



**NORTHERN
MIDLANDS
COUNCIL**

AGENDA

ORDINARY MEETING OF COUNCIL

MONDAY, 29 JANUARY 2024

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.

LIVESTREAMING AND RECORDING OF COUNCIL MEETINGS

Ordinary and Special Council Meetings held in Council's Chambers at 13 Smith Street, Longford will be audio live streamed and recorded and made on the internet via Council's website www.nmc.tas.gov.au.

The recording will be uploaded to Council's website as soon as possible and no later than four business days after the Council meeting (not including the day of the meeting). A link to the streaming service and recording of meetings will be made available on Council's website for ease of access.

Closed Council Meetings will not be live streamed or recorded.

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(4) provides that "a Council may determine any other procedures relating to the audio recording of meetings it considers appropriate".

In addition to the Live Streaming Policy, Council is to audio record meetings to assist Council officers in the preparation of minutes of proceedings.

The provision for audio recording of Council meetings in this policy:

- only applies to formal Council meetings (ordinary meetings, special meetings and Annual General meetings);
- does not apply to closed sessions of Council;
- does not apply to Committees of Council;
- the recording will not replace written minutes and a transcript of the recording will not be prepared by Council;
- the recording may be used by Council staff to assist with the preparation of the minutes;
- the minutes of a meeting, once confirmed by Council, prevail over the audio recording of the meeting;

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

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

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

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

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


Des Jennings
GENERAL MANAGER



GUIDELINES FOR COUNCIL MEETINGS

MEETING CONDUCT

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

PUBLIC QUESTIONS AND STATEMENTS

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

Public question time is to commence 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 at the Council Meeting.
- A person is entitled to ask no more than two questions on any specific subject. If a person has up to two questions on several subjects, the Mayor may defer those questions until other questions have been asked and refer back to that person only if time permits.
- Each speaker is limited to a maximum of 3 minutes.

REPRESENTATIONS ON PLANNING ITEMS

A maximum of four persons per item (two for and two 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.

PETITIONS

Part 6, Division 1 of the *Local Government Act 1993* refers to the presentation of a petition to Council. Council is to treat any petition received in accordance with the provisions of the *Local Government Act 1993*.



NOTICE IS HEREBY GIVEN THAT THE NEXT MEETING OF THE NORTHERN MIDLANDS COUNCIL WILL BE HELD ON MONDAY, 29 JANUARY 2024 AT 5.00 PM AT THE COUNCIL CHAMBERS, 13 SMITH STREET, LONGFORD


DES JENNINGS
GENERAL MANAGER
23 JANUARY 2024

4.00pm Councillor Workshop – closed to the public

5.30pm Public Questions & Statements

1 ATTENDANCE

PRESENT

In Attendance:

APOLOGIES



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3 ACKNOWLEDGEMENT OF COUNTRY

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

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 20 November 2023

RECOMMENDATION

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

RECOMMENDATION

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

Subject to the following amendments:

Item 5.3.2 Notice of Motion: Workforce Planning Strategy: That the matter of preparing a Workforce Planning Strategy be listed for the 2024/2025 Budget deliberations. That Council develop a Workforce Planning Strategy and it be listed for the 2024/2025 Budget.

Item 5.3.3 Longford Town Hall Committee: That Council Officer's prepare a report on the notice of motion to be presented to a future Council Meeting. That Council Officer's prepare a report on the notice of motion to the next council meeting.

At the 11 December 2023 Council meeting, Cr Terrett moved an amendment to the 20 November 2023 minutes, as follows:

MINUTE NO. 23/0444

AMENDMENT

Cr Terrett/Cr Brooks

That the Open Council Minutes of the Ordinary Meeting of the Northern Midlands Council held at the Council Chambers,

Longford on Monday, 20 November 2023, be confirmed as a true record of proceedings.

Subject to the following amendments:

Item 5.3.2 Notice of Motion: Workforce Planning Strategy: That the matter of preparing a Workforce Planning Strategy be listed for the 2024/2025 Budget deliberations. That Council develop a Workforce Planning Strategy and it be listed for the 2024/2025 Budget.

Item 5.3.3 Longford Town Hall Committee: That Council Officer's prepare a report on the notice of motion to be presented to a future Council Meeting. That Council Officer's prepare a report on the notice of motion to the next council meeting.

*The Amendment was Put and
Lost*

Voting for the Motion:

Cr Andrews, Cr Archer, Cr Brooks and Cr Terrett

Voting Against the Motion:

Mayor Knowles, Deputy Mayor Lambert, Cr Adams and Cr Goss

As no consensus could be reached, Confirmation of the 20 November 2023 Council Meeting Minutes will be considered at the 29 January 2024 Council Meeting.



During debate on the proposed amendment to the Minutes, it was noted by several Councillors that the longstanding procedure of the Northern Midlands Council when considering a motion, including during debate and when voting on a motion, has been for Councillors to read the screen at the front of the meeting Chambers which is connected to the minute takers computer to ensure Councillors understand what exactly they are voting on (including the wording), and Councillors vote based on what is displayed on the screen. All Councillors have been observed to undertake this process during Council meetings. It is noted the screen at the front of the meeting Chambers is relied on by all Councillors when motions are being presented and is not purely a tool used by the minute taker as suggested by Cr Terrett.

Regulation of the *Local Government (Meeting Procedures) Regulations 2015* provides as follows:

"33. Audio recording of meetings

(3) if after the minutes of a meeting have been confirmed as a true record a discrepancy between the minutes and an audio recording of that meeting or part of that meeting is noticed, the council, at the next appropriate meeting, is to review the audio recording and either confirm that the minutes are a true record or amend the minutes to reflect the audio recording and then confirm the minutes as amended to be a true record. (emphasis added)"

As noted above, regulation 33(3) would not be applicable in these circumstances as suggested as the minutes of the meeting have not been confirmed as a true record.

Council's Meeting Procedures Policy provides the following:

"5. Recording of Council Meetings

...

In addition to the Live Streaming Policy, Council is to audio record meeting to assist Council officers in the preparation of minutes of proceedings.

The provision for audio recording of Council meetings in this policy:

- The recording will not replace written minutes and a transcript of the recording will not be prepared by Council;*
- The recording may be used by Council staff to assist with the preparation of minutes;*
- The minutes of a meeting, once confirmed by Council, prevail over the audio recording of the meeting."*

It is acknowledged that it is highly important for Minutes to accurately reflect decisions made by Council and the allegation this has not occurred in this instance is denied.

In preparation of the 20 November 2023 meeting Minutes, the General Manager has complied with Regulation 32 of the *Local Government (Meeting Procedures) Regulations 2015* by ensuring the minutes document any matter discussed at the meeting and the decision made at the meeting.

This matter is also dealt with under a Notice of Motion.

5.1.2 Confirmation Of Minutes: Ordinary Council Meeting 11 December 2023

RECOMMENDATION

That the Open Council Minutes of the Ordinary Meeting of the Northern Midlands Council held at the Council Chambers, Longford on Monday, 11 December 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, 19 February 2024.



5.3 MOTIONS ON NOTICE

The following notice of Motion/Motions have been received.

5.3.1 Motion On Notice - Ordinary Council Minutes 20 November 2023

Responsible Officer: *Des Jennings, General Manager*

OFFICER'S RECOMMENDATION

That the Motion on Notice is not endorsed as Councillors would have already confirmed the minutes of the 20 November 2023 meeting prior to considering this Motion on Notice.

Councillor Terrett has requested the below Notice of Motion be tabled at the January 2024 Council Meeting.

NOTICE OF MOTION

That the draft minutes for the ordinary council meeting on 20 November 2023 be amended as follows:

Item 5.3.2 Notice of Motion: Workforce Planning Strategy

The decision should read:

[That Council develop a Workforce Planning Strategy and it be listed for the 2024/2025 Budget.](#)

Item 5.3.3 Longford Town Hall Committee

The decision should read:

[That Council Officer's prepare a report on the notice of motion to the next council meeting.](#)

BACKGROUND

Councillor Terrett provided the following background to the Motion on Notice:

The Local Government (Meeting Procedures) Regulation 2015 makes it clear under Clause 32 (1) that general manager is to ensure that the minutes of a meeting accurately record of (a) any matter discussed at the meeting; and (b) any decision made at the meeting.

The Local Government Regulations and the Northern Midlands Council – Meeting Procedures Policy do not make any reference to visual display devices, and it is purely a tool to be used by the minute taker. Both documents are silent in the use of visual display devices. The Regulation specifically calls out any audio recording as the means of ensuring that the minutes are a true and correct record of the meeting. The audio recording is clear what the resolution and decision of council was.

The Local Government (Meeting Procedures) Regulation Clause 33 (3) is the mechanism that should be used to verify the accuracy of minutes.

Clause 33 (3) If after the minutes of a meeting have been confirmed as a true record a discrepancy between the minutes and an audio recording of that meeting or part of that meeting is noticed, the council, at the next appropriate meeting, is to review the audio recording and either confirm that the minutes are a true record or amend the minutes to reflect the audio recording and then confirm the minutes as amended to be a true record.

I attach a link to the audio recording: <https://www.youtube.com/live/-sMeN16mQC0?si=8MwJGQxbFOI0htLW> Item 5.3.2 and Item 5.3.3 between 17.18 minutes to 28.07 minutes of the recording.



It is fundamental to the operation of council that the minutes of meetings are a true and correct record of proceedings.

OFFICER'S COMMENTS

At the 11 December 2023 Council meeting, Cr Terrett moved an amendment to the 20 November 2023 minutes, as follows:

MINUTE NO. 23/0444

AMENDMENT

Cr Terrett/Cr Brooks

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

Subject to the following amendments:

Item 5.3.2 Notice of Motion: Workforce Planning Strategy: ~~That the matter of preparing a Workforce Planning Strategy be listed for the 2024/2025 Budget deliberations.~~ That Council develop a Workforce Planning Strategy and it be listed for the 2024/2025 Budget.

Item 5.3.3 Longford Town Hall Committee: ~~That Council Officer's prepare a report on the notice of motion to be presented to a future Council Meeting.~~ That Council Officer's prepare a report on the notice of motion to the next council meeting.

The Amendment was Put and
Lost

Voting for the Motion:

Cr Andrews, Cr Archer, Cr Brooks and Cr Terrett

Voting Against the Motion:

Mayor Knowles, Deputy Mayor Lambert, Cr Adams and Cr Goss

As no consensus could be reached, Confirmation of the 20 November 2023 Council Meeting Minutes will be considered at the 29 January 2024 Council Meeting.

During debate on the proposed amendment to the Minutes, it was noted by several Councillors that the longstanding procedure of the Northern Midlands Council when considering a motion, including during debate and when voting on a motion, has been for Councillors to read the screen at the front of the meeting Chambers which is connected to the minute takers computer to ensure Councillors understand what exactly they are voting on (including the wording), and Councillors vote based on what is displayed on the screen. All Councillors have been observed to undertake this process during Council meetings. It is noted the screen at the front of the meeting Chambers is relied on by all Councillors when motions are being presented and is not purely a tool used by the minute taker as suggested by Cr Terrett.

Regulation of the *Local Government (Meeting Procedures) Regulations 2015* provides as follows:

"33. Audio recording of meetings

(3) if after the minutes of a meeting have been confirmed as a true record a discrepancy between the minutes and an audio recording of that meeting or part of that meeting is noticed, the council, at the next appropriate meeting, is to review the audio recording and either confirm that the minutes are a true record or amend the minutes to reflect the audio recording and then confirm the minutes as amended to be a true record. (emphasis added)"

As noted above, regulation 33(3) would not be applicable in these circumstances as suggested as the minutes of the meeting have not been confirmed as a true record.

Council's Meeting Procedures Policy provides the following:

"5. Recording of Council Meetings

...

In addition to the Live Streaming Policy, Council is to audio record meeting to assist Council officers in the preparation of minutes of proceedings.

The provision for audio recording of Council meetings in this policy:

- *The recording will not replace written minutes and a transcript of the recording will not be prepared by Council;*



- *The recording may be used by Council staff to assist with the preparation of minutes;*
- *The minutes of a meeting, once confirmed by Council, prevail over the audio recording of the meeting.”*

It is acknowledged that it is highly important for Minutes to accurately reflect decisions made by Council and the allegation this has not occurred in this instance is denied.

In preparation of the 20 November 2023 meeting Minutes, the General Manager has complied with Regulation 32 of the *Local Government (Meeting Procedures) Regulations 2015* by ensuring the minutes document any matter discussed at the meeting and the decision made at the meeting.

As confirmation of meeting minutes is dealt with earlier in the agenda, it is anticipated this Motion on Notice will be redundant as the Councillors will need to confirm the minutes of the 20 November 2023 meeting – whether as currently drafted or on any further motion for amendment.

OFFICER’S RECOMMENDATION

- 1) That the Motion on Notice is not endorsed as Councillors would have already confirmed the minutes of the 20 November 2023 meeting at item 5.1 of the Agenda, prior to considering this Motion on Notice in item 5.3 of the Agenda.

ATTACHMENTS

Nil



5.3.2 Motion On Notice: Strategic Property Committee

Responsible Officer: Des Jennings, General Manager

OFFICER'S RECOMMENDATION

That Council Officer's prepare a report on the notice of motion to be presented to a future Council Meeting.

Councillor Terrett has requested the below Notice of Motion be tabled at the January 2024 Council Meeting.

NOTICE OF MOTION

That Council re-establish the Strategic Property Committee and appoint two Councillors to this committee.

BACKGROUND

Councillor Terrett provided the following background information with the notice of motion:

Prior to the last council meeting the Council had a Strategic Property Committee. This Committee last met in August 2022 and it was proposed that the Committee meet again on 29 November 2022, which did not occur. As the two councillors on this Committee were not re-elected.

The Committee aimed to assist Council to determine its strategic and long-term decision to meet the existing and future needs of the community, taking into account the adequacy of current community facilities, legal requirements, community expectations, exposure to risk and the availability of resources. Along with guiding Council in the future acquisitions and/or disposals of specific assets that may be surplus to requirements or not meeting the needs of the community into the future. It is noted that the Committee has operated since 19 November 2018 Council meeting, minute 320/18.

At the Council meeting on 28 June 2021, Terms of Reference for the Northern Midlands Council Strategic Property Committee, were adopted.

OFFICER'S COMMENT

The Strategic Property Committee was in place during the term of the prior elected Council and has not operated since August 2022.

The Strategic Property Committee did not hold a meeting in November 2022 as there was not considered to be an ongoing need for this Committee, not on account of the two elected representatives no longer being councillors.

It has previously been recommended that this Committee be disbanded.

OFFICER'S RECOMMENDATION

Pursuant to section 63 of the *Local Government Act 1993*, the General Manager must ensure that the Council receives advice from persons who have the necessary qualifications or experience to give such advice, information or recommendation on the matter before Council.

It is recommended that Council Officer's prepare a report on the notice of motion to be presented to a future Council Meeting.

ATTACHMENTS

Nil



5.3.3 Motion On Notice: Heritage Committee

Responsible Officer: Des Jennings, General Manager

OFFICER'S RECOMMENDATION

That Council Officer's prepare a report on the notice of motion to be presented to a future Council Meeting.

Councillor Terrett has requested the below Notice of Motion be tabled at the January 2024 Council Meeting.

NOTICE OF MOTION

That Council prepare a report with a view to forming a Special Committee under section 24 of the Local Government Act to establish a Heritage Committee.

BACKGROUND

Councillor Terrett provided the following background information with the notice of motion:

The Northern Midlands Area is blessed with a number of heritage sites including the Female Factory, Clarendon, Woolmers and Brickendon all of which operate independent of each other and the Northern Midlands Council.

It is proposed that Council investigate the establishment of a committee that will assist with council's heritage sites and historical groups to better work at promoting the significant heritage assets of the area.

The purpose of the committee is to look at ways of operating heritage in the Northern Midlands and how the Council can facilitate these various groups to better achieve their objectives and promote tourism in the council area.

OFFICER'S COMMENT

It is noted that this recommendation would also require budgetary consideration.

OFFICER'S RECOMMENDATION

Pursuant to section 63 of the Local Government Act 1993, the General Manager must ensure that the Council receives advice from persons who have the necessary qualifications or experience to give such advice, information or recommendation on the matter before Council.

It is recommended that Council Officer's prepare a report on the notice of motion to be presented to a future Council Meeting.

ATTACHMENTS

Nil



5.4 QUESTIONS ON NOTICE

RECOMMENDATION

That Council receive the Questions on Notice and note the answers provided.

Councillor McCullagh has submitted a number of questions on notice to the General Manager.

A response to the questions posed will be provided at the Council meeting.



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
4 December 2023	Longford Town Hall Management Committee	AGM
4 December 2023	Avoca Museum and Information Centre Management Committee	Ordinary
5 December 2023	Perth Community Centre Management Committee	Ordinary
5 December 2023	Campbell Town District Forum	Ordinary
5 December 2023	Ross Local District Committee	Ordinary
5 December 2023	Evandale Advisory Committee	Ordinary
5 December 2023	Perth Local District Committee	Ordinary
6 December 2023	Longford Local District Committee	Ordinary
10 December 2023	Devon Hills Neighbourhood Watch and Residents Management Committee	Ordinary
12 December 2023	Evandale Community and Information and Memorial Hall Management Committee	Ordinary
12 December 2023	Liffey Hall Management Committee	Ordinary
14 December 2023	Morven Park Management Committee	Ordinary
10 January 2024	Longford Local District Committee	Ordinary

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

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



7 COUNCIL COMMITTEES - RECOMMENDATIONS

7.1 CAMPBELL TOWN DISTRICT FORUM

At the ordinary meeting of the Campbell Town District Forum held on 5 December 2023 the following motion/s were recorded for Council's consideration:

MAIN STREET UPGRADES:

Officer Recommendation:

That Council notes the issues raised by the Campbell Town Forum whose members did not make written representation in accordance with section 57(5) of the Land Use and Planning Approvals Act 1993 during the advertised period in their capacity as private citizens.

