23-0057	Multiple Dwellings (1 Existing, 1 New) and New Shed Including Demolition of Existing Outbuildings (C9.0 Attenuation, C6.0 Local Historic Heritage - Local Heritage Precinct, Longford SAP)	21 Union Street, Longford TAS 7301	Prime Design	42	C
PLN-23-0076	Alterations & Additions to Existing Building (Longford SAP, Local Heritage Precinct)	19 Marlborough Street, Longford TAS 7301	Blackman Creative	41	C
PLN-23-0079	Boundary Adjustment (Vary Lot Size; Longford SAP)	4 William St & 38 George St, Longford TAS 7301	Cohen & Associates Pty Ltd	38	C
PLN-23-0087	Installation of lights in Road Safety Park (vary setbacks)	2A Archer Street and Latour Street	Jonathan	38	C



Project	Details	Address	Applicant	No of LUPAA days	Perm / Disc / Exempt
		road reservation, Longford TAS 7301	Galbraith		
COUNCIL DECISIONS - REFUSAL					
DELEGATED DECISIONS - REFUSAL					

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
May	90,000	0	1,605,000	3,500,000	5,195,000	13,327,000	5,625,188	2,345,000
June	10,000	0	4,545,000	8,608,000	13,163,000	11,907,078	6,129,617	1,530,500
YTD Total	2,335,000	1,875,092	32,320,790	39,853,700	76,384,582	91,715,427	64,878,708	66,268,478
Annual Total						91,715,427	59,101,247	55,891,900



2.3 Matters Awaiting Decision by TASCAT & TPC

TASCAT	TASMANIAN CIVIL AND ADMINISTRATIVE TRIBUNAL
-	-
Decisions received	
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. Tribunal's decision received 12 May 2023 that a permit for the proposal should issue subject to conditions. Conditions are being determined. Report being presented to 17 July 2023 closed Council meeting.
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. Council's lawyer instructed to agree to consent agreement on 18 May 2023. Tribunal's decision received 4 July 2023. Permit to be issued by 18 July 2023.
TPC	TASMANIAN PLANNING COMMISSION
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 including confirmation of the planning authority's position in relation to the draft amendment provided to the Commission on 30 June 2023 as required.
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



TPC	TASMANIAN PLANNING COMMISSION
	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 provided to the Commission as required. Commission has advised that a hearing will be held.
DECISIONS RECEIVED	
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"> • The delegates have finalised their consideration of the Northern Midlands draft Local Provisions Schedule (draft LPS) under section 35J of the Act. • They consider modifications are required and have issued a decision under section 35K(1) and 35KB. • They have directed the Planning Authority to: <ol style="list-style-type: none"> (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); (b) submit the modified draft LPS to the Commission under section 35K(2)(a) within 28 days (1 November 2022) (completed); (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 (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). <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. See decisions below.</p>
AM-NOR-06-2022 LPS	<p>Apply the Landscape Conservation Zone to properties in Ross, Deddington, Evandale and Liffey.</p> <p>Apply the Priority Vegetation Area overlay to properties in Ross, Deddington, Evandale and Liffey.</p> <p>TPC hearing held 1 June 2023. Decision received 13 June 2023. Amendment approved, effective 26 June 2023.</p>
AM-NOR-07-2022 LPS	<p>Apply the Airport Noise Exposure Area overlay and the Airport Obstacle Limitation Area overlay. TPC hearing held 1 June 2023. Decision received 27 June 2023. Amendment approved, effective 27 June 2023.</p>