Committee Recommendation 1:

That the forum opposes any development that

- a) Reduces the number of parking spaces.
- b) Does not address the congestion from all entrances.
- c) An overall plan for the street be developed as funds become available including accessible pedestrian access and bicycle lanes.

Committee Recommendation 2

That the Project Manager be requested to attend the February Campbell Town District Forum meeting to discuss further.

Officer Comment:

Local District Committees are advised of Planning Applications when they are advised, *"Should you wish to make a representation, please do so as a private citizen and not as a committee member"*.

All decisions made by Council are evidence based. No representations were made to the Development Application (DA) during the advertised period, including from individuals who are members of the Campbell Town District Forum, so the DA was approved on that basis.

Matters which were raised by Barry Pyke with the Deputy Premier Michael Ferguson, have not been addressed to Council.



7.2 EVANDALE ADVISORY COMMITTEE

At the ordinary meeting of the Evandale Advisory Committee held on 5 December 2023 the following motion/s were recorded for Council's consideration:

SECRETARIAL SUPPORT:

Officer Recommendation:

That Council note the request.

Committee Recommendation:

The Committee has requested Council provide secretarial support.

Officer Comment:

Secretarial support is provided to the Committee subject to the availability of Council officers. As the Executive and Communications Officer position is vacant there is currently no capacity to fully commit to the support requested.

7.3 LONGFORD LOCAL DISTRICT COMMITTEE

At the ordinary meeting of the Longford Local District Committee held on 6 December 2023 the following motion/s were recorded for Council's consideration:

LLDC - REPLACEMENT OF VISION IMPAIRED MARKERS:

Officer Recommendation:

That Council note the request which is an operational matter.

Committee Recommendation:

LLDC requests vision impaired markers be replaced in Longford where they were in place previously, and where appropriate. Refer to information provided by Cr Matthew Brooks.

Officer Comment:

Information provided by Cr Brooks is below.



Councils Works Department currently utilises these vision impaired markers and will continue to replace old markers with this style however, this undertaking will be completed at considerable expense to the changeover will occur progressively.

Project Allocation for funds of \$2,500 in lieu of secretarial support for LLDC in 2023:

Officer Recommendation:

That Council note the request of the Longford Local District Committee which is an operational matter as per the District Committees Memorandum of Understanding.

Committee Recommendation:

The LLDC requests that the \$2,500 of funds in lieu of secretarial support for the committee, be allocated to landscaping at the Longford racecourse Heritage Signage area, corner Cracraft and Anstey Street, and, landscaping in the garden beds on the Village Green corner of Wellington and Archer Street, in front of the Longford Visitor Information Shelter.



Officer Comment:

The Manager of Corporate Services has been advised of the request.

CONCERNS ILLAWARRA ROAD SAFETY NORTH-WEST OF ROUNDABOUT:

Officer Recommendation:

That Council note the request of the Longford Local District Committee to further reduce the speed limit from the offramp at Perth, extended along Illawarra Road northwest to the Whitfield property, but that no further action be taken.

Committee Recommendation:

LLDC requests that the speed limit reduction from the offramp at Perth be extended along Illawarra Road north-west to the Whitfield property, and that it be reduced to 80km per hour, as requested previously.

Officer Comment:

In September 2023, the Department of State Growth reduced the speed limit along the 2.4 km long section of Illawarra Road from Pateena Road and Longford Roundabout, to 90 km/h.

State Growth made this decision based on the existing road conditions, crash history, and consistency of speed limits on Illawarra Road and advised further advised that implementing a consistent 90 km/h limit will avoid repeated changes to the speed limits along this section of Illawarra Road, removing the potential for confusion and improving safety.

State Growth demonstrated consideration for improved safety and took a consistent approach to traffic within the area referred.

At the ordinary meeting of the Longford Local District Committee held on 10 January 2024 the following motion/s were recorded for Council's consideration:

ACTION REGISTER:

Officer Recommendation:

That Council note the request.

Committee Recommendation:

LLDC requests a Registry of Action for matters brought to the attention of the NMC by LLDC be put in place.

Officer Comment:

Council provides feedback to the Committee on matters raised by them. Officer's propose that the Committee maintain a register of actions together with their Agendas/Minutes as the Committee does not receive secretarial support from Council. The status of actions is included as an information item titled *Officer's Actions* in the Council Agendas/Minutes on a monthly basis.

MULGA WAY:

Officer Recommendation:

That Council note the appreciation expressed by the Committee.



Committee Recommendation:

The LLDC thanks the NMC for the Installation of the “Mulga Way” street sign at the

Officer Comment:

That Council note the appreciation expressed by the Committee.



7.4 PERTH LOCAL DISTRICT COMMITTEE

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

SHADE OVER PLAYGROUND EQUIPMENT:

Officer Recommendation:

That Council note the recommendation.

Committee Recommendation:

That the PLDC finds it unacceptable that the council is unwilling to provide shade over playground equipment to align with modern expectations of sun safety and usability of the equipment. There are numerous examples of council playground around the state with shaded playground equipment.

Officer Comment:

The Committee have suggested that community concerns regarding shade need to be canvassed and that Council apply for grants to provide shade.

The PLDC has previously raised concerns about the lack of shade over playground equipment, in particular at the Seccombe Street playground.

At the December 2023 Council meeting the Playground Shade and Fencing Policy was adopted, the policy states the aim is to reduce the incidence of skin cancer in the Northern Midlands Council municipality by increasing the provision of sustainable, quality shade within the municipality and encouraging the sun protection practices of the community.

MAIN STREET PLANTER BOXES:

Officer Recommendation:

That Council note the request and the advice be provided to the Committee.

Committee Recommendation:

That the committee be advised as to what are the plans for the existing planter boxes in the main st due to the commencement of the upcoming streetscape installation.

Officer Comment:

There are currently no plans to remove the planter boxes.

TRAIN PARK:

Officer Recommendation:

That the matter be investigated.

Committee Recommendation:

That the Train Park (Lions Train Park) be promoted as an historical park focussing largely on the history of trains in Perth and that interpretive panels be consistent with other historical signs in Perth.

Officer Comment:

An annual allocation is made for the erection of signage, matter to be investigated with the Committee.



TRUCK PARKING:

Officer Recommendation:

That Council note the recommendation and take no further action.

Committee Recommendation:

For the Council to investigate the need for a dedicated truck parking area in a suitable location in Perth and for this to be included in any strategic plans for Perth.

Officer Comment:

Under section 200 of the *Road Rules 2019*:

(2) The driver of a heavy vehicle, or long vehicle, must not stop on a length of road in a built-up area for longer than one hour, unless the driver is permitted to stop on the length of road for longer than one hour by information on or with a traffic control device, or under subrule (2A) or another law of this jurisdiction.

(2A) The driver of a heavy vehicle, or long vehicle, other than a bus, is permitted to stop on a length of road in a built up area for longer than one hour if, throughout the period when the vehicle is stopped on the length of road, the driver is engaged in dropping off, or picking up, goods.

(3) heavy vehicle means a vehicle with a GVM of 4.5 tonnes or more; long vehicle means a vehicle that, together with any load or projection, is 7.5 metres long, or longer; road includes any shoulder of the road.

The Planning Scheme does not allow for truck parking in and around Perth,

A review of the zones in and around Perth shows that a dedicated truck parking area will require a planning scheme amendment. In the event that the request for a truck parking facility was to be progressed a Planning Scheme Amendment would be required.



7.5 OTHER COMMITTEE RECOMMENDATIONS

DEVON HILLS NEIGHBOURHOOD WATCH AND RESIDENTS MANAGEMENT COMMITTEE

At the ordinary meeting of the Devon Hills Neighbourhood Watch and Residents Management Committee held on 10 December 2023, the following motion/s were recorded for Council's consideration:

BUDGET CONSIDERATION – BASKETBALL AREA

Officer Recommendation:

That no further action be taken on this motion and the Devon Hills Neighbourhood Watch and Residents Management Committee be advised of the reasons.

Committee Recommendation:

That Northern Midlands Council consider in the budget a Basketball Area (slab & hoop) for community members to utilise, to be installed at Devon Hills Community Area building on the newly installed swings.

It was suggested that a facility for older children in the area be accommodated, including a slab and basketball hoop.

Officer Comment:

The proposed location for a basketball slab and hoop is not appropriate as it is in the bus turning circle area. It also poses a safety risk to potential users due to the proximity to traffic.

It is acknowledged that a half-court basketball court is being installed in Perth. Due to this proximity, it is therefore recommended that the proposed Perth half-court be utilised without an additional half-court being constructed.

REVIEW OF CONTRACT WORKS

Officer Recommendation:

That no further action be taken on this motion and the Devon Hills Neighbourhood Watch and Residents Management Committee be advised of the reasons.

Committee Recommendation:

The Devon Hills Community seeks Northern Midlands Council's Works Officer to inspect the lack of quality work/completion undertaken by Shaw Contracting on the following points;

1. Damage to road, pot holes, road broken up, verge of road broken and unsafe;
2. Nature strips have been left uneven, full of concrete/rocks and weeds, with little replanting of grass seeds;
3. Entrance and exit at the Community Area has been broken up and left with large pot holes from trucks and machinery turning;
4. Corner of Devon Hills Rd and Christine Ave was left with little to no dirt over the area they had completed work on. Instead, it was used as a dumping ground for broken concrete/rocks;
5. Inspection areas in the nature strip outside 57 Loop Rd (aka Devon Hills Road) are below ground level and covered with witches hats.



Devon Hills is a high fire danger area and with the way Shaw Contracting have conducted their work they have put our community at a higher risk as many residents cannot or do not feel safe to maintain (mow) their nature strips for the risks listed above.

Officer Comment:

In previous discussions, which the Devon Hills Neighbourhood Watch and Resident's Management Committee have been advised of, Shaw Contracting have advised they will return to the area in April 2024 to review works and undertake necessary remediation work.

Further, should Shaw Contracting not complete the works to standard, Council holds a bond from Shaw Contracting which could be accessed for remediation works to be undertaken.

Therefore, it is recommended no further action be taken on this motion.



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
29 January 2024	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 & Planned for the period 7 December 2023 to 26 January 2024 are as follows:

Date	Activity
7 December 2023	Attended TRANSlink electricity capacity meeting, Airport
8 December 2023	Attended Local Government Association of Tasmania (LGAT) General Management Committee meeting, Hobart
8 December 2023	Attended Premier's Local Government Council meeting, Hobart
11 December 2023	Attended Council Workshop and Council Meeting, Longford
12 December 2023	Attended Tasmanian Farmers and Graziers Association (TFGA) Official Opening, Longford
12 December 2023	Attended Perth Primary School end of year Presentation
13 December 2023	Attended Heritage Highway meeting and Christmas lunch, Ross
14 December 2023	Attended Evandale Primary School end of year Presentation
14 December 2023	Attended Australia Day planning meeting, Longford
15 December 2023	Attended Cressy District High School end of year Presentation
15 December 2023	Attended Campbell Town District High School end of year Presentation
16 December 2023	Attended Campbell Town Football Club Christmas Fair, Campbell Town
18 December 2023	Attended Longford Primary School end of year Presentation
18 December 2023	Attended the Premier's Christmas event, Boathouse, Launceston
19 December 2023	Attended Campbell Town District High Year 10 Leavers event, Campbell Town
20 December 2023	Attended Campbell Town District High Year 10 Presentation Day, Campbell Town
20 December 2023	Attended Fingal Valley Neighbourhood House AGM, Fingal
21 December 2023	Attended Council Works Christmas lunch, Longford
12 January 2024	Attended Council to sign paperwork, Longford
14 January 2024	Attended 'A Day Out for Don' Car & Bike Show, Campbell Town
16 January 2024	Attended meeting with Sustainable Timber Tasmania, Perth
22 January 2024	Attended Workshop, Longford
26 January 2024	Officiated at Australia Day Celebrations, Longford
	Attended to email, phone, media and mail inquiries



8.3 GENERAL MANAGER'S ACTIVITIES

General Manager's Activities Attended & Planned for the period 3 December 2023 to 22 January 2024 are as follows:

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

Date	Activity
6 December	Attended CACG meeting, Launceston
8 December	Attended Premier's Local Government Council meeting
11 December	Attended Council Workshop and Meeting
12 December	Attended Tasmanian Farmers & Graziers Association (TFGA) Longford Office Opening
13 December	Launceston Airport Terminal Expansion - unveiling of security screening technology
15 December	Attended Simmons Wolfhagen function, Launceston
10 January	Met with developer at Perth
11 January	Met with Longford Ratepayer
11 January	Met with Tasmania Police

8.4 PETITIONS

PURPOSE OF REPORT

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

OFFICER'S COMMENT

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

Section 57. Petitions

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

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

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

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

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

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

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

(e) at the end of the petition –

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

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

(3) In this section –

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

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

petition means a paper petition or electronic petition;

signatory means –

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

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

58. Tabling petition

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

(a)

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

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

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

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

(b) it is defamatory; or

(c) any action it proposes is unlawful.

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



PETITIONS

No petitions received.

ATTACHMENTS

Nil

8.5 CONFERENCES & SEMINARS: REPORT ON ATTENDANCE BY COUNCIL DELEGATES

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

8.6 132 & 337 CERTIFICATES ISSUED

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

S132. Certificate of liabilities

- (1) A person referred to in [subsection \(2\)](#) may apply to the general manager for a certificate stating–
 - (a) the amount of any liability for rates, whether due or not on the land and outstanding interest or penalty payable in relation to the land;
 - (b) any amount received on account of rates that is held in credit against future liabilities for rates in relation to the land; and
 - (c) the amount of any charge on the land recoverable by the council.

S337. Council land information certificate

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

	No. of Certificates Issued 2022/2023 year												Total	Total	Total
	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	2023/2024 YTD	2022/2023	2021/2022
132	88	63	68	71	67	46							403	763	995
337	23	34	29	41	34	19							180	391	530

8.7 ANIMAL CONTROL



Prepared by: Maree Bricknell, Corporate Services Manager

Item	Income/Issues 2022/2023		Income/Issues for December 2023		Income/Issues year to date 2023/2024	
	No.	\$	No.	\$	No.	\$
Dogs Registered	4,229	108,313	20	\$581	3,893	\$102,105
Dogs Impounded	44	3,545			7	\$1,110
Euthanised	2				2	
Re-claimed	36				5	
Re-homed/Dogs Home	6					
New Kennel Applications	10	745				
Renewed Kennel Licences	83	3,818			82	\$3,844
Infringement Notices (paid in full)	53	9,465	12	\$1,755	36	\$8,747
Legal Action						
Livestock Impounded						
TOTAL		\$125,886		\$2,336		\$115,884

Audits:

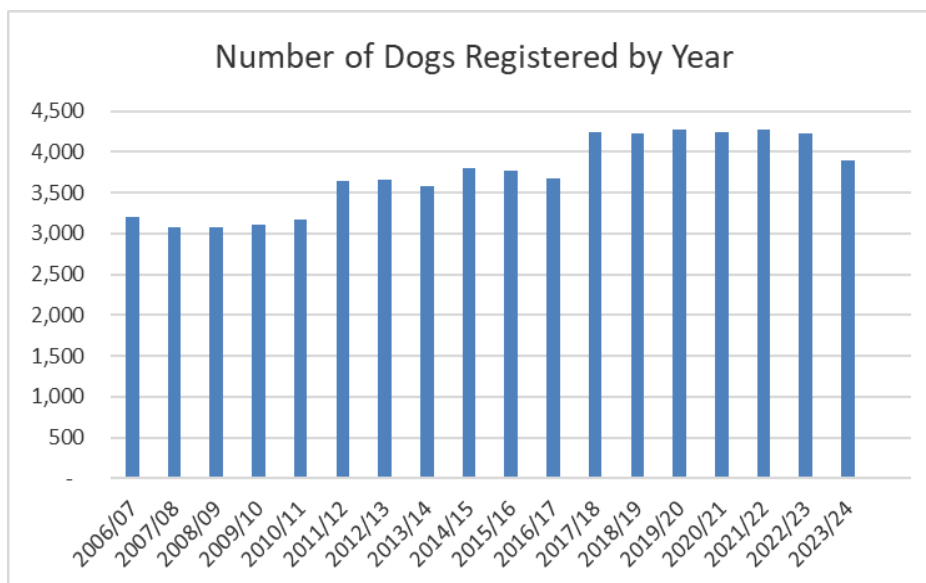
Ongoing including Dangerous Dogs, Kennel Licences, Fire Hazards.

Microchips:

0 dogs microchipped.

Attacks:

0 attack - 1 under investigation.



8.8 ENVIRONMENTAL HEALTH SERVICES

Prepared by: Kate Clark, Environmental Health Officer

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

Ensure safe standards of food offered for sale are maintained.