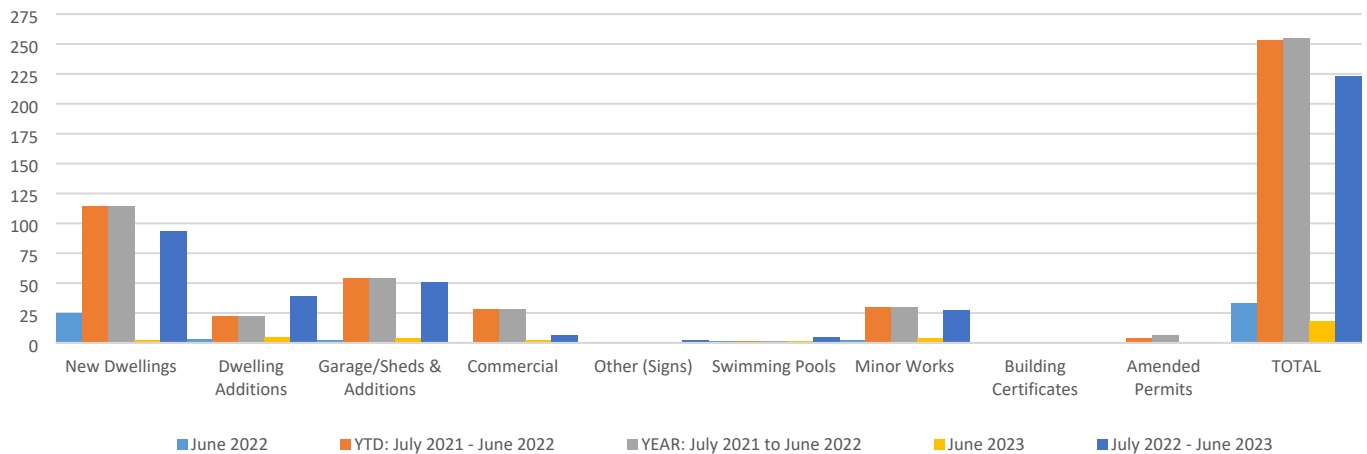


2.4 Building Approvals

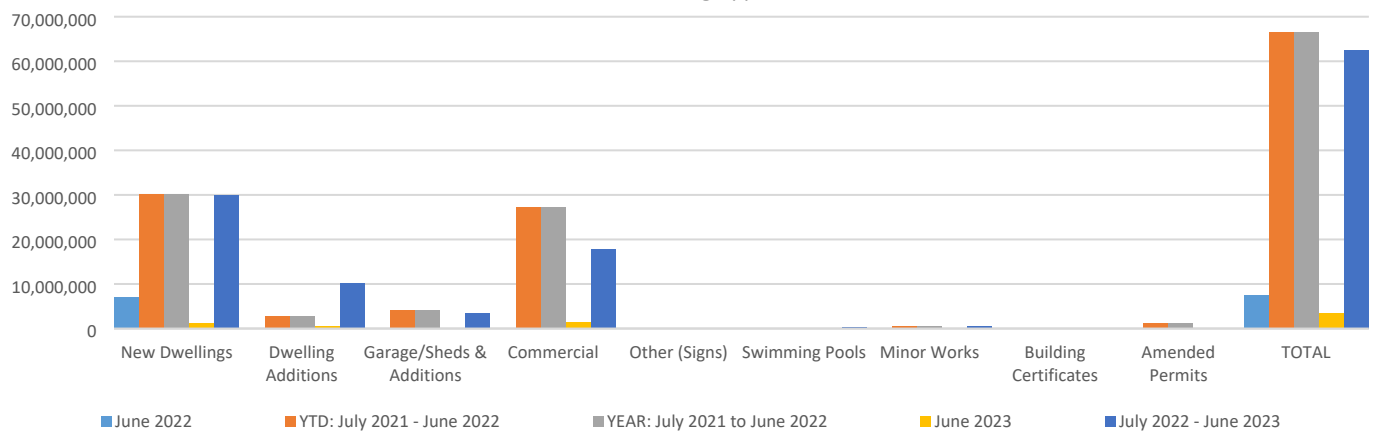
The following table shows a comparison of the number and total value of building works for 2021-2022 and 2022-2023.