Investigations/ Licences Issued	Inspections/	Prior Years		
		2020/2021	2021/2022	2022/2023
Notifiable Diseases		0	1	8
Inspection of Food Premises		67	170	133
Place of Assembly Approvals		1	14	9



Actions	2023/2024												
	YTD	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June
Routine Fixed Food Inspections	92/ 231	10	15	25	17	15	10						
Routine Mobile/Market stall Food Inspections	20	5	2	6	4	2	1						
Preliminary Site Visits – Licensed Premises	1	0	1	0	0	0	0						
On-site wastewater Assessments	27	4	5	4	3	5	6						
Complaints/Enquiries – All Types	355	67	75	72	68	73	69						
Place of Assembly approvals	4	0	0	1	1	1	1						
Notifiable Diseases	8	1	1	2	3	1	0						

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	20/21	21/22	22/23	YTD 23/24	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Animal Control	35	26	28	14	4	3	4	3	2	5						
Building & Planning	17	77	52	18	9	6	2	1	1	1						
Community Services	26	54	44	12	5	2	4	1	7	13						
Corporate Services	13	48	23	11	2	5	4	-	2	5						
Governance	6	15	21	3	2	-	1	-	2	2						
Waste	1	12	11	4	-	4	-	-								
Works	352	368	352	136	31	27	28	50	52	16						

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



Date	Recipient	Purpose	Amount \$
18-Jul-23	Danielle Smith	Representation - International Netball Festival	\$100.00
18-Jul-23	Courtney Goss	Representation - International Netball Festival	\$100.00
18-Jul-23	Hunter McGee	Representation - Tas Thunder State Touch Football Team	\$100.00
18-Jul-23	Lucy Johnston	Representation - Tas Interschools Esquestrian Team	\$100.00
23-Aug-23	Poppy Beaumont	Representation - Tas Touch Football Girls U14 Team	\$100.00
8-Nov-23	Ryan Sansom	Donation - Tasmanian Junior 8-ball Nationals - Jan 2024	\$100.00
8-Nov-23	Jordan Sansom	Donation - Tasmanian Junior 8-ball Nationals - Jan 2024	\$100.00
11-Oct-23	Perth Fire Brigade	Contribution towards Christmas Lolly Run 2023	\$100.00
11-Oct-23	Longford Fire Brigade	Contribution towards Christmas Lolly Run 2023	\$100.00
11-Oct-23	Campbell Town District High School	Contribution for end of year school presentation - Secondary	\$100.00
11-Oct-23	Campbell Town District High School	Contribution for end of year school presentation - Primary	\$50.00
11-Oct-23	Perth Primary School	Contribution for end of year school presentation	\$50.00
11-Oct-23	Longford Primary School	Contribution for end of year school presentation	\$50.00
11-Oct-23	Cressy District High School	Contribution for end of year school presentation - Secondary	\$100.00
11-Oct-23	Cressy District High School	Contribution for end of year school presentation - Primary	\$50.00
11-Oct-23	Evandale Primary School	Contribution for end of year school presentation	\$50.00
8-Nov-23	Helping Hand Association	Contribution	\$1,500.00
22-Nov-23	Longford Care-a-car	Contribution	\$1,000.00
22-Nov-23	Danielle Smith	Education Bursary - 2nd instalment	\$1,000.00
6-Dec-2023	Charlotte McLennan	Education Bursary - 2nd instalment	\$1,000.00
6-Dec-2023	Jessica Hutton	Education Bursary - 2nd instalment	\$1,000.00
6-Dec-2023	Riley Flood	Education Bursary – 2 nd instalment	\$1,000.00
		TOTAL	\$7,825.00

8.11 ACTION ITEMS: COUNCIL MINUTES

Meeting Date	Item No.	Item	Status	Action Required	Assignees	Action Taken
11/12/2023	15.2	Conara Park Proposal	Awaiting internal response	That no further action be taken in this matter.	Maree Bricknell	19/01/2024 Maree Bricknell Letter from State Growth to be further considered.
11/12/2023	16.2	Proposed Private Pumped Stormwater Connection Policy	Completed	That Council adopt the Pumped Stormwater Connection Policy	Cameron Oakley, Gail Eacher, Jonathan Galbraith	15/12/2023 Gail Eacher Policy manual & website updated.
11/12/2023	16.1	Stormwater Quality Management Policy	Completed	That Council adopt the Stormwater Quality Management Policy.	Cameron Oakley, Gail Eacher, Jonathan Galbraith	15/12/2023 Gail Eacher Policy manual & website updated.
21/08/2023	13.3	Local Government Association of Tasmania (LGAT): Motions for the November 2023 General Meeting	Completed	list the following matter for consideration at the Local Government Association of Tasmania (LGAT) General Meeting to be held on 1 November 2023 ii) That LGAT lobby the State Government to provide an accessible online user interface for purchasers, residents and developers to all available flood mapping in populated areas in Tasmania; and assist Councils to flood map low lying land, inclusive of climate change impacts, so the effect flooding could have on property, including future	Cameron Oakley, Gail Eacher, Victoria Veldhuizen	11/09/2023 Gail Eacher Advice received that LGAT Agenda for November meeting closed. Motion to be prepared for the first meeting in 2024. 16/01/2024 Victoria Veldhuizen The SES has undertaken its own statewide flood mapping, which is made available online through LISTMap. There is also the Australian Flood Risk Information Portal (AFRIP) which is an existing online national wide portal where flood maps can be added by Councils. As a result, it is recommended that a motion not be presented to LGAT and that no further



Meeting Date	Item No.	Item	Status	Action Required	Assignees	Action Taken
				developments, renovations and subdivisions is known statewide; and councils be obligated to include flood mapping in all form 337's issued.		action on this item is required.
16/10/2023	13.4	Local Government Association of Tasmania (LGAT): 1 November 2023 General Meeting	Completed	That Council in relation to the Local Government Association of Tasmania (LGAT) General Meeting to be held on 1 November 2023 delegate Mayor Knowles to vote... (as per decision)	Des Jennings, Gail Eacher	23/10/2023 Gail Eacher Voting preferences provided.
16/10/2023	7 1.2	Speed Limit: Cressy Main Street	Completed	That Council put out a statement about the reduction in the speed limit within Cressy and that the Department of State Growth refuse to support the reduction; and that Council publicise contact details for State politicians so that the public can contact them to discuss the matter, together with a media release.	Des Jennings, Lorraine Wyatt	13/12/2023 Gail Eacher Dept. of State Growth advised that the speed limit along a 2.3km stretch of the main street in Cressy is to be reduced to 50kmh. Speed reduction will come into effect second half of December 2023.
11/12/2023	5 1.1	Confirmation of Minutes: Ordinary Council Meeting	Completed	As no consensus could be reached, Confirmation of the 20 November 2023 Council Meeting Minutes will be considered at the 29 January 2024 Council Meeting.	Gail Eacher	22/01/2024 Gail Eacher 20 November 2023 Council meeting minutes listed for adoption in the 29 January 2023 Council meeting agenda.
20/11/2023	7 3.4	Shade Sails at Playgrounds	Completed	That Council note that provision was made in the 2023/2024 Municipal Budget to erect a solid shade structure at the Seccombe Street playground; and that fabrication of the structure is in progress, the final location of the structure to be determined. Advice to be provided to the Committee.	Gail Eacher	04/12/2023 Gail Eacher Advice provided.
11/12/2023	14.3	Policy: Interim - Safeguarding Children and Young People	Completed	accepts and endorses the Interim Safeguarding Children and Young People Policy.	Gail Eacher, Leslie Hall, Victoria Veldhuizen	15/12/2023 Gail Eacher Policy manual & website updated.
16/10/2023	13.2	Policy: Unreasonable Customer Conduct (New Policy); and Customer Service Charter (Review)	Completed	That Council a) endorse the Unreasonable Customer Conduct Policy; and b) endorse the minor amendments to the Customer Service Charter, together with the Service Standards Schedule.	Gail Eacher, Maree Bricknell	23/10/2023 Gail Eacher Policy Manual updated.
11/12/2023	13.2	Policy: Playground Shade and Fencing	Completed	That Council endorse the Playground Shade and Fencing Policy.	Gail Eacher, Trent Atkinson	15/12/2023 Gail Eacher Policy manual & website updated.
20/11/2023	7 3.2	Banner Poles	Completed	That Council note the request of the Perth Local District Committee for banners to be placed on the banner poles all year round and the Christmas banners be placed as soon as possible.	Leigh McCullagh	04/12/2023 Gail Eacher Noted. Christmas banners in final stages of production.
11/12/2023	7 1.2	CLDC Recommendation 1 - Installation of Table and Seating	Completed	That Council a) notes the request of the Cressy Local District Committee which is an operational matter; and b) writes to the Bowls	Leigh McCullagh, Lorraine Wyatt	15/12/2023 Lorraine Wyatt CLDC advised of Council decision by email 12/12/2023.



Meeting Date	Item No.	Item	Status	Action Required	Assignees	Action Taken
				Club to congratulate them on the mural that has been installed.		
16/10/2023	7 3.2	Request to place a Public Shower at the Memorial Hall	Completed	That Council investigate the need for a public shower within Longford and if appropriate, including a suitable location by way of a future report to Council; and that Helping Hand and other community groups be included in the discussions.	Lorraine Green, Lorraine Wyatt	22/01/2024 Gail Eachers Report to January 2024 Council meeting.
16/10/2023	15.4	Assistance for Events: Round 2	Completed	That Council allocate Round 2 Event assistance to the Tasmanian Trout Expo as per the schedule; and That Council allocate Round 2 Event assistance as per the schedule.	Maree Bricknell	04/12/2023 Gail Eachers Letters sent.
16/10/2023	5 3.1	Notice of Motion: Waiver of Hire Fees for District Committees	Completed	That Council waiver all fees and charges for District Committees when meeting in council facilities.	Maree Bricknell	04/12/2023 Gail Eachers Noted.
16/10/2023	15.2	Review of New Road Name at Western Junction (Corbould Close Not Approved)	Completed	That Council approve the name Hercules Close for road created by subdivision off Evandale Road, Western Junction.	Maree Bricknell, Natalie Horne	04/12/2023 Gail Eachers Advice sent.
20/11/2023	7 2.4	Norfolk Plains History Committee - Sid Boon Clock	Completed	That Council notes the Norfolk Plain History Committee request for the Sid Boon Clock to be displayed in Council offices or in another Council owned public space in Longford, and that in principle agreement is offered subject to a suitable location being identified. Possibly the Longford Library or Memorial Hall.	Maree Bricknell, Trent Atkinson	04/12/2023 Gail Eachers Relocated to Norfolk Plains History Committee rooms.
11/12/2023	14.1	Discussion Paper: Managing Conflicts of Interests of Councillors - Framework Proposal	Completed	That Council endorse the draft response to the Managing Conflicts of Interest of Councillors - Framework proposal/discussion paper and authorise the General Manager to submit it on behalf of the Council.	Victoria Veldhuizen	13/12/2023 Victoria Veldhuizen Correspondence sent to Office of Local Government.
11/12/2023	5 5.1	Mayor's Correspondence to the Office of Local Government	Completed	the Mayor write to the Acting Director of Local Government to request that he recommend to the Minister for Local Government that he issue a Performance Improvement Direction (PID) to Councillor Andrew McCullagh following him resuming his office as councillor, to protect the General Manager's, Mr Des Jennings, (Mr Jennings's) health and safety in the workplace and prevent behaviour and conduct toward Mr Jennings that either treats him unfairly, causes him offence or embarrassment, or comprises bullying or harassment.	Victoria Veldhuizen	13/12/2023 Victoria Veldhuizen Correspondence sent to the Office of Local Government.
20/11/2023	7 3.5	Provision of Public Shower Facility at	Completed	That the future provision of public shower facilities at the Charles	Lorraine Green, Trent	22/01/2023 Gail Eachers Report to 29 January Council meeting.



Meeting Date	Item No.	Item	Status	Action Required	Assignees	Action Taken
		Charles Berryman Reserve		Berryman Reserve in Perth be considered as part of the investigation currently underway; advice to be provided to the Committee.	Atkinson	
11/12/2023	14.2	Request for Feedback from LGAT on proposed Best Practice Guide for Recruitment and Performance Management of General Managers	Completed	That Council receives the report and provides feedback to the Local Government Association of Tasmania.	Leslie Hall	23/01/2024 Leslie Hall Feedback provided.
11/12/2023	5 4.2	Notice of Motion: Longford Bypass	Complete	That Council immediately seek alternative funding resources to upgrade the corner of Wilmores Lane and Bishopsbourne Road and Green Rises Road and Elphinstone Road to enable heavy vehicles to choose another option to Longford's main street.	Jonathan Galbraith	24/01/2023 Gail Eacher Council officers continue to seek funding when opportunities arise.
11/12/2023	8.0.2	Resolution for Information Items	Completed	That Council ask the EPA to investigate the origin of the odours and what mitigation measures are being considered, and update councillors.	Kate Clark	24/01/2023 Gail Eacher Advice received from the EPA, JBS Swift and TasWater are progressing rectification works.
11/12/2023	14.3	Policy: Interim - Safeguarding Children and Young People	Not yet started	approves the creation of a new officer position - Child Safe Officer - in accordance with Recommendation 6.12.	Leslie Hall	24/01/2023 Gail Eacher Noted.
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. 04/08/2023 Gail Eacher Letter sent. 07/09/2023 Gail Eacher Matter to be workshopped following advice received from DSG. The department is supportive of Council's proposal, however given the department has already, at Council's request, provided funding to Council for improvements to the facilities at Valentines Park in Campbell Town as an alternative to Conara Park, it is not appropriate for the department to contribute further funds. Also noted that the property forms part of the department's conservation management program and that only previously disturbed areas of the park will be considered for development (or redevelopment). The department is willing to support Council in leasing the Conara Park area, as well as contributing to rationalising the Conara Park area, including arranging for the removal of any surplus infrastructure to ensure the area is fit for purpose.



Meeting Date	Item No.	Item	Status	Action Required	Assignees	Action Taken
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. 10/08/2023 Jonathan Galbraith Council officers have requested an update on when this project will commence from the Department of State Growth and are still awaiting a response 28/09/2023 Gail Eacher Further correspondence sent to General Manager of State Roads requesting update and timeline for review. 26/10/2023 Jonathan Galbraith Awaiting response from Department of State Growth 13/11/2023 Jonathan Galbraith Awaiting response from State Growth 01/12/2023 Jonathan Galbraith Awaiting response from Department of State Growth 1/12/23
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	5 3.2	Notice of Motion:	In progress	1) That Council advocates for the	Erin Miles	12/07/2023 Gail Eacher Letter to be



Meeting Date	Item No.	Item	Status	Action Required	Assignees	Action Taken
		Infrastructure Contribution		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.		drafted
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 policy for Council endorsement, at a future meeting. Council does not have any other kind of Development Contribution Policy.
20/11/2023	7 2.2	Longford Promotional Signs Welcome to Longford	In progress	That Council notes the LLDC request and refers the matter to the appropriate officer.	Fiona Dewar, Jonathan Galbraith	05/12/2023 Gail Eacher Investigation to commence early 2024.
11/12/2023	7 2.1	Other Committee - Longford Railway Sesquicentary Committee Funding Request	In progress	That a) the Longford Railway Sesquicentary Committee including TasRail representatives, be invited to present to the February 2024 Council at a workshop presentation to include costings and updated quotes; and b) Subject to the outcome of the Council workshop, a further report to Council be provided inclusive of funding options, for consideration.	Gail Eacher, Lorraine Wyatt	15/12/2023 Gail Eacher Invitation sent to Committee to attend the 5 February 2024 Council workshop.
20/11/2023	16.2	Preferred Contractors Register for Civil Works	In progress	That Council implement a Preferred Contractor Register for civil works in Council's road reserves.	Jonathan Galbraith	01/12/2023 Jonathan Galbraith Council Officers have commenced developing the procedures required for this register
21/08/2023	7 3.2	EAC Recommendation: Speed Zones Around the Leighlands Road and High Street Intersection - 1 August 2023	In progress	That Council notes the concerns of the Evandale Advisory Committee and writes to the Department of State Growth in support of the speed zone changes requested.	Jonathan Galbraith, Leigh McCullagh	28/09/2023 Gail Eacher Matter being progressed with DSG. 06/10/2023 Jonathan Galbraith Council officers have written to the Traffic Engineering Branch at the Department of State Growth, awaiting response. 13/11/2023 Jonathan Galbraith No response received to date. 01/12/2023 Jonathan Galbraith Awaiting response from the Department of State Growth 1/12/23
21/08/2023	13.3	Local Government Association of Tasmania (LGAT): Motions for the November 2023	In progress	list the following matter for consideration at the Local Government Association of Tasmania (LGAT) General Meeting to be held on 1 November 2023 iv)	Jonathan Galbraith, Victoria Veldhuizen	11/09/2023 Gail Eacher Advice received that LGAT Agenda for November meeting closed. Motion to be prepared for the first meeting in 2024. 17/01/2024 Victoria Veldhuizen



Meeting Date	Item No.	Item	Status	Action Required	Assignees	Action Taken
		General Meeting		Statewide tyre recycling.		Motion to LGAT March 2024 General Meeting being prepared.
21/08/2023	7 1.2	CTDF Recommendation: Community Notice Board - 1 August 2023	In progress	That Council investigate options and costs of the construction and installation of a community notice board at Valentines Park, in Campbell Town.	Leigh McCullagh	28/09/2023 Gail Eacher Works Manager to attend CTDF meeting on 3 October to discuss further with Committee. 04/12/2023 Gail Eacher Location to be identified.
20/11/2023	16	Overhanging Trees: Hedge at Macquarie Street, Evandale	In progress	That Council - install a mirror at the driveway and the intersection, and a pedestrian outstand be constructed at the Owners expense; and - the owners to continue with bi-annual trimming of the hedge, with the trimming to be reported and permission sought prior to works being undertaken.	Leigh McCullagh	04/12/2023 Gail Eacher Letter to be sent.
20/11/2023	5 3.2	Notice of Motion: Workforce Planning Strategy	In progress	That the matter of preparing a Workforce Planning Strategy be listed for the 2024/2025 Budget deliberations.	Leslie Hall, Maree Bricknell	29/11/2023 Leslie Hall Quotes being sourced from consultants.
11/12/2023	15.4	LATE ITEM: SES Request for Transfer of Ownership of Asset	In progress	That Council approve the transfer of the Campbell Town SES Unit F26 to the State Emergency Service (SES) subject to the following conditions: i) the Unit is loaned to Bruny Island SES service for a maximum period of 24 months; ii) the Unit is then located in the northern area and ownership is retained by the SES Northern Region.	Maree Bricknell	19/01/2024 Maree Bricknell SES in process of transferring ownership of old vehicle, and supplying new replacement vehicle.
11/12/2023	15.3	Old Bridge Road Reserve Transfer Proposal	In progress	That Council accept the ownership and control of the State Growth land known as rear gardens of residential properties along the southern side of Old Bridge Road at Perth.	Maree Bricknell	19/01/2024 Maree Bricknell Awaiting formal process to transfer land to Council.
21/08/2023	7 4.3	LLDC Recommendation: Mill Dam - 5 July 2023	In progress	That Council receive a report regarding the Mill Dam reserve area and future ownership thereof.	Victoria Veldhuizen	12/09/2023 Gail Eacher Meeting set for discussion on master plan for the precinct. 11/10/2023 Gail Eacher Design requested, plan awaited.
21/08/2023	13.3	Local Government Association of Tasmania (LGAT): Motions for the November 2023 General Meeting	In progress	list the following matter for consideration at the Local Government Association of Tasmania (LGAT) General Meeting to be held on 1 November 2023 i) Rate equivalent payments applied to electricity generators, storage plant and equipment.	Victoria Veldhuizen	11/09/2023 Gail Eacher Advice received that LGAT Agenda for November meeting closed. Motion to be prepared for the first meeting in 2024. 17/01/2024 Victoria Veldhuizen Motion to LGAT March 2024 General Meeting being prepared.
18/09/2023	13.7	Campbell Town Swimming Pool	In progress	That Council review the opening hours and guaranteed hours for lifeguards after 1 month of operation of the Campbell Town Pool 2023/2024 season.	Leslie Hall	23/01/2024 Leslie Hall Currently issues with Campbell Town Pool staffing with current hours of operation.
18/09/2023	13.7	Campbell Town Swimming Pool	In progress	That Council hold a community meeting to discuss or seek interest to formulate a new Campbell Town Swimming Pool Management Committee.	Des Jennings, Gail Eacher	24/01/2023 Gail Eacher Awaiting completion of review.