	YEAR: 2021-2022				YEAR		YEAR: 2022-2023			
	June 2022		YTD 2021-2022		July 2021 - June 2022		June 2023		YTD 2022-2023	
	No.	Total Value \$	No.	No.	No.	Total Value \$	No.	Total Value \$	No.	No.
New Dwellings	25	7,066,319	114	30,244,148	114	30,244,148	2	1,144,000	93	30,059,415
Dwelling Additions	3	180,500	22	2,848,500	22	2,848,500	5	526,092	39	10,252,722
Garage/Sheds & Additions	2	58,000	54	4,236,238	54	4,236,238	4	193,000	51	3,583,957
Commercial	0	0	28	27,270,305	28	27,270,305	2	1,425,000	6	17,742,000
Other (Signs)	0	0	0	0	0	0	0	0	2	82,945
Swimming Pools	1	70,000	1	70,000	1	70,000	1	78,750	5	374,750
Minor Works	2	70,000	30	525,174	30	525,174	4	55,483	27	481,351
Building Certificates	0	0	0	0	0	0	0	0	0	0
Amended Permits	0	0	4	1,295,000	6	1,295,000	0	0	0	0
TOTAL	33	7,444,819	253	66,489,365	255	66,489,365	18	3,422,325	223	62,577,140
Inspections										
Building	0		7		38		0		10	
Plumbing	31		285		316		21		280	

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	7	79	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	5	64	12
Notice of Intention to Issue Enforcement Notice		5	
Enforcement Notices issued		1	2
Enforcement Orders issued			
Infringement Notice			
No Further Action Required	2	14	4
Building Permit Reviews	This Month	2022/2023	Total 2021/2022
Number of Inspections	3	29	
Property owner not home or only recently started			
Complying with all conditions / signed off			
Not complying with all conditions			
Re-inspection required	2	10	
Building Notices issued		2	
Building Orders issued			
No Further Action Required	1	19	
Illegal Works - Building	This Month	2022/2023	Total 2021/2022
Number of Inspections	3	78	11
Commitment provided to submit required documentation		11	
Re-inspection required		42	8
Building Notices issued	1	12	1
Building Orders issued	1	7	
Emergency Order	1	3	1
No Further Action Required	3	25	3
Illegal Works - Planning	This Month	2022/2023	Total 2021/2022
Number of Inspections		40	29
Commitment provided to submit required documentation		2	3
Re-inspection required		24	21
Enforcement Notices issued		3	2
Enforcement Orders Issued			
Notice of Intention to Issue Enforcement Notice issued			3
No Further Action Required		14	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 6 commercial building approvals valued a total of \$17,742,000 for 2022/23 (year to date) compared to 28 commercial building approvals valued a total of \$27,270,305 (year to date) for 2021/2022.

In total, there have been 223 building approvals valued at \$62,577,140 (year to date) for 2022/2023 compared to 253 building approvals valued at \$66,489,365 (year to date) for 2021/22.



14.2 POLICY UPDATE: EXEMPT TEMPORARY BUILDINGS OR WORKS (INCLUDING SHIPPING CONTAINERS) POLICY

Responsible Officer: *Des Jennings, General Manager*

Report prepared by: *Erin Miles, Project Officer*

RECOMMENDATION

That Council endorse the amendments to the Exempt Temporary Buildings or Works (including shipping containers) Policy.

1 PURPOSE OF REPORT

The purpose of this report is to advise and seek endorsement of a policy update.

2 INTRODUCTION/BACKGROUND

In order to ensure Council's Policy Manual remains relevant and correct, Council Officers periodically review the policies and recommend updates as required. As Council is now operating under a new planning scheme – the Tasmanian Planning Scheme – Northern Midlands, updates are required to the Exempt Temporary Buildings or Works (including shipping containers) Policy, to reflect the change in name and clause numbers. Minor changes to fix grammatical and topographical errors have also been included.

3 STRATEGIC PLAN & INTEGRATED PRIORITY PROJECTS PLAN

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Sense of Place - Sustain, Protect, Progress

Strategic outcomes:

- 3.1 Sympathetic design respects historical architecture
- 3.2 Developments enhance existing cultural amenity
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Environment - Cherish, Sustain our Landscapes and Preserve, Protect Our Built Heritage for Tomorrow

Strategic outcomes:

- 4.1 Cherish and sustain our landscape
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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

Although the policy has been operating as required, an update is required to ensure the correct planning instrument is reflected in the policy text.