Meeting Date	Item No.	Item	Status	Action Required	Assignees	Action Taken
11/12/2023	5 4.1	Notice of Motion: Community for Walkability - Evandale Report	In progress	That Council Officer's prepare a report on the notice of motion to be presented to a future Council Meeting in 2024, inclusive of cost estimates to review the Communities for Walkability - Evandale Report.	Fiona Dewar	24/01/2023 Gail Eachar Matter to be progressed.
20/11/2023	5 3.3	Notice of Motion: Longford Town Hall Committee	Not yet started	That Council Officer's prepare a report on the notice of motion to be presented to a future Council Meeting.	Victoria Veldhuizen	24/01/2023 Gail Eachar Matter to be progressed.

8.12 RESOURCE SHARING SUMMARY: 01 JULY 2023 TO 30 JUNE 2024

Resource Sharing Summary 1/7/23 to 30/6/24 As at 31 December 2023	Units Billed	Amount Billed GST Exclusive \$
Meander Valley Council		
Service Provided by NMC to MVC		
Street Sweeping Plant Operator Wages and Oncosts	173	8,098
Street Sweeper - Plant Hire Hours	173	11,880
Total Services Provided by NMC to Meander Valley Council		19,978
Service Provided by Meander Valley Council to NMC		
Wages and Oncosts		
Plumbing Inspector Services	-	-
Engineering Services	-	-
Total Service Provided by MVC to NMC		-
Net Income Flow	173	19,978
Total Net		19,978
Private Works and Council Funded Works for External Organisations	Hours	Amount \$
Works Department Private Works Carried Out	193	10,867
	193	10,867

8.13 VANDALISM

Prepared by: Jonathan Galbraith, Engineering Officer

Incident	Location	December 2023	Estimated Cost of Damages	
			Total 2023/24	Total 2022/23
Toilet taps & broken sprinkler broken off	Campbell Town	\$ 500		
TOTAL COST VANDALISM		\$ 500	\$ 12,900	\$ 19,100

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 December program in July as follows:

Session Venue	Date of Session	Attendance	Comment
Perth			
	7/12	9	
	14/12	0	Leavers dinner function
Evandale	6/12	4	
	13/12	2	

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 December as follows:

Session Venue	Date of Session	Attendance	Comment
Campbell Town			
	6/12	2	
	13/12	4	
	20/12	5	
Longford			
	5/12	19	
	12/12	20	Final session.

Reclink

The program is funded by Council. Reclink provides free activities for young people in Grade 4-6.

Session Venue	Date of Session	Attendance	Comment
Perth			
	5/12	11	Fishing
	11/12	8	Bollywood dancing
	18/12	10	Pickleball

Meetings

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

Evandale PCYC: free after school activities are commencing in Evandale for Grade 4-6 in Term 4. PCYC team to facilitate the MAC program.

Branching Out Longford: Commenced in Term 3 as an extension of the Free2b Girls Program and continued in Term 4. Young people 14-16 years old are invited to attend.

Reclink: commenced after school activities in Perth during Term 3 and continued in Term 4. Focusing on promoting physical activities and social engagement opportunities. Young people have had opportunity for input into program activities. Excellent feedback from the young people involved.

Perth Milo Club: Youth Officer has been supporting the Milo Club at Perth Primary School throughout Term 4.



Breakfast Club Campbell Town District High School: Youth Officer is providing support to the Breakfast Club by working with students to prepare and cook items for the program. Approximately 50 students attend the Breakfast Club each day.

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 40+ students. The School has identified several young people who will benefit from participating in the cooking program. The program helps address students' health, well-being, and food security. The program provides nearly double the numbers of previous years. This program is being well received by the students and School.

Quote from students:

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

'This activity is so beneficial for the student in my class that regularly participates. She is an alternative educational program and the teaching of life skills in a calm and supportive environment is exactly what she needs and enjoy and is directly linked to her individual educational plan goals for the year.' Teacher, CDHS.

SPARK: 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.

Leadership sessions: Youth Officer has been working with Student Leaders at Cressy District High School running workshops focusing on leadership development. Sessions will continue in Term 1.

Christmas Banners: Each school has had the opportunity to contribute designs for the Christmas Banners to be displayed in their town, the Youth Officer has been assisting to facilitate this project. Excellent feedback has been shared by those involved.

8.15 INTEGRATED PRIORITY PROJECTS & STRATEGIC PLANS UPDATE

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

CURRENT AT 15 JANUARY 2024

Progress Report:



INTEGRATED PRIORITY PROJECTS PLAN:

Project	Status	Budget 2023-24	\$	Scheduled	
1 Progress: Economic health and wealth - grow and prosper					
<i>Foundation Projects</i>					
4.1 Main Street Upgrades: Campbell Town, Longford & Perth	Gov	Campbell Town 2022 Election Commitment secured through the Priority Community Infrastructure Program (PCIP) DA approved.	Budget allocation 2023-24 plus contribution from \$8m Federal Govt Election Commitment 2022.	2,450,000	Finalising tender documentation
	Gov	Longford DA submitted.	Budget allocation 2023-24 from Federal Govt Election Commitment 2019.	1,793,628	DA not approved at November Meeting On Hold
	C&D	Perth 2022 Election Commitment secured through the PCIP DA approved.	Contribution from \$8m Federal Govt Election Commitment 2022.	1,641,000	Finalising tender documentation
4.1. Longford Memorial Hall Upgrade	Gov	Work progressing: milestone report to activate second grant instalment submitted	Federal Govt Election Commitment 2019; Local Roads and Community Infrastructure allocation confirmed	3,109,479	Completion anticipated first quarter 2024
4.4 TRANSLink Intermodal Facility	Gov	Included in NMC Priority Projects document. Business Case and application submitted 20 November 2023 to secure	Federal Election commitment of \$5m for planning stage. No Council funded Budget allocation 2023-24. Further \$30m commitment subject to	5,000,000	SGS assisting with Business Case application



Project		Status	Budget 2023-24	\$	Scheduled
		the 2022 Election Commitment. . Approved by NTDC as a Northern Tas Priority Project.	planning stage.		
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 received. No budget allocation 2023-24 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 Included in NMC Priority Projects document. Govt has completed new public shelter. Government has committed to development of a master plan.	No allocation 2023-2024, staff resources only to support grant funding applications.	Not scheduled at this stage.
5.3	<i>Campbell Town – Town Hall Sale or Lease</i>	Gov	Agent appointed – all offers to be presented to Council.		Council to rezone property. Consider offers as presented.
5.3	<i>Longford Library & exhibition Building on the Village Green</i>	Gov	Longford Motor Sport Museum Included in NMC Priority Projects document.	No budget allocation staff resources only.	Not scheduled. Motorama event moving from Woolmers to Symmons Plains Race Track.
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.	Drainage easement secured at Evandale. Detention basin secured at TRANSlink.	Detention works not scheduled at this stage.
2 People: Cultural and society – a vibrant future that respects the past					
Enabling Projects					
5.1	<i>Recreation Ground Upgrades)</i>	Gov	Campbell Town, Evandale and Cressy NMC Priority Projects document. Funding to be sought for oval upgrades.		Not scheduled at this stage.
		Gov	Cressy Recreation Ground Cricket Australia & State Govt funding secured towards the upgrade of the practice facility, car park and dump point.	Budget allocation in 2023-24 Budget	115,000 Completed.
			Perth Recreation Ground Amenities, topdressing, cricket net upgrade.	Cricket Australia grant of \$30,000 secured towards cricket nets upgrade.	135,000 Completed.
			Longford Recreation Ground Irrigation system install and preparation for 2 nd ground.		255,000 Completed.
5.1	<i>Swimming Pool Upgrades (several)</i>	Gov	Covering of Campbell Town & Cressy Swimming Pools Included in NMC Priority Projects document. Cressy: Solar system replacement Ross: Pool operation to continue (as per the current funding model) whilst structurally/operationally safe to do so.	No allocation 2023-24 staff resources only. Allocation 2023-24 Budget allocation 2023-24 towards WHS issues.	- 50,000 Completion prior to season opening.
5.2	<i>Shared Pathways</i>	Gov	Applications submitted to Growing	Funding secured through the Better	Design stage.



Project		Status		Budget 2023-24	\$	Scheduled
			Regions Program and Better Active Transport Tas program. Included in NMC Priority Projects document. Hobart Road shared pathway submitted to NTDC as a Northern Tas Priority Project.	Active Transport Tas grant program: Growing Regions Program Expression of Interest successful – full application submitted December 2023.		
4 Place: Nurture our heritage environment						
Foundation Projects						
4.2	Perth South Esk River Parklands	Gov	Building Better Regions Fund grant secured towards the extension of the walkway, installation of footbridge and BBQ. Included in NMC Priority Projects document.	Footbridge and pathways completed. Acquittal report approved by funding body.		Completed.
4.3	Sheepwash Creek Corridor & Open Space	Gov	Grants secured for major new/improved infrastructure. Included in NMC Priority Projects document.	Commonwealth Government Disaster Ready funding successfully sought.	3,700,000	Scheduled.
4.5	Municipal Tree Planting Program		Annual program being implemented. Included in NMC Priority Projects document.	Budget allocation 2023-2024.	100,000	Ongoing.
Enabling Projects						
5.1	Conara Park Upgrade	Gov	Concept prepared: awaiting funding opportunities. Included in NMC Priority Projects document.	No budget allocation staff resources only. Renegotiating with State Growth.		Not scheduled at this stage.
5.3	Redevelop Bartholomew Park Cressy	Gov	Liaising with Local District Committee to establish/prepare plans for upgrade.	Budget allocation 2023/2024.	\$100,000	During 2023/24.

Other projects:

- Open Spaces and Active Infrastructure Grants Programs: soccer field and half-basketball courts – Grant funding applications submitted. Open Spaces funding secured for 4 half basketball courts and a playground
- Laycock Street Park LRCI funding allocation approved – scheduled in 2023/24 budget period
- Ross Men’s Shed Extension: Grant Agreement signed.
- Napoleon Street Park – awaiting subdivision works.
- Longford Community/Neighbourhood House – lobbying State Government.
- Longford Caravan Park Amenities – under construction.
- Seccombe Street Reserve Raised Pavement Platform – Vulnerable Road User grant of \$50,000 secured – work scheduled in 2023/24 budget period.

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

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

Tourism update:

- Events:
 - Liaise with event organisers re planning and information required, assist those seeking funding and in-kind support. Provide assistance to event organisers to fulfil Council compliance requirements.
 - Update and distribute “What’s On” events list.
 - Update NMC website calendar.
 - Liaise with Council event grant recipients.
- Northern Midlands Visitor Centres Group:
 - Attend Evandale Community and Visitor Centre end of year function.
 - Liaise with Centres re enquiries.



- Disseminate information from TVIN.
- Disseminate updates from emergency alert agencies, Government agencies, etc.
- Liaise with local tourism operators to provide industry information.
- Longford Legends: assist organising committee with organisation of the December induction event.
- Assist to progress development of a risk assessment procedure for funerals and wakes held in Council venues.

HHTRA update:

- Ongoing marketing activities include website blog posts and social media.
- Administrative tasks.
- Facilitate general meeting on 13 December.

8.17 UPDATE: LOCAL DISTRICT COMMITTEE REVIEW

Prepared by: Victoria Veldhuizen, Executive Officer

All Local District Committee's were sent a letter in December/January providing an update on the status of the Local District Committee Review (along with provision of the Safeguarding Children and Young People (Interim) Policy), including a request/invitation to attend a meeting between Committee Chairpersons and Council Officers to take place at the earliest in February 2024 (which would allow the Committee's, save for Avoca, Rossarden and Royal George Committee who meet on a quarterly basis, to hold their first meeting for 2024 and reach consensus on feedback to raise by the Chairperson) and requesting confirmation of their availability for the nominated date. To date, three Committee's have responded to this invitation.

ATTACHMENTS

Nil



9 PUBLIC QUESTIONS AND STATEMENTS

PUBLIC QUESTIONS AND STATEMENTS

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

Public question time is to commence at approximately 5:30pm and is to be conducted in accordance with the following guidelines:

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

PUBLIC QUESTIONS



10 COUNCIL ACTING AS A PLANNING AUTHORITY

RECOMMENDATION

That the Council intends to act as a Planning Authority under the *Land Use Planning and Approvals Act 1993* for Agenda Item/s 11.1 to 11.3.

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

10.1 STATEMENTS

REPRESENTATIONS ON PLANNING ITEMS

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

Each speaker is limited to a maximum of 3 minutes.

PLAN 11.1: PLN23-0131: 33 Youl Road Perth, Multiple Dwellings (11)

PLAN 11.2: PLN23-0215: 2 Lot Subdivision, 38 Hobhouse Street Longford

PLAN 11.3: PLN23-0210: Multiple Dwellings (5), 7 Bedford Street, Campbell Town



11 PLANNING REPORTS

11.1 PLN23-0131: 33 YOUL ROAD PERTH, MULTIPLE DWELLINGS (11)

File: 108500.06; PLN23-0131
Responsible Officer: Des Jennings, General Manager
Report prepared by: Rebecca Green, Consultant Planner

RECOMMENDATION

That application PLN-23-0131 to develop and use the land at 33 Youl Road, Perth (works within Youl Rd road reservation) for Multiple Dwellings x 11 (1 Existing 10 New) (Perth SAP; Density, 2nd crossover) be approved subject to the following conditions:

1 Layout not altered

The use and development must be in accordance with the endorsed documents P1 – P24 (Plans prepared by Design to Live, Drawing No: YLRD33, Sheet No's: 1 to 24, Rev: R2, Dated: 06/07/2023 (Received: 14.08.2023)); and P25 (Civil Works Site Plan Overall New SW and Kerb Works, 6tyo, Project No: 23.229, Drawing No: AP01, Issue: 02, Dated: 05.10.23); and D1 (Planning Application Cover Letter, Design to Live, Dated: 28 July 2023 (Received: 01/08/2023)); and D2 (Additional Information – Stormwater Detention Design, Email from Thomas Cotton 6tyo, Dated: 12 October 2023); and D3 (Additional Information, Email from Peter Sluce 6tyo, Dated: 13 October 2023).

2 Council's Works Department conditions

2.1 Stormwater

- a) Each dwelling must be provided with a connection to the Council's stormwater system, constructed in accordance with Council standards and to the satisfaction of Council's Works & Infrastructure Department.
- b) Concentrated stormwater must not be discharged into neighbouring properties.
- c) Landscaping and hardstand areas must not interfere with natural stormwater run-off from neighbouring properties.
- d) All driveways and hardstand areas must be designed to allow stormwater run-off to be adequately drained to the Council stormwater system.
- e) Prior to the issue of a building permit, or the commencement of development authorised by this permit, the applicant must design and provide plans for underground stormwater drainage to collect stormwater from the driveways and roofed areas of buildings. The system must connect through properly-jointed pipes to the stormwater main, inter-allotment drainage or other lawful point of discharge to the satisfaction of the Plumbing Inspector.
- f) A plumbing permit is required prior to commencing any plumbing or civil works within the property.
- g) Prior to the commencement of any works on site the applicant must submit a stormwater detention report and design plans for an onsite stormwater detention system to Council for approval. The system must be designed in accordance with Council's Onsite Stormwater Detention Policy
- h) Prior to the commencement of use an operations and maintenance manual must be provided to Council for approval.
- i) Prior to the commencement of use certification must be provided by a suitably qualified person confirming that the stormwater detention system has been installed in accordance with the approved plans and all relevant standards.
- j) A Form 46 (Schedule of Maintenance – Prescribed Essential Building Services) covering the stormwater detention system is to be attached to the issued Occupancy Permit.

2.2 Access (Urban)

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

2.3 As constructed information

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

2.4 Municipal standards & certification of works



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

2.5 Works in Council road reserve (if road is owned by Council at time of works)

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

2.6 Works in State road reserve (if road is owned by Department of State Growth at time of works)

- a) The developer must obtain a permit from the Department State Growth for any works to be undertaken within the State Road reservation, including any works necessary in relation to access construction, stormwater drainage and/or traffic management control and devices from the proposal.
- b) Application requirements and forms can be found at transport.tas.gov.au/road/permits, applications must be submitted at least twenty-eight (28) days prior to any scheduled works. In accordance with the Roads and Jetties Act 1935, works must not be commenced within the State Road reservation until a permit has been issued.

2.7 Works on Council Infrastructure (if road is owned by Council at time of works)

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.

2.8 Engineering plans

- a) Before the commencement of any works for the subdivision, detailed engineering plans by a certified engineer, to the approval of Council's General Manager, must be lodged with Council.
- b) The plans must include:
 - An engineering design of the road and kerb including pavement long sections and cross sections.
 - An engineering design of the drainage system including calculations.
- c) The applicant shall liaise with Council to ensure that the designed road and kerb levels are compatible with future works planned in area by Council.

2.9 Roadworks

- a) All road works must be carried out in accordance with The LGAT standard drawings.
- b) All seal works must be asphalt.
- c) Kerb and channel must be installed along the frontage of the lot in accordance with the approved design plan.

2.10 As constructed information

- a) The applicant must provide as constructed plans of all new Council infrastructure installed in relation to this development in accordance with Council's standard requirements.
- b) A CCTV inspection report must be provided for all new Council underground drainage pipes and pits.

2.11 Bonds

The Council infrastructure component of the development shall be subject to a maintenance period of twelve months and a bond shall be held by Council until the satisfactory completion of an inspection at the maintenance period. The bond shall be calculated based on 5% of the total cost of works based on Council's standard road construction rates, or a minimum amount of \$5000.

2.12 Pollutants

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

2.13 Nature strips

Any new nature strips, or areas of nature strip that are disturbed during construction, must be topped with 100mm of



good quality topsoil and sown with grass. Grass must be established and free of weeds prior to Council accepting the development.

3 TasWater conditions

Sewer and water services must be provided in accordance with TasWater's Submission to Planning Authority Notice (reference number TWDA 2023/01005-NMC) – attached at Appendix A.

4 Screening

Prior to the occupancy of any dwelling on the site, any habitable room window within 2.5m of the shared driveway or parking spaces (including turn areas) and which has a sill height less than 1.7m above the floor level, must be separated by a screen of not less than 1.7m in height.

5 Landscaping

- Landscaping works shall be in accordance with the endorsed plans, and landscaping works for each dwelling shall be completed, prior to the commencement of use of that dwelling and then maintained for the duration of the use.
- A bond of \$500 per dwelling shall be provided prior to the commencement of development authorised by this permit – the bond will be refunded if the landscape works are completed within the timeframe mentioned in this permit.

6 Driveways and Parking Areas

- Driveways and parking areas around each dwelling shall be sealed in accordance with the endorsed documents prior to the commencement of use of the dwelling.

7 Required prior to the application for a building permit

Prior to the issue of a building permit, or the commencement of development authorised by this permit, the applicant shall:

- Plans for underground stormwater drainage (as per condition 2.1);
- Pay a \$500 per dwelling landscape bond (as per condition 5).

8 Prior to commencement of use

Prior to the commencement of the use of each dwelling, the following must be completed:

- Maintenance period bond of \$5000 (as per condition 2.11);
- Speed limitation/shared zone signage adjacent to the driveway to Units 2-9;
- Landscaping works for each dwelling including mailboxes, fencing, and garden shed (as per condition 5 – landscaping);
- Driveways and parking areas around each dwelling sealed (as per condition 6).

Advice – TasNetworks

Based on the information provided, the development is not likely to adversely affect TasNetworks' operations.

As with any multiple dwellings of this magnitude, consideration should be given to the electrical infrastructure works that will be required to ensure a supply of electricity can be provided to this development. To understand what these requirements may entail, it is recommended the proponent contact TasNetworks on 1300 137 008 or submit an application via their website connections portal <https://connections.tasnetworks.com.au/Identity/Account/Login> at your earliest convenience.

1 INTRODUCTION

This report assesses an application for 33 Youl Road, Perth (works within Youl Rd road reservation) to Multiple Dwellings x 11 (1 Existing 10 New)(Perth SAP; Density, 2nd crossover).

2 BACKGROUND

Applicant:

Design To Live

Zone:

8.0 General Residential

Owner:

Harley Developments Pty Ltd

Codes:

C2.0 Parking and Sustainable Transport Code



C16.0 Safeguarding of Airports - Obstacle Limitation Area
NOR-S7.0 Perth Specific Area Plan

Classification under the Scheme:

Residential (Multiples Dwellings)

Deemed Approval Date:

2 February 2024

Existing Use:

Residential (Single Dwelling)

Recommendation:

Approve

Discretionary Aspects of the Application:

- 8.4.7 Frontage fences for all dwellings P1
- Reliance upon performance criteria of Car Parking and Sustainable Transport Code – 2nd crossover and no separate pedestrian access;
- NOR-S7.7.1 Residential density for multiple dwellings P1.

Planning Instrument:

- *Tasmanian Planning Scheme – Northern Midlands* Version No: 5 Effective Date: 10th May 2023
- Local Provisions Schedule amendment No: 8 Effective Date: 9th November 2023

Preliminary Discussion:

Prior to the application becoming valid / 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

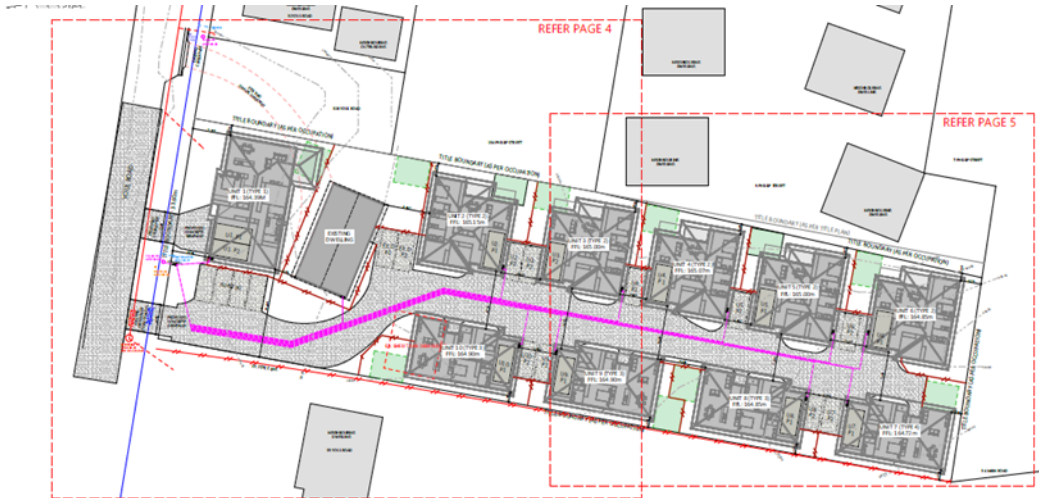
4.1 Proposal

It is proposed to:

- Develop Multiple Dwellings x 11 (1 Existing 10 New)(Perth SAP; Density, 2nd crossover).

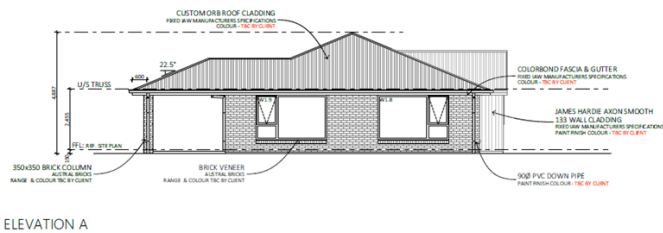


Site Plan

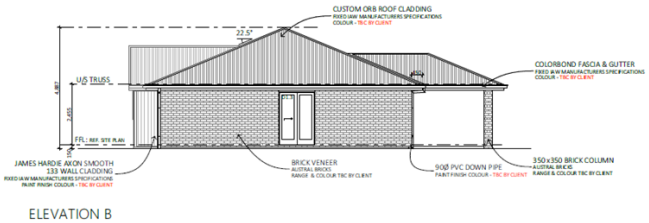


Elevations

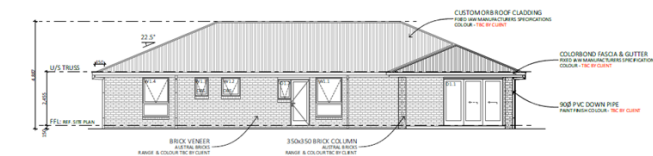
Type 1 (Unit 1)



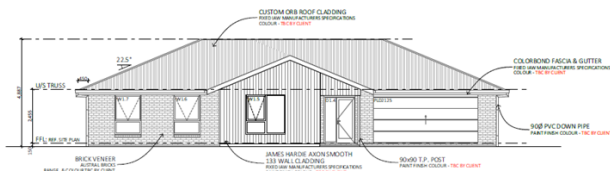
ELEVATION A



ELEVATION B



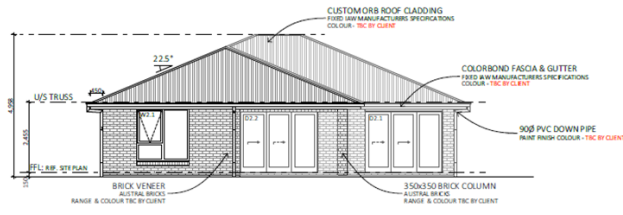
ELEVATION C



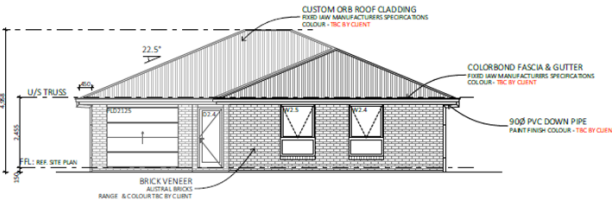
ELEVATION D



Type 2 (Units 2, 3, 4, 5 & 6)



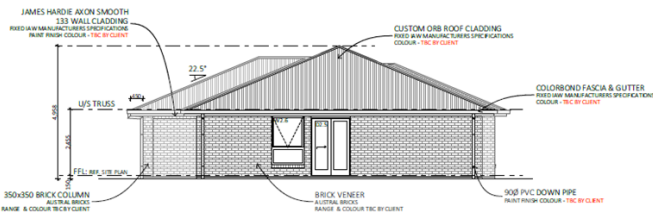
ELEVATION A



ELEVATION B



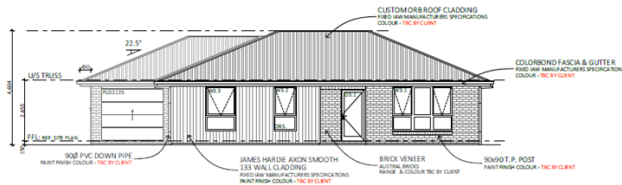
ELEVATION C



ELEVATION D



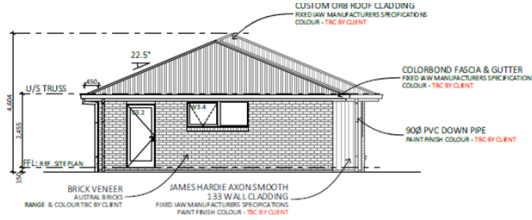
Type 3 (Units 8 & 10)



ELEVATION A



ELEVATION B

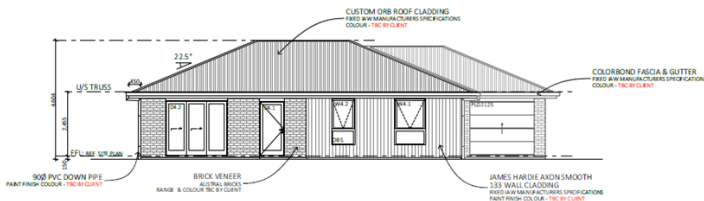


ELEVATION C

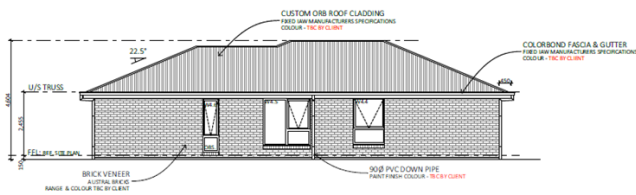


ELEVATION D

Type 4 (Units 7 & 9)



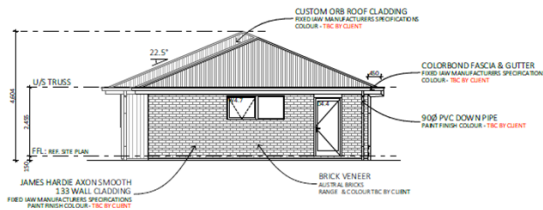
ELEVATION A



ELEVATION B



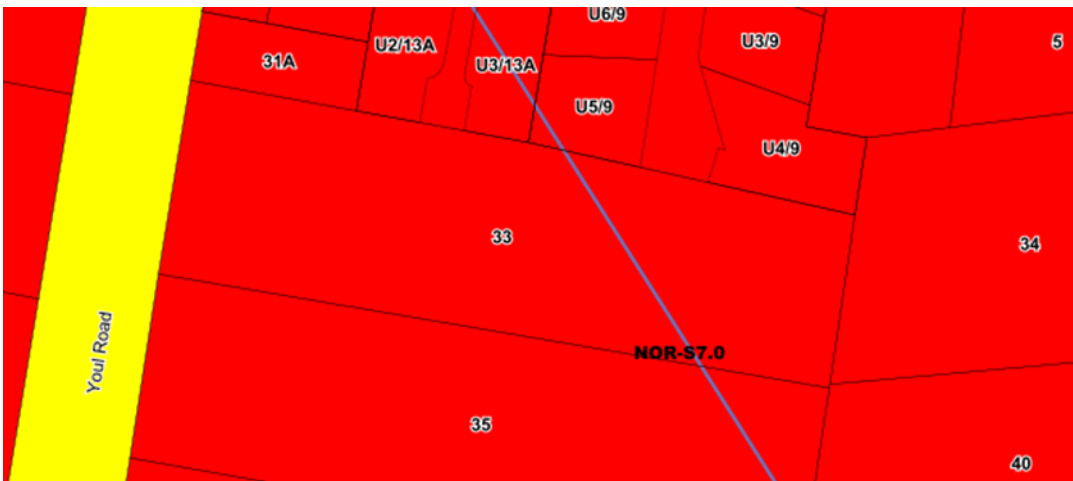
ELEVATION C



ELEVATION D

4.2 Zone and Land Use

Zone Map – 8.0 General Residential



The land is zoned General Residential, and is within the Perth Specific Area Plan, and Airport obstacle limitation area overlay.

The relevant Planning Scheme definition is:

<i>multiple dwellings</i>	<i>means 2 or more dwellings on a site.</i>
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Residential, if for multiple dwellings, is Permitted in the Zone.

4.3 Subject Site and Locality

A site inspection was carried out on 24th November 2023. The site comprises an area of 4047m² and accommodates an existing single dwelling and outbuilding. The site is surrounded by residential uses, comprising of both single and multiple dwellings.



Aerial photograph of area



Photographs of subject site





4.4 Permit/Site History

Relevant permit history includes:

- 90/78 – Garage
- DA123/99 – Tree removal
- DA75/2002 – Addition
- DA81/02 – House & Anc. Building

4.5 Referrals

The following referrals were required:

Council's Works Department

Council's Works & Infrastructure Department (Jonathan Galbraith) reported on 29th November 2023 and their recommended conditions are included in the conditions of approval.

TasWater

TasWater issued a Submission to Planning Authority Notice on 17/08/2023 (TasWater Ref: TWDA 2023/01005-NMC).

Department of State Growth

The Department advised Council on 24 November 2023 that they have no objections.

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

Multiple Dwellings are Permitted if not listed as No Permit Required.



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 Clause 8.4.1 is substituted by Clause NOR-S7.7.1.