5 STATUTORY REQUIREMENTS

5.1 Clause 4.3.5 – Tasmanian Planning Scheme – Northern Midlands

The placement of exempt buildings (inclusive of shipping containers, site buildings and the like) is allowed in accordance with the *Tasmanian Planning Scheme – Northern Midlands*, provided there is development occurring on the site. The Scheme does not prescribe a timeframe for the placement or parameters for the location, hence the purpose of the policy.

6 FINANCIAL IMPLICATIONS

Operation of the policies is within existing budget allocations.

7 RISK ISSUES

The proposed changes seek to remove typographical errors, improve interpretation and reflect the current planning scheme, hence reducing the risk of the policy being applied incorrectly. If policies are not updated to reflect the current legislation/planning scheme, there is a risk that they are unenforceable.

8 CONSULTATION WITH STATE GOVERNMENT

Consultation with State Government was not required.

9 COMMUNITY CONSULTATION

No community consultation was required.

10 OPTIONS FOR COUNCIL TO CONSIDER

Council can amend the policies as recommended or move alternative amendments.

11 OFFICER'S COMMENTS/CONCLUSION

Although the Exempt Temporary Buildings or Works (including shipping containers) Policy was recently updated (Oct 2022), Council is now operating under a new planning scheme. Changes to the policy are required to reflect the change of the name of the planning scheme and relevant clause numbers. The intent/wording of the relevant clause has not changed from the *Northern Midlands Interim Planning Scheme 2013* to the *Tasmanian Planning Scheme – Northern Midlands*.

12 ATTACHMENTS

1. Exempt Temporary Buildings or Works incl Shipping Containers up [14.2.1 - 2 pages]



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 June 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 June 2023.

2 INTRODUCTION/BACKGROUND

The Monthly Financial Summary for the period ended 30 June 2023 is circulated for information.

3 STRATEGIC PLAN & INTEGRATED PRIORITY PROJECTS PLAN

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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-Jun-23 12

A. Operating Income and Expenditure			
End of Financial Year Statement/Report to be completed by 14th August 2023			
Budget Alteration Requests	Budget	Budget	Actuals
- For Council authorisation by absolute majority	Operating	Capital	

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



June		Nil	Nil
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A. Balance Sheet Items					
	Year to Date Actual		Monthly Change	Same time last year	Comments
Cash & Cash Equivalents Balance					
	Year to Date				
- Opening Cash balance	\$25,974,971		\$19,603,177		
- Cash Inflow	\$28,395,940		\$5,492,331		
- Cash Payments	-\$33,648,110		-\$4,372,707		
- Closing Cash balance	\$20,722,800		\$20,722,800		
Account Breakdown					
- Trading Accounts	\$2,199,071				
- Investments	\$22,738,938				
	\$24,938,008				
	4,215,208.18				

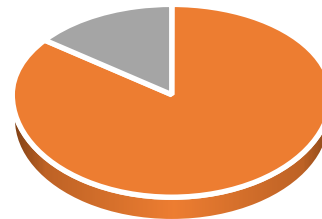
Summary of Investments	Investment Date	Maturity Date	Interest Rate%	Purchase Price	Maturity Value	
Tasmanian Public Finance Corporation Call Account	1/05/2023	31/05/2023	3.85	\$5,529	\$5,545	
CBA Call Account	18/05/2023	31/05/2023	0.25	\$6,575	\$6,576	
Commonwealth Business Online Saver Account	24/05/2023	31/05/2023	3.70	\$2,005,747	\$2,007,170	
Westpac Corporate Regulated Interest Account	1/05/2023	31/05/2023	3.85	\$57,702	\$57,702	
CBA	17/03/2023	15/06/2023	4.27	\$1,000,000	\$1,010,529	
CBA	11/05/2023	10/07/2023	4.19	\$2,000,000	\$2,013,775	
CBA	11/05/2023	7/11/2023	4.56	\$2,000,000	\$2,044,975	
CBA	18/05/2023	14/11/2023	4.65	\$1,000,000	\$1,022,932	
My State Financial	25/05/2023	21/12/2023	4.85	\$3,462,454	\$3,559,071	
Westpac - Stimulus Fund Investment	28/03/2023	28/06/2023	3.30	\$1,050,000	\$1,058,734	
Westpac - Stimulus Fund Investment	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				\$19,588,007	\$19,894,395	