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	Performance Criteria
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 greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining sites on the same street; or (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.	P1 A dwelling must have a setback from a frontage that is compatible with the streetscape, having regard to any topographical constraints.
Comment Complies with A1. The proposed setback to Unit 1 from the primary frontage is at least 4.5m.	
A2 A garage or carport for a dwelling must have a setback from a primary frontage of not less than: (a) 5.5m, or alternatively 1m behind the building line; (b) the same as the building line, if a portion of the dwelling gross floor area is located above the garage or carport; or (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.	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.
Comment Complies with A2. The proposed garage for Unit 1 is at least 5.5m from a primary frontage.	
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:	P3 The siting and scale of a dwelling must: (a) not cause an unreasonable loss of amenity to adjoining properties, having regard to:



<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). 	<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 Complies with A3.</p>	

<p>8.4.3 Site coverage and private open space for all dwellings</p>	
<p>Objective: 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. 	
<p>Acceptable Solutions</p> <p>A1 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>Performance Criteria</p> <p>P1 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 Complies with A1. The total site coverage is less than 50% of the 4047m² site. Each multiple dwelling will have greater than 60m² of private open space.</p>	
<p>A2 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 	<p>P2 A dwelling must have private open space that includes an area capable of serving as an extension of the dwelling for outdoor relaxation, dining, entertaining and children's play and is:</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.



and 30 degrees east of true north; and (d) has a gradient not steeper than 1 in 10.	
<p>Comment Complies with A2. Each multiple dwelling will have an area of private open space that is greater than 24m², and has a minimum width of 4m, and is on land with a gradient less than 1 in 10 and is not located within the frontage of the relevant dwelling.</p>	

8.4.4 Sunlight to private open space of multiple dwellings	
<p>Objective: That the separation between multiple dwellings provides reasonable opportunity for sunlight to private open space for dwellings on the same site.</p>	
Acceptable Solutions	Performance Criteria
<p>A1 A multiple dwelling, that is to the north of the private open space of another dwelling on the same site, required to satisfy A2 or P2 of clause 8.4.3, must satisfy (a) or (b), unless excluded by (c): (a) the multiple dwelling is contained within a line projecting (see Figure 8.4): (i) at a distance of 3m from the northern edge of the private open space; and (ii) vertically to a height of 3m above existing ground level and then at an angle of 45 degrees from the horizontal; (b) the multiple dwelling does not cause 50% of the private open space to receive less than 3 hours of sunlight between 9.00am and 3.00pm on 21st June; and (c) this Acceptable Solution excludes that part of a multiple dwelling consisting of: (i) an outbuilding with a building height not more than 2.4m; or (ii) protrusions that extend not more than 0.9m horizontally from the multiple dwelling.</p>	<p>P1 A multiple dwelling must be designed and sited to not cause an unreasonable loss of amenity by overshadowing the private open space, of another dwelling on the same site, which is required to satisfy A2 or P2 of clause 8.4.3 of this planning scheme.</p>
<p>Comment Complies with A1.</p>	

8.4.5 Width of openings for garages and carports for all dwellings	
<p>Objective: To reduce the potential for garage or carport openings to dominate the primary frontage.</p>	
Acceptable Solutions	Performance Criteria
<p>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).</p>	<p>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.</p>
<p>Comment Complies with A1 for the garage to Unit 1.</p>	

8.4.6 Privacy for all dwellings	
<p>Objective: To provide a reasonable opportunity for privacy for dwellings.</p>	
Acceptable Solutions	Performance Criteria
<p>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</p>	<p>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</p>



<p>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.</p>	<p>private open space.</p>
<p>Comment Not applicable.</p>	
<p>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 (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. (b) the window or glazed door: (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; (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 (iii) is to have a permanently fixed external screen for the full length of the window or glazed door, to a height of not less than 1.7m above floor level, with a uniform transparency of not more than 25%.</p>	<p>P2 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 (b) the private open space of another dwelling.</p>
<p>Comment Not applicable.</p>	
<p>A3 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: (a) 2.5m; or (b) 1m if: (i) it is separated by a screen of not less than 1.7m in height; or (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 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>
<p>Comment Complies with A3. All habitable rooms within 2.5m of a shared driveway are screened to a minimum height of 1.7m as demonstrated by Landscape Plan, Drawing Number 7/24.</p>	

8.4.7 Frontage fences for all dwellings

<p>Objective: The height and transparency of frontage fences: (a) provides adequate privacy and security for residents; (b) allows the potential for mutual passive surveillance between the road and the dwelling; and (c) is reasonably consistent with that on adjoining properties.</p>	
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<p>A1 No Acceptable Solution.¹ ¹ An exemption applies for fences in this zone – see Table 4.6</p>	<p>P1 A fence (including a free-standing wall) for a dwelling within 4.5m of a frontage must: (a) provide for security and privacy while allowing for passive surveillance of the road; and (b) be compatible with the height and transparency of fences in the street,</p>



	having regard to: (i) the topography of the site; and (ii) traffic volumes on the adjoining road.
<p>Comment Meets exemption in Table 4.6 for the frontage fence along Youl Road. The proposal includes a picket fence to the front boundary with a maximum height of 1.2m and at least 30% transparency. The proposal relies on performance criteria for an internal 1.8m high fence which is partly within 4.5m of the frontage and located to the south of Unit 1. The proposed fence is compatible with other fences in the street, specifically number 35 Youl Road. The fence is to provide privacy between units and the visitor parking spaces. Performance criteria met.</p>	

8.4.8 Waste storage for multiple dwellings	
Objective: To provide for the storage of waste and recycling bins for multiple dwellings.	
Acceptable Solutions	Performance Criteria
<p>A1 A multiple dwelling must have a storage area, for waste and recycling bins, that is not less than 1.5m² per dwelling and is within one of the following locations: (a) an area for the exclusive use of each dwelling, excluding the area in front of the dwelling; or (b) a common storage area with an impervious surface that: (i) has a setback of not less than 4.5m from a frontage; (ii) is not less than 5.5m from any dwelling; and (iii) is screened from the frontage and any dwelling by a wall to a height not less than 1.2m above the finished surface level of the storage area.</p>	<p>P1 A multiple dwelling must have storage for waste and recycling bins that is: (a) capable of storing the number of bins required for the site; (b) screened from the frontage and any dwellings; and (c) if the storage area is a common storage area, separated from any dwellings to minimise impacts caused by odours and noise.</p>
<p>Comment Complies with A1 (a). The proposed multiple dwellings will include a dedicated area for the storage of waste and recycling bins that is screened from the road and driveway.</p>	

8.5 Development Standards for Non-dwellings
8.5.1 Non-dwelling development
<p>Comment Not applicable.</p>

8.5.2 Non-residential garages and carports
<p>Comment Not applicable.</p>

8.6 Development Standards for Subdivision
8.6.1 Lot design
<p>Comment Not applicable.</p>

8.6.2 Roads
<p>Comment Not applicable.</p>

8.6.3 Services
<p>Comment Not applicable.</p>

CODES		
C1.0	Signs Code	N/a
C2.0	Parking and Sustainable Transport Code	Complies, see code assessment below.
C3.0	Road and Railway Assets Code	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	Exempt in accordance with C16.4.1, development not more than 230/240m 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 by council, in which case parking provision (spaces or cash-in-lieu) must be in accordance with that plan;

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

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

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

(i) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is greater than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case no additional on-site car parking is required; or

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

$$N = A + (C - B)$$

N = Number of on-site car parking spaces required

A = Number of existing on site car parking spaces

B = Number of on-site car parking spaces required for the existing use or development specified in Table C2.1

C = Number of on-site car parking spaces required for the proposed use or development specified in Table C2.1.

Performance Criteria

P1.1

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

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

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

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

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

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

(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.

P1.2



	<p>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>Comment Proposal complies with A1. The proposal includes two parking spaces for each multiple dwelling and four visitor parking spaces.</p>	

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 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 Not applicable.</p>	

C2.5.3 Motorcycle parking numbers	
Objective: That the 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 Not applicable.</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 of 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.
Comment Not applicable.	

C2.5.5 Number of car parking spaces within the General Residential Zone and Inner Residential Zone	
Objective: (a) facilitate the reuse of existing non-residential buildings within the General Residential Zone and Inner Residential Zone; and (b) to not cause an unreasonable impact on residential amenity by the car parking generated by that reuse.	
Acceptable Solutions	Performance Criteria
A1 Within existing non-residential buildings in the General Residential Zone and Inner Residential Zone, on-site car parking is not required for: (a) Food Services uses up to 100m ² floor area or 30 seats, whichever is the greater; and (b) General Retail and Hire uses up to 100m ² floor area, provided the use complies with the hours of operation specified in the relevant Acceptable Solution for the relevant zone.	P1 Within existing non-residential buildings in the General Residential Zone and Inner Residential Zone, the number of on-site car parking spaces must be sufficient to meet the reasonable needs of users and must not cause an unreasonable impact on residential amenity, having regard to: (a) car parking demand generated by the proposed use during its proposed hours of operation; (b) the availability of on-street and public car parking in the surrounding area; (c) the availability and frequency of public transport within a 400m walking distance of the site; (d) the availability and likely use of other modes of transport; (e) the availability and suitability of alternative arrangements for car parking provision; (f) any reduction in car parking demand due to the sharing of car parking spaces by multiple uses, either because of variation of car parking demand over time or because of efficiencies gained from the consolidation of shared car parking spaces; (g) any car parking deficiency or surplus associated with the existing use of the land; (h) any relevant parking plan for the area adopted by council; (i) any existing on-street car parking restrictions; and (j) the proportion of residential properties without off-street parking within a 100m radius of the subject site.
Comment 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 Complies with A1. The proposed parking spaces will be constructed with concrete. The driveway will be drained to the public stormwater system.	

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	P1



<p>Parking, access ways, manoeuvring and circulation spaces must either:</p> <p>(a) comply with the following:</p> <ul style="list-style-type: none"> (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 (vii) excluding a single dwelling, be delineated by line marking or other clear physical means; or <p>(b) comply with Australian Standard AS 2890-Parking facilities, Parts 1-6.</p> <p>A1.2 Parking spaces provided for use by persons with a disability must satisfy the following:</p> <ul style="list-style-type: none"> (a) be located as close as practicable to the main entry point to the building; (b) be incorporated into the overall car park design; and (c) be designed and constructed in accordance with Australian/New Zealand Standard AS/NZS 2890.6:2009 Parking facilities, Off-street parking for people with disabilities.¹ <p>¹ Requirements for the number of accessible car parking spaces are specified in part D3 of the National Construction Code 2016.</p>	<p>All parking, access ways, manoeuvring and circulation spaces must be designed and readily identifiable to provide convenient, safe and efficient parking, having regard to:</p> <ul style="list-style-type: none"> (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.
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<p>Comment</p> <p>Complies with A1.1.</p> <p>The parking area and access have dimensions in accordance with those specified in Tables C2.2 and C2.3. The site is flat, but the concrete driveway will include drainage so the site can be accessed in all weather conditions.</p> <p>A1.2 does not apply.</p>
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<p>C2.6.3 Number of accesses for vehicles</p>	
<p>Objective:</p> <p>That:</p> <ul style="list-style-type: none"> (a) access to land is provided which is safe and efficient for users of the land and all road network users, including but not limited to drivers, passengers, pedestrians and cyclists by minimising the number of vehicle accesses; (b) accesses do not cause an unreasonable loss of amenity of adjoining uses; and (c) the number of accesses minimise impacts on the streetscape. 	
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<p>A1</p> <p>The number of accesses provided for each frontage must:</p> <ul style="list-style-type: none"> (a) be no more than 1; or (b) no more than the existing number of accesses, whichever is the greater. 	<p>P1</p> <p>The number of accesses for each frontage must be minimised, having regard to:</p> <ul style="list-style-type: none"> (a) any loss of on-street parking; and (b) pedestrian safety and amenity; (c) traffic safety; (d) residential amenity on adjoining land; and (e) the impact on the streetscape.
<p>Comment</p> <p>One existing access to Youl Road exists with one new access proposed. The second access will provide sole access to Unit 1 only. The existing crossover is to be sealed and provide access to the existing dwelling, and units 9-10 as well as the visitor parking spaces. Council's Works and Infrastructure Department have reviewed the proposal and given the long straight nature of the road have no concerns in relation to any loss of on-street parking or traffic safety. The second crossover will have little impact on the streetscape.</p> <p>Performance criteria met.</p>	
<p>A2 Within the Central Business Zone or in a pedestrian priority</p>	<p>P2 Within the Central Business Zone or in a pedestrian</p>



street no new access is provided unless an existing access is removed.	priority street, any new accesses must: (a) not have an adverse impact on: (i) pedestrian safety and amenity; or (ii) traffic safety; and (b) be compatible with the streetscape.
Comment Not applicable.	

C2.6.4 Lighting of parking areas within the General Business Zone and Central Business Zone	
Objective: That parking and vehicle circulation roads and pedestrian paths within the General Business Zone and Central Business Zone, which are used outside daylight hours, are provided with lighting to a standard which: (a) enables easy and efficient use; (b) promotes the safety of users; (c) minimises opportunities for crime or anti-social behaviour; and (d) prevents unreasonable light overspill impacts.	
Acceptable Solutions	Performance Criteria
A1 In car parks within the General Business Zone and Central Business Zone, parking and vehicle circulation roads and pedestrian paths serving 5 or more car parking spaces, which are used outside daylight hours, must be provided with lighting in accordance with Clause 3.1 "Basis of Design" and Clause 3.6 "Car Parks" in <i>Australian Standard/New Zealand Standard AS/NZS 1158.3.1:2005 Lighting for roads and public spaces Part 3.1: Pedestrian area (Category P) lighting – Performance and design requirements.</i>	P1 In car parks within the General Business Zone and Central Business Zone, parking and vehicle circulation roadways and pedestrian paths, which are used outside daylight hours must be provided with lighting, having regard to: (a) enabling easy and efficient use of the area; (b) minimising potential for conflicts involving pedestrians, cyclists and vehicles; (c) minimising opportunities for crime or anti-social behaviour though the creation of concealment spaces; (d) any unreasonable impact on the amenity of adjoining properties through light overspill; and (e) the hours of operation of the use.
Comment Not applicable.	

C2.6.5 Pedestrian access	
Objective: That pedestrian access within parking areas is provided in a safe and convenient manner.	
Acceptable Solutions	Performance Criteria
A1.1 Uses that require 10 or more car parking spaces must: (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: (i) a horizontal distance of 2.5m between the edge of 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. 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.	P1 Safe and convenient pedestrian access must be provided within parking areas, having regard to: (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.
Comment Relies on performance criteria. A separate pedestrian pathway has not been provided; however, the sealed driveway will suffice as a safe and convenient pedestrian access. The nature of the site with the straight driveway, the low vehicle movements daily	



will provide sufficient safety between both vehicles and pedestrians. The proposal will include signage to limit the speed throughout the site and to indicate a shared zone. Performance criteria met.

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

A1

The area and dimensions of loading bays and access way areas must be designed in accordance with Australian Standard AS 2890.2–2002, Parking facilities, Part 2: Off-street commercial vehicle facilities, for the type of vehicles likely to use the site.

Performance Criteria

P1

Loading bays must have an area and dimensions suitable for the use, having regard to:
 (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.

Comment

Not applicable.

A2

The type of commercial vehicles likely to use the site must be able to enter, park and exit the site in a forward direction in accordance with Australian Standard AS 2890.2 – 2002, Parking Facilities, Part 2: Parking facilities - Off-street commercial vehicle facilities.

P2

Access for commercial vehicles to and from the site must be safe, having regard to:
 (a) the types of vehicles associated with the use;
 (b) the nature of the use;
 (c) the frequency of loading and unloading;
 (d) the area and dimensions of the site;
 (e) the location of the site and nature of traffic in the area of the site;
 (f) the effectiveness or efficiency of the surrounding road network; and
 (g) site constraints such as existing buildings, slope, drainage, vegetation, parking and landscaping.

Comment

Not applicable.

C2.6.7 Bicycle parking and storage facilities within the General Business Zone and Central Business Zone

Objective:

That parking for bicycles are safe, secure and convenient, within the General Business Zone and Central Business Zone.

Acceptable Solutions

A1

Bicycle parking for uses that require 5 or more bicycle spaces in Table C2.1 must:
 (a) be accessible from a road, cycle path, bicycle lane, shared path or access way;
 (b) be located within 50m from an entrance;
 (c) be visible from the main entrance or otherwise signed; and
 (d) be available and adequately lit during the times they will be used, in accordance with Table 2.3 of Australian/New Zealand Standard AS/NZS 1158.3.1: 2005 Lighting for roads and public spaces - Pedestrian area (Category P) lighting - Performance and design requirements.

Performance Criteria

P1

Bicycle parking must be provided in a safe, secure and convenient location, having regard to:
 (a) the accessibility to the site;
 (b) the characteristics of the site;
 (c) the nature of the proposed use;
 (d) the number of employees;
 (e) the users of the site and the likelihood of travel by bicycle;
 (f) the location and visibility of proposed parking for bicycles;
 (g) whether there are other parking areas on the site; and
 (h) the opportunity for sharing bicycle



	parking on nearby sites.
Comment Not applicable.	
A2 Bicycle parking spaces must: (a) have dimensions not less than: (i) 1.7m in length; (ii) 1.2m in height; and (iii) 0.7m in width at the handlebars; (b) have unobstructed access with a width of not less than 2m and a gradient not steeper than 5% from a road, cycle path, bicycle lane, shared path or access way; and (c) include a rail or hoop to lock a bicycle that satisfies Australian Standard AS 2890.3-2015 Parking facilities - Part 3: Bicycle parking.	P2 Bicycle parking spaces and access must be convenient, safe, secure and efficient to use, having regard to: (a) the characteristics of the site; (b) the space available; (c) the safety of cyclists; and (d) the provisions of Australian Standard AS 2890.3- 2015 Parking facilities - Part 3: Bicycle parking.
Comment Not applicable.	

C2.6.8 Siting of parking and turning areas	
Objective: That the siting of vehicle parking and access facilities in an Inner Residential Zone, Village Zone, Urban Mixed Use Zone, Local Business Zone, General Business Zone or Central Business Zone does not cause an unreasonable visual impact on streetscape character or loss of amenity to adjoining properties.	
Acceptable Solutions	Performance Criteria
A1 Within an Inner Residential Zone, Village Zone, Urban Mixed Use Zone, Local Business Zone or General Business Zone, parking spaces and vehicle turning areas, including garages or covered parking areas must be located behind the building line of buildings, excluding if a parking area is already provided in front of the building line.	P1 Within an Inner Residential Zone, Village Zone, Urban Mixed Use Zone, Local Business Zone or General Business Zone, parking spaces and vehicle turning areas, including garages or covered parking areas, may be located in front of the building line where this is the only practical solution and does not cause an unreasonable loss of amenity to adjoining properties, having regard to: (a) topographical or other site constraints; (b) availability of space behind the building line; (c) availability of space for vehicle access to the side or rear of the property; (d) the gradient between the front and the rear of existing or proposed buildings; (e) the length of access or shared access required to service the car parking; (f) the location of the access driveway at least 2.5m from a window of a habitable room of a dwelling; (g) the visual impact of the vehicle parking and access on the site; (h) the streetscape character and amenity; (i) the nature of the zone in which the site is located and its preferred uses; and (j) opportunities for passive surveillance of the road.
Comment Not applicable.	
A2 Within the Central Business Zone, on-site parking at ground level adjacent to a frontage must: (a) have no new vehicle accesses, unless an existing access is removed; (b) retain an active street frontage; and (c) not result in parked cars being visible from public places in the adjacent roads.	P2 Within the Central Business Zone, on-site parking at ground level adjacent to a frontage must be designed to screen the views of cars from public places in the adjacent roads, without blank walls facing onto a road, having regard to: (a) the streetscape; (b) any unreasonable loss of amenity of the occupants of adjoining properties; and (c) maintaining opportunities for active uses on a street frontage in a pedestrian priority street.
Comment Not applicable.	

C2.7 Parking Precinct Plan
C2.7.1 Parking precinct plan
Objective: To minimise the amount of on-site car parking spaces within an area defined by a parking precinct plan, and that parking does



not detract from the streetscape of the area.	
Acceptable Solutions	Performance Criteria
A1 Within a parking precinct plan, on-site car parking must: (a) not be provided; or (b) not be increased above existing parking numbers.	P1 Within a parking precinct plan, on-site car parking must be necessary for the operation of the use and not detract from the streetscape, having regard to: (a) the availability of off-street public parking spaces within reasonable walking distance; (b) the ability of multiple users to share spaces because of: (i) variations in parking demand over time; or (ii) efficiencies gained by consolidation of 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) 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; (f) the streetscape; (g) the topography of the site; (h) the location of existing buildings on the site; (i) any constraints imposed by existing development; and (j) any assessment by a suitably qualified person of the actual parking demand, determined having regard to the scale and nature of the use and development, and not exceed the number specified in Table C2.1.
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	Not applicable
NOR-S2.0	Campbell Town Specific Area Plan	Not applicable
NOR-S3.0	Cressy Specific Area Plan	Not applicable
NOR-S4.0	Devon Hills Specific Area Plan	Not applicable
NOR-S5.0	Evandale Specific Area Plan	Not applicable
NOR-S6.0	Longford Specific Area Plan	Not applicable
NOR-S7.0	Perth Specific Area Plan	Applicable, see assessment below
NOR-S8.0	Ross Specific Area Plan	Not applicable

NOR-S7.0 Perth Specific Area Plan
NOR-S7.1 Plan Purpose
The purpose of the Perth Specific Area Plan is: NOR-S7.1.1 To provide for residential use and development that is compatible with the unique and intact history and rural character of the town, its landscape setting along the riverbank and its views to the Ben Lomond Ranges and the Western Tiers. NOR-S7.1.2 To provide for public and private transport links to Launceston. NOR-S7.1.3 To provide for the subdivision of key development sites and provide for appropriately located public open space for good pedestrian connectivity within Perth and to the river precinct. NOR-S7.1.4 To encourage subdivision that provides for large lots and minimises internal lots. NOR-S7.1.5 That as part of any new subdivision, new trees are provided to increase the township’s tree canopy cover.
Comment Complies with the SAP Purpose.

NOR-S7.3 Local Area Objectives
This sub-clause is not used in this specific area plan.

NOR-S7.5 Use Table
This clause is a substitution for Low Density Residential Zone – 10.2 Use Table
Comment Not applicable.



NOR-S7.6 Use Standards

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

NOR-S7.7 Development Standards for Buildings and Works

NOR-S7.7.1 Residential density for multiple dwellings

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

Objective:

That the density of multiple dwellings:

- (a) makes efficient use of land for housing;
- (b) maintains the historic and rural character of Longford; and
- (c) optimises the use of infrastructure and community services.

Acceptable Solutions

A1
Multiple dwellings must have a site area per dwelling of not less than 400m².

Performance Criteria

P1
Multiple dwellings must only have a site area per dwelling that is less than 400m², if the development will not exceed the capacity of infrastructure services and:
(a) is compatible with the density of existing development on established properties within the area; or
(b) provides for a significant social or community benefit and is:
(i) wholly or partly within 400m walking distance of a public transport stop; or
(ii) wholly or partly within 400m walking distance of a Village Zone, Local Business Zone, or General Business Zone.

Comment

Does not comply with A1.

The subject site has a total area of 4047m², and the site area per dwelling will be 367.9m² (site area per dwelling is defined as the area of a site, excluding any access strip, divided by the number of dwellings on that site). The application therefore requires assessment against the provisions of the Performance Criteria.

Complies with P1 a).

The application has been reviewed by Councils Engineering Officer, who has not raised concerns in relation to the capacity of infrastructure services.

The proposed site area per dwelling is consistent with that of established multiple dwellings in the surrounding area. 14 Philip Street has a density of approximately 1:303m². 31 Youl Road has a density of approximately 1:275m².



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Base data from theLJST, © State of Tasmania. For actual boundaries refer Title Plan.
Base image by TASMAR, © State of Tasmania
Where shown, aerial photography is indicative only and should not be used as an accurate comparison of title boundaries.
Where shown, underground services are diagrammatic only. Actual location of services are to be confirmed on site.

22/01/2024

1:1250



NOR-S7.8 Development Standards for Subdivision

NOR-S7.8.1 Lot design in development precinct



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

Comment

Not applicable.

NOR-S7.8.2 Lot design

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

Comment

Not applicable.

NOR-S7.8.3 Internal lots

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

Comment

Not applicable.

NOR-S7.8.4 Roads

This clause is in substitution for General Residential Zone – clause 8.6.2 Roads and Low Density Residential Zone – clause 10.6.2 Roads.

Comment

Not applicable.

GENERAL PROVISIONS

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

4.7 Representations

Notice of the application was given in accordance with Section 57 of the *Land Use Planning & Approvals Act 1993*. A review of Council's Records management system after completion of the public exhibition period revealed that one (1) representation (attached) was received from two co-authors:

- R. Baylis, 35 Youl Road, Perth and G. Dennis, 43 Youl Road, Perth

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

Issue 1

- Concerns in regard to the number of low and high density residences in a very small area of Perth.

Planner's comment:

The subject site is zoned General Residential. Multiple dwellings are permitted use in the General Residential zone. The development of units in the zone and hence on the site is allowable and cannot be refused. The Planning Scheme does not restrict the number of properties accommodating multiple dwellings in a street, or area. The density of the development of the site i.e. number of units on the subject site is addressed in Issue 6, below.

Issue 2

- Concerns in relation to the stormwater drainage from the pervious surfaces. In extreme weather events the water will flood bordering properties (or even beyond) the proposed development. There are a lack of stormwater drains and the problems associated with the flooding (photographs provided from 2002).



Planner's comment:

The proposed development will capture rainwater runoff from roofs and the non-permeable surfaces i.e. driveways and parking spaces and be directed into pits and an on-site stormwater detention (OSD) system designed by a hydraulic engineer. The proposal will control stormwater better post construction than the current state. The development includes an extension of the stormwater main in Youl Road.

Issue 3

- Tree and shrub removal should not occur or should incur a fee per tree removal.

Planner's comment:

The subject site is within the General Residential zone. The site is not with a scenic protection or natural values overlay (priority vegetation). The Planning Scheme does not restrict the vegetation removal required to facilitate the proposed development. New landscaping is proposed as detailed on Landscape Plan submitted with the proposal. The infill proposal of the subject site is allowable in the Planning Scheme.

Issue 4

- The 1.5m setback of the four units adjacent to the boundary with 35 Youl Road will impact the neighbouring property. Noise encroachment has been raised with the proximity of the dwellings to the shared boundary.

Planner's comment:

The proposed 1.5m setback to the side boundary meets acceptable solution A3 of Clause 8.4.2.

Issue 5

- It is the representor's understanding that it is a requirement by Council that developers provide the infrastructure for the development, namely, footpath, kerb and channel. Concerns raised that when it rains the footpath water will be designed to run into the kerb and channel. The proposed kerb and channel stop at the southern boundary of 33 Youl Road. Will the water just flow over the entrance of the driveway to the adjacent southern property and on parts of the neighbouring property.

Planner's comment:

The proposed kerb and gutter will be detailed and constructed in a way that will not cause an adverse impact on any adjacent properties. This infrastructure will be approved prior to any construction and further to receipt of detailed design. New kerb drainage proposed will improve pre-development stormwater levels.

Issue 6

- Concerns raised about the density of the proposal.

Planner's comment:

Unfortunately, the author of the representation has mis-interpreted the definition of site area. The site comprises an area of 4047m² and is to have a total of 11 dwellings. 4047 divided by 11 equals one dwelling per 367.9m². The proposal does rely on performance criteria of the Specific Area Plan as the density is to be less than 1: 400m² as per the acceptable solution. As assessed for clause S7.7.1 Residential density for multiple dwellings, the proposal is considered to meet the corresponding performance criteria in relation to density:

P1 Multiple dwellings must only have a site area per dwelling that is less than 400m², if the development will not exceed the capacity of infrastructure services and:

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

The application has been reviewed by Councils Engineering Officer, who has not raised concerns in relation to the capacity of infrastructure services.

The proposed site area per dwelling is consistent with that of established multiple dwellings in the surrounding area. 14 Philip Street has a density of approximately 1:303m². 31 Youl Road has a density of approximately 1:275m².



Issue 7

- The Cover Letter states that the Private Open Space per unit is 60m² but on the plans it is shown as 24m².

Planner's comment:

A1 of Clause 8.4.3 requires multiple dwellings, to have a total area of private open space of not less than 60m² associated with each dwelling. A2 of Clause 8.4.3 requires a dwelling must have private open space that is in one location and is not less than 24m². Multiple Dwellings are required to demonstrate both types of private open space. Whilst the 24m² dedicated private open space required at least to be 4m in width, the 60m² can be any space that is not used for vehicular parking or circulation and associated with the dwelling. The proposal demonstrates that both acceptable solutions have been met.

Issue 8

- Removal of the existing shed. Concerns that the shed may contain asbestos.

Planner's comment:

Whilst asbestos removal is not a consideration of the Planning Scheme, the proponent has advised that should the shed be found to contain asbestos, it will need to be removed by a licensed professional.

Issue 9

- The proposed stormwater detention system is for 35.15 litres per/s. Is this calculation based on past data or does it take into account predicted future extreme weather events?

Planner's comment:

The calculation is based on Council's stormwater policy which limits post development discharge to a nominal level. Engineering designs are to be required by way of condition of the final drainage system including calculations prior to any construction works on site.

Issue 10

- The finished floor level of the units to the underside of the truss is 2.455m plus the 150mm from the ground of the slab. There will be approximately 500mm of the window visible above the boundary fence height and possibly will therefore impact on the privacy to the adjacent neighbouring property to the south.

Planner's comment:

The finished floor level of the units is less than 1.0m above natural ground level and the units meet the acceptable solution in terms of setback from side boundaries. The proposal meets the relevant provision in relation to privacy and overlooking. Whilst the proponents offered as a mediated outcome of the concerns a higher boundary fence, this is not a requirement of the Planning Scheme and cannot be conditioned as such a condition must relate to a discretion sought, which there is none in this regard.

Issue 11

- As 6 out of the 10 new units are to have 3 bedrooms, the representor is concerned that these buildings will be occupied with families containing children and has concerns with the noise level from the occupants and the impact on surrounding residents.

Planner's comment:

The nature of the demographic of future occupants of the units is not a consideration of the Planning Scheme nor of the Planning Authority.

Issue 12

- Concerns relating to the possible number of dogs or cats per unit, including waste and noise.



Planner's comment:

This is not a consideration of the Planning Scheme. It is common for Strata Schemes to have further by-laws often with consideration of matters like pets.

Issue 13

- Concerns raised of the preparation and construction phase including removal of trees particularly those overhanging the property boundary to the south, dust generation during earthworks and the parking of contractor's vehicles on the road and nature strip outside the site creating sight distance issues for vehicles exiting the neighbouring property and also parking on the adjacent nature strip.

Planner's comment:

The removal of vegetation hanging over boundaries is a civil matter and not a planning related matter. The proponent has advised in response to the concerns raised that dust suppression will be undertaken during the construction phase when required, which will include watering down to ensure there is no nuisance created. The proponent has further advised that the site provides sufficient area and on-street parking for safe and legal parking during the construction of the proposal.

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:

- 8.4.7 Frontage fences for all dwellings P1;
- Reliance upon performance criteria of Car Parking and Sustainable Transport Code – 2nd crossover and no separate pedestrian access;
- NOR-S7.7.1 Residential density for multiple dwellings P1.

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

The proposal will be conditioned to be used and developed in accordance with the proposal plans.

8 ATTACHMENTS

1. 1. Development Application [**11.1.1** - 1 page]
2. 1 a. Crown Landowner Consent - Denika Mc Donald - 33 Youl Road, Perth [**11.1.2** - 8 pages]
3. 1 b. SIGNED BY MINISTER - Attachment 2 - Instrument of Delegation - Land Use Planning and Approvals [**11.1.3** - 1 page]



4. 1 c. Folio Plan-111123-1 [**11.1.4** - 1 page]
5. 2. DA Cover Letter [**11.1.5** - 2 pages]
6. 3. DTL YLR D 33 [**11.1.6** - 24 pages]
7. 4. Additional Information Request PL N-23-0131 33 Youl Road Perth [**11.1.7** - 2 pages]
8. 5. Additional Information Request PL N-23-0131 33 Youl Road Perth no 2 [**11.1.8** - 2 pages]
9. 5 a. Plan Unit development [**11.1.9** - 1 page]
10. 6. Additional Information Request PL N-23-0131 33 Youl Road Perth no 3 [**11.1.10** - 2 pages]
11. 6 a. 6 ty response to RFI 3 [**11.1.11** - 1 page]
12. 7. Additional Information Request PL N-23-0131 33 Youl Road Perth no 4 [**11.1.12** - 2 pages]
13. 7 a. 23.229- A P 01- A 23-10-05 [**11.1.13** - 1 page]
14. 7 b. Email 13.10.23 Peter Sluce [**11.1.14** - 1 page]
15. 7 c. Stormwater email [**11.1.15** - 1 page]
16. 8. DSG response [**11.1.16** - 2 pages]
17. 8 a. Tas Networks Referral PL N 23-0131 33 Youl Rd Perth - C N 23-266243 [**11.1.17** - 1 page]
18. 8 b. SPAN TWDA 2023-01005- NMC [**11.1.18** - 2 pages]
19. 9. Representation R Baylis and G Dennis [**11.1.19** - 3 pages]
20. 10. Response to Representation PL N 23 0131 [**11.1.20** - 2 pages]



11.2 PLN23-0215: 2 LOT SUBDIVISION, 38 HOBHOUSE STREET LONGFORD

File: 106800.2, PLN23-0215
Responsible Officer: Des Jennings, General Manager
Report prepared by: Rebecca Green, Consultant Planner

RECOMMENDATION

That application PLN-23-0215 to develop and use the land at 38 Hobhouse Street, Longford for 2 Lot Subdivision & Demolition of Outbuildings (Longford Specific Area Plan) (Sewer connection works within 32 Hobhouse Street CT147010/3) be approved subject to the following conditions:

1 **Layout not altered**

The use and development must be in accordance with the endorsed documents P1 (Proposed 2 Lot Subdivision, Woolcott Surveys, Drawing No: L230903, Sheet No's: 1/1, Edition: v2.0, Dated: 25/09/23 (received:28.11.2023)); and D1 (Planning Scheme Response, Woolcott Surveys, Ref: L230903, Rev: 2, Dated: 25 October 2023).

2 **Council's Works Department conditions**

2.1 Stormwater

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

2.2 Access (Urban)

- a) The existing driveway crossover shall be widened to 3.6m and a concrete apron shall be constructed in accordance with TSD R09.
- b) Access works must not commence until an application for vehicular crossing has been approved by Council.

2.3 As constructed information

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

2.4 Municipal standards & certification of works

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

2.5 Works in Council road reserve

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

2.6 Separation of stormwater services

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

2.7 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.



2.8 Nature strips

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

3 TasWater conditions

Sewer and water services must be provided in accordance with TasWater's Submission to Planning Authority Notice (reference number TWDA 2023/01507-NMC) – Attached at Appendix A.

4 Public Open Space Contribution

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

- The Public Open Space Rate shall be \$1,400 per additional lot created.

OR

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

5 Sealing of plans

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

1 INTRODUCTION

This report assesses an application for a 2 lot subdivision and demolition of outbuildings at 38 Hobhouse Street, and sewer connection works in 32 Hobhouse Street, Longford.

2 BACKGROUND

Applicant:

Woolcott Surveys

Zone:

8.0 General Residential Zone

Classification under the Scheme:

Subdivision

Deemed Approval Date:

2 February 2024

Owner:

David Roy Corbett

Codes:

C2.0 Carparking and Sustainable Transport Code
NOR-S6.0 Longford Specific Area Plan

Existing Use:

Residential

Recommendation:

Approve

Discretionary Aspects of the Application:

- NOR-S6.8.2 P1 Lot design (lots less than 600m²)
- NOR-S6.8.4 P1 (creation of internal lot)

Planning Instrument:

Tasmanian Planning Scheme – Northern Midlands



Subject Site



3 STATUTORY REQUIREMENTS

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

4 ASSESSMENT

4.1 Proposal

- 2 Lot Subdivision & demolition of outbuildings.
 - o Lot 1 (existing house 511m²)
 - o Lot 2 (vacant, 511m²)



Aerial photograph of area



Photographs of subject site





4.4 Permit/Site History

Nil

4.5 Referrals

The following referrals were required:

Council's Works Department
Council's Works & Infrastructure Department (Jonathan Galbraith) reported on 10th November 2023 and their recommended conditions are included in the conditions of approval.

TasWater
TasWater issued a Submission to Planning Authority Notice on 06/12/2023 (TasWater Ref: TWDA 2023/01507-NMC).

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 Subdivision is not required to be classified into a use class.