Investments by Institution



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

Total Investments by Rating (Standard & Poor's)

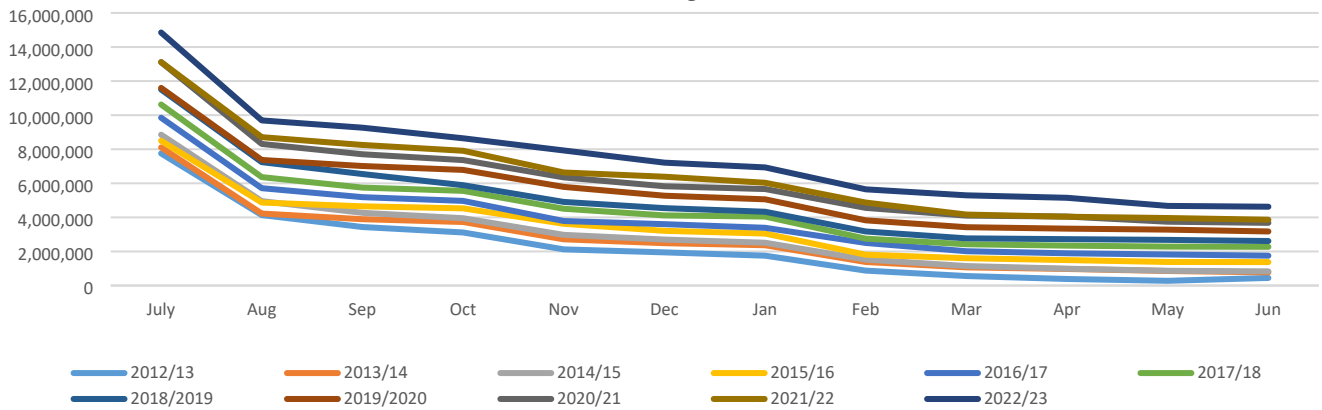


■ AA+ ■ AA- ■ BBB ■ Unrated

Rate Debtors	2022/23	% to Raised	Same Time Last Year	% to Raised	
Balance b/fwd	\$3,863,134		\$3,205,341		
Rates Raised	\$13,501,843		\$12,640,895		
	\$17,364,977		\$15,846,236		
Rates collected	\$12,201,238	90.4%	\$11,459,895	90.7%	
Legal fees recovered	-\$16,558				
Pension Rebates	\$527,405	3.9%	\$496,644	3.9%	
Discount & Remissions	\$26,458	0.2%	\$26,594	0.2%	
	\$12,655,799		\$11,983,132		
Rates Outstanding	\$4,674,477	34.3%	\$3,863,134	30.6%	
Advance Payments received	-\$625,281	4.9%	-\$569,775	4.5%	



Outstanding Rates



Trade Debtors			
Current balance	\$834,094		
- 30 Days	\$300,461		
- 60 Days	-\$45,447		
- 90 Days	\$65,337		
- More than 90 days	\$513,744		
Summary of Accounts more than 90 days:			
- Norfolk Plains Book sales	171		
- Hire/lease of facilities	12,527		
- Removal of fire hazards	7,345		
- Dog Registrations & Fines	16,241		
- Private Works	4,513		
- Regulatory Fees	6,546		
- Govt Reimbursements	466,400		



C. Capital Program

Full Report of Financial Indicators with End of Financial Year Report

D. Financial Health Indicators

Full Report of Financial Indicators with End of Financial Year Report

B. Employee & WHS scorecard

	YTD	This Month
Number of Employees	121	121
New Employees	47	10
Resignations	15	0
Total hours worked	156,489	12,401
Lost Time Injuries	0	0
Lost Time Days	0	0
Safety Incidents Reported	4	1
Hazards Reported	13	1
Risk Incidents Reported	13	0
Insurance claims - Public Liability	0	0
Insurance claims - Industrial	0	0
Insurance claims - Motor Vehicle	6	0
IT - Unplanned lost time	2	0
Open W/Comp claims	13	0



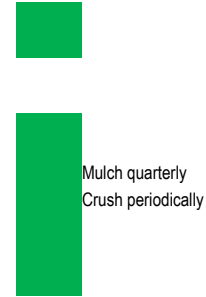
C. Waste Management

Waste Transfer Station	2020/21	2021/22	2022/23 Budget Year to Date	2022/23
Takings				
- Refuse	\$119,842	\$135,285	\$132,883	\$146,791
- Green Waste	\$80,904	\$82,450	\$83,174	\$77,811

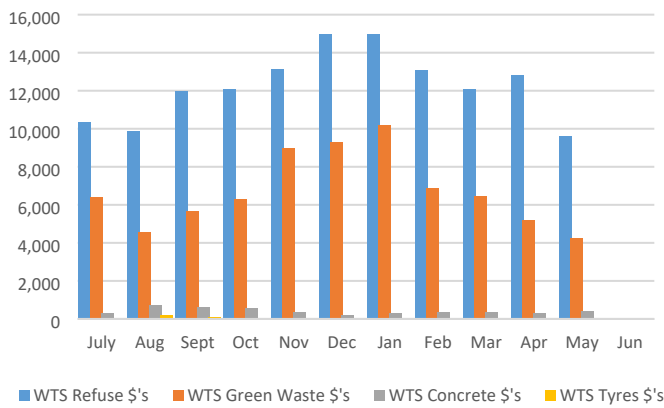




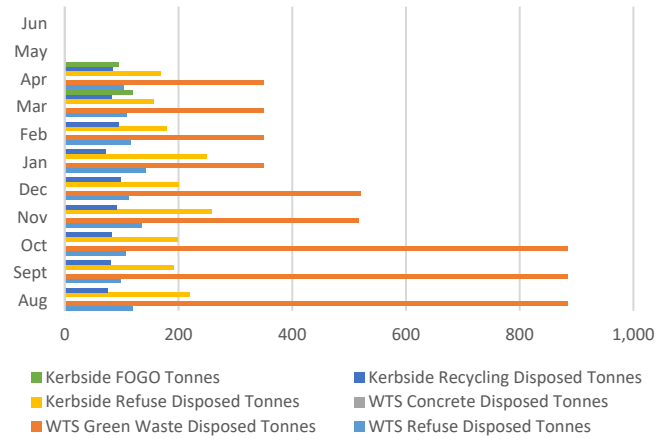
- Concrete	\$2,293	\$2,980	\$2,569	\$4,860
- Tyres	727	694	\$648	\$257
Total Takings	\$203,767	\$221,409	\$219,274	\$229,719
Tonnes Disposed				
WTS Refuse Disposed Tonnes	1432	1349	1593	1298
WTS Green Waste Disposed Tonnes	4670	2760	5090	5970
WTS Concrete Disposed Tonnes	3056	3056	0	0
Kerbside Refuse Disposed Tonnes	2435	2430	2430	2341
Kerbside Recycling Disposed Tonnes	1051	1048	1294	1035
Total Waste Tonnes Disposed	12644	10643	10407	10644



Waste Transfer Station Fees \$'s



Waste Disposal - Tonnes



5 OFFICER COMMENTS

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

6 ATTACHMENTS

Nil



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)
Personnel Matters	15(2)(a)
Contract/Tender	15(2)(d)
Legal Issues	15(2)(i)
Land Acquisition/Purchase	15(2)(f)
Contract/Tender	15(2)(d)
Legal Issues	15(2)(i)
Contract/Tender	15(2)(d)
Personnel Matters	15(2)(a)

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