8.3 Use Standards
8.3.1 Discretionary uses
Comment Not applicable.

8.3.2 Visitor Accommodation
Comment Not applicable.

8.6 Development Standards for Subdivision
8.6.1 Lot design
This clause is substituted by Clause NOR-S6.8.2 Lot design – urban.

8.6.2 Roads
This clause is in substituted by Clause NOR-S6.8.5 Roads.

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

CODES		
C1.0	SIGNS CODE	N/a
C2.0	PARKING AND SUSTAINABLE TRANSPORT CODE	Complies – see Code Assessment below.
C3.0	ROAD AND RAILWAY ASSETS CODE	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 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	Complies – see Code Assessment below.

C2.0 Parking and Sustainable Transport Code

C2.1 Code Purpose

The purpose of the Parking and Sustainable Transport Code is:

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

Comment

Complies with the Code Purpose.

C2.5 Use Standards

C2.5.1 Car parking numbers

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

Acceptable Solutions

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

- (a) the site is subject to a parking plan for the area adopted by council, in which case parking provision (spaces or cash-in-lieu) must be in accordance with that plan;
- (b) the site is contained within a parking precinct plan and subject to Clause C2.7;
- (c) the site is subject to Clause C2.5.5; or
- (d) it relates to an intensification of an existing use or development or a change of use where:

- (i) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is greater than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case no additional on-site car parking is required; or
- (ii) the number of on-site car parking spaces for the existing use 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:

$$N = A + (C - B)$$

N = Number of on-site car parking spaces required

A = Number of existing on site car parking spaces

B = Number of on-site car parking spaces required for the existing use or development specified in Table C2.1

C= Number of on-site car parking spaces required for the proposed use or development specified in Table C2.1.

Performance Criteria

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

- (a) the availability of off-street public car parking spaces within reasonable walking distance of the site;
- (b) the ability of multiple users to share spaces because of:
 - (i) variations in car parking demand over time; or
 - (ii) efficiencies gained by consolidation of car parking spaces;
- (c) the availability and frequency of public transport within reasonable walking distance of the site;
- (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.

P1.2



	<p>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.
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Comment

Complies with A1. The proposed lot retaining the existing single dwelling will also retain the associated car parking for the dwelling within the boundaries of the new lot.

C2.5.2 Bicycle parking numbers

Not applicable.

C2.5.3 Motorcycle parking numbers

Not applicable.

C2.5.4 Loading Bays

Not applicable.

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

Not applicable.

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

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

Complies – no changes to existing arrangements.

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

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



<p>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>(j) the provisions of Australian Standard AS 2890.1:2004 - Parking facilities, Part 1: Off-street car parking and AS 2890.2 -2002 Parking facilities, Part 2: Off-street commercial vehicle facilities.</p>
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Comment
Complies - No changes to existing arrangements.

C2.6.3 Number of accesses for vehicles

Objective:
That:

(a) access to land is provided which is safe and efficient for users of the land and all road network users, including but not limited to drivers, passengers, pedestrians and cyclists by minimising the number of vehicle accesses;

(b) accesses do not cause an unreasonable loss of amenity of adjoining uses; and

(c) the number of accesses minimise impacts on the streetscape.

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>

Comment
No changes to existing arrangements.

<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: 20px;">(i) pedestrian safety and amenity; or</p> <p style="padding-left: 20px;">(ii) traffic safety; and</p> <p>(b) be compatible with the streetscape.</p>
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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.

C16.0 Safeguarding of Airports Code

C16.1 Code Purpose

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.

Comment

Complies with the Code Purpose.

C16.7 Development Standards for Subdivision

C16.7.1 Subdivision

Objective: That provide for subdivision:

- (a) That allows for sensitive use to be suitably located to avoid exposure to excessive aircraft noise; and
- (b) So that future development for sensitive use does not compromise the operation of airports.

Acceptable Solutions

A1

Each lot, or a lot proposed in a plan of subdivision, within an airport noise exposure area must be:

- (a) Be for the creation of separate lots for existing buildings;
- (b) Be required for public use by the Crown, a council or a State authority;
- (c) Be required for the provision of Utilities;
- (d) Be for the consolidation of lots;
- (e) Be for the creation of a lot that contains a building area not less than 10m x 15m entirely located outside of the airport noise exposure area; or
- (f) Not be intended for a sensitive use.

Performance Criteria

P1

Each lot, or a lot proposed in a plan of subdivision, within an airport noise exposure area must not create an opportunity for a sensitive use to be exposed to excessive aircraft noise, having regard to:

- (a) The location, orientation and elevation of the site relative to aircraft flight paths;
- (b) The current and future type and frequency of aircraft operating from the airport;
- (c) The type of use and the operational requirements for the use;
- (d) The layout and construction of buildings associated with the use;
- (e) The need to not compromise the future operation of the airport;
- (f) The requirements of any relevant airport master plan; and
- (g) Any advice from the airport operator or Airservices Australia.

Comment

Not applicable, the site is not within an airport noise exposure area.

SPECIFIC AREA PLANS

NOR-S1.0 TRANSLINK SPECIFIC AREA PLAN	N/a
NOR-S2.0 CAMPBELL TOWN SPECIFIC AREA PLAN	N/a
NOR-S3.0 CRESSY SPECIFIC AREA PLAN	N/a
NOR-S4.0 DEVON HILLS SPECIFIC AREA PLAN	N/a
NOR-S5.0 EVANDALE SPECIFIC AREA PLAN	N/a
NOR-S6.0 LONGFORD SPECIFIC AREA PLAN	Complies, see assessment below.
NOR-S7.0 PERTH SPECIFIC AREA PLAN	N/a
NOR-S8.0 ROSS SPECIFIC AREA PLAN	N/a

NOR-S6.0 Longford Specific Area Plan

NOR-S6.1 Plan Purpose

The purpose of the Longford Specific Area Plan is:

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

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

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

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

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

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



Comment

Complies with the Longford Specific Area Plan Purpose.

NOR-S6.8 Development Standards for Subdivision

NOR-S6.8.1 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

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

Acceptable Solutions

A1

Each lot, or a lot proposed in a plan of subdivision, must be in accordance with the lot layout shown in the Precinct Masterplans in Figures NOR-S6.2.2.

Performance Criteria

P1

Each lot, or a lot proposed in a plan of subdivision, must be consistent with the rural township character and provide an optimal location for public open space, having regard to:

- (a) Lot layout shown in the applicable precinct masterplans in Figures NOR-S6.2.2;
- (b) The road network as north south grid;
- (c) Fronting new lots onto existing roads where possible;
- (d) Minimising cul-de-sacs;
- (e) The provision of public open spaces that facilitate pedestrian loops around the town;
- (f) Creating connections between new and existing public open spaces;
- (g) Creating road frontages around public open spaces;
- (h) Using public open spaces for stormwater detention;
- (i) The relevant requirements for development of buildings on the lots;
- (j) The intended location of buildings on the lots; and
- (k) The pattern of development existing on established properties within the area.

Comment

Not applicable, as the land is outside the development precinct.

NOR-S6.8.2 Lot design - urban

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

Objective: That each lot:

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

Acceptable Solutions

A1

Each lot or a lot proposed in a plan of subdivision, must:

- (a) Have an area of not less than 600m² and:
 - (i) be able to contain a minimum area of 10m x 15m with a gradient not steeper than 1 in 5, clear of:
 - a. all setbacks required by clause 8.4.2 A1, A2 and A3, and 8.5.1 A1 and A2; and
 - b. easements or other title restrictions that limit or restrict development; and
 - (ii) existing buildings are consistent with the setback required by clause 8.4.2 A1, A2 and A3, and 8.5.1 A1 and A2; or
 - (b) Be required for public use by the Crown, a council or a State authority; or
 - (c) Be required for the provisions of Utilities; or
 - (d) Be for the consolidation of a lot with another lot provided each lot is within the same zone.

Performance Criteria

P1

Each lot, or a lot proposed in a plan of subdivision must have sufficient useable area and dimensions suitable for its intended use, having regard to:

- (a) The relevant requirements for development of buildings on the lots;
- (b) The intended location of buildings on the lots;
- (c) The topography of the site;
- (d) The presence of any natural hazards;
- (e) Adequate provision of private open space; and
- (f) The pattern of development existing on established properties within the area; and
- (g) Must be no more than 15% smaller than the minimum applicable lot size required by clause NOR-S6.8.2 A1 (a).

Comment

Lot 1 and Lot 2 rely on the performance criteria as less than 600m². Both lots will comprise an area of 511m² and demonstrate that the lot size is capable of and sufficient to accommodate the intended use, in the case of Lot 1 an existing single dwelling together with associated private open space, and car parking. The size of each lot is not more than 15% smaller than the



minimum requirement (allowing lots down to 510m²) and have had regard to the pattern of development on established properties in the area.
The proposal is compliant with the performance criteria for proposed Lot 1 and Lot 2.

NOR-S6.8.3 Lot design - rural fringe

This clause is in substitution for Low Density Residential Zone – clause 10.6.1 Lot design.
Not applicable, property is not zoned Low Density Residential.

NOR-S6.8.4 Internal lots

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

Objective: That subdivision layout of land outside the precinct masterplans in Figures NOR-S6.2.2 and NOR-S6.2.3:

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

Acceptable Solutions	Performance Criteria
<p>A1 No Acceptable Solution.</p>	<p>P1 Each internal lot, or an internal lot proposed in a plan of subdivision must have sufficient useable area and dimensions suitable for its intended use, having regard to:</p> <ul style="list-style-type: none"> (a) Consistency with existing patterns of residential development of the surrounding area; (b) The lot gaining access from a road existing prior to the planning scheme coming into effect; (c) Site constraints making an internal lot configuration the only reasonable option to efficiently use the land; (d) The lot contributing to the more efficient use of residential land and infrastructure; (e) The amenity of adjacent lots not being unreasonably affected by subsequent development and use; (f) The lot having access to a road via an access strip, which is part of the lot, or a right-of-way, with a width of no less than 3.6m; (g) Passing bays being provided at appropriate distances to service the likely future use of the lot; (h) The access strip being adjacent to or combined with no more than three other internal lot access strips provided that it is otherwise not appropriate to provide access via a public road; (i) The lot addressing and providing for passive surveillance of public open space and public rights of way if it fronts such public spaces; (j) The relevant requirements for development of buildings on the lots; (k) The intended location of buildings on the lots; (l) The topography of the site; (m) The presence of any natural hazards; (n) Adequate provision of private open space; and (o) The pattern of development existing on established properties in the area.

Comment

- a) There are several examples of internal lots on properties in the surrounding area.
- b) Proposed Lot 2 will gain access to the established Hobhouse Street.
- c) The width of the site relative to its total size limits the number of lots that can be created with direct frontage to Hobhouse Street and the existing dwelling on the site makes an internal lot the only efficient way to utilise the site.
- d) The proposal represents a more efficient use of residential land and infrastructure than the current use.
- e) The adjoining property is likely to be impacted by noise from vehicle movements. However, it is considered that the level of traffic noise that the development of a dwelling could cause would not be unreasonable.
- f) The width of the proposed access is 4.0m.
- g) The width of the access strip and Right of Way is sufficient for the inclusion of passing bays.
- h) The access strip is for one additional lot.
- i) The proposed internal lot does not adjoin public space.
- j) The proposed lot will provide sufficient area for the development of a single detached dwelling, with connections to water and sewer services and stormwater drainage, and will be capable of development without limitation by a natural hazard.
- k) The lot is capable of development of a dwelling in a suitable location within the lot, including with respect to minimum boundary and easement setback requirements.
- l) The subject site is narrow relative to its overall size and potential use for residential development, thereby lending itself to use for an internal lot to improve the use of the land.
- m) Not applicable.
- n) The proposed internal lot will have a total area greater than 511m², and based on the location of a potential 10m x 15m development area, will be capable of providing private open space.
- o) The pattern of development, that of multiple internal lots accessed via an access strip, is common in the area including in the form of multiple dwellings.

Performance criteria met.



NOR-S6.8.5 Roads	
<i>This clause is in substitution for General Residential Zone – clause 8.6.2.</i>	
Objective: That the arrangement of new road within a subdivision provides for: <ul style="list-style-type: none"> (a) Safe, convenient and efficient connections to assist accessibility and mobility of the community; (b) The adequate accommodation of vehicular, pedestrian, cycling and public transport traffic; (c) Adequate areas for the planting of street trees in the road reserve; and (d) The efficient ultimate subdivision of the entirety of the land and of surrounding land. 	
Acceptable Solutions	Performance Criteria
A1 The subdivision includes no new roads.	P1 The arrangement and construction of roads within a subdivision must provide an appropriate level of access, connectivity, safety and convenience for vehicles, pedestrians and cyclists, having regard to: <ul style="list-style-type: none"> (a) Any road network plan adopted by the council; (b) The existing and proposed road hierarchy; (c) The need for connecting roads and pedestrian and cycling paths to common boundaries with adjoining land to facilitate future subdivision potential; (d) Maximising connectivity with the surrounding road, pedestrian, cycling and public transport networks; (e) Minimising the travel distance between key destinations such as shops and services and public transport routes; (f) Access to public transport; (g) The efficient and safe movement of pedestrians, cyclists and public transport; (h) The need to provide bicycle infrastructure on new arterial and collector roads in accordance with the <i>Guide to Road Design Part 6A: Paths for Walking and Cycling 2016</i>; (i) The topography of the site; and (j) The future subdivision potential of any balance lots on adjoining or adjacent land.
Comment Complies, no new roads proposed.	
A2 Where the subdivision plan includes one or more new roads, street trees must be provided within the road reserve: <ul style="list-style-type: none"> (a) At intervals of not less than 10m measured between the centre of each trunk; or (b) At intervals not less than the canopy diameter of the tree species at maturity; and (c) In locations where sight distances to vehicle access points are compliant with the following: <ul style="list-style-type: none"> (i) in the case of non-commercial vehicle accesses, <i>Australian Standard AS 2890.1:2004, Parking Facilities, Part 1: Off-street car parking, section 3, Access Facilities to Off-street Parking Areas and Queuing Areas</i>; and (ii) in the case of commercial vehicle accesses, <i>Australian Standard AS 2890.2:2002, Parking facilities Part 2: Off-street commercial vehicle facilities</i>. 	P2 No Performance Criterion.
Comment Not applicable, no new roads proposed.	

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 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 Building Projecting onto Land in a Different Zone	N/a
7.8 Port and Shipping in Proclaimed Wharf Areas	N/a
7.9 Demolition	Complies.
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 no representations were received.

4.8 Objectives of the Land Use Planning and Approvals Act 1993

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

4.9 State Policies

The proposal is consistent with all State Policies.

4.10 Strategic Plan/Annual Plan/Council Policies

Strategic Plan - Statutory Planning

5 LOCAL GOVERNMENT (BUILDINGS AND MISCELLANEOUS PROVISIONS) ACT 1993

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

Section 84	Council not to approve subdivision	Yes	No
84(1)(c)	Does the subdivision include any road or other works whereby drainage will be concentrated and discharged into any drain or culvert on or under any State highway, and the Minister administering the <i>Roads and Jetties Act 1935</i> has first not approved so much of the application as affects the drainage?		X
	If 'yes', refuse the subdivision.		

Section 85	Refusal of application for subdivision		
	Council may refuse the application for subdivision if it is of the opinion:		



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

Section 86	Security for payment	Yes	No
	Does council require security for payments and the execution of works for -		
86(2)(c)	if the land is not located within 30 metres of the existing public storm water system as shown on the map made available under section 12 of the <i>Urban Drainage Act 2013</i> , payment for a public storm water system by, from, or from within, the land as determined by the council so that all lots may have connecting drains and the concentrated natural water may be lawfully disposed of and for the laying of storm water connections from a place on the boundary of each lot to the public storm water system in accordance with the by-laws of the council and to the satisfaction of its engineer;		X
86(2)(d)	the works required for the discharge of the owner's obligations under <u>section 10 of the <i>Local Government (Highways) Act 1982</i></u> in respect of the highways opened or to be opened on the subdivision;		X
86(2)(e)	the making and draining of footways that are not part of a road and of private roads and similar footways serving 3 lots or more;		X
86(2)(f)	the filling in of ponds and gullies;		X
86(2)(g)	the piping of watercourses.		X
	If 'yes':		
	council may refuse to approve the application until such security is given.		
	See section 86 (3) for the form of the security.		
	See section 86 (4) for when the works are to be executed.		



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

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

6 FINANCIAL IMPLICATIONS TO COUNCIL

Not applicable to this application.

7 OPTIONS

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

8 DISCUSSION

Discretion to refuse the application is limited to:

- NOR-S6.8.2 P1 (creation of lots less than 600m2)
- NOR-S6.8.4 P1 (creation of internal lot)

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

As discussed in this report the application complies with the performance criteria. It is recommended that the proposal be conditioned to be used and developed in accordance with the proposal plans.

9 ATTACHMENTS

1. Application form [11.2.1 - 1 page]
2. L 230923 - Planning report - Subdivision - 38 Hobhouse Street LONGFORD [11.2.2 - 17 pages]
3. Folio Plan-215062-5 [11.2.3 - 1 page]
4. 3 a. Folio Plan-147010-3 [11.2.4 - 3 pages]
5. 4. L 230903 Prop Plan 250923 v 2.0 [11.2.5 - 1 page]
6. 5. RAI TWDA 2023-01507- NMC [11.2.6 - 2 pages]
7. 6. SPAN TWDA 2023-01507- NMC [11.2.7 - 2 pages]



11.3 PLN23-0210: MULTIPLE DWELLINGS (5), 7 BEDFORD STREET, CAMPBELL TOWN

File: 300300.12, PLN23-0210
Responsible Officer: Des Jennings, General Manager
Report prepared by: Rebecca Green, Consultant Planner

RECOMMENDATION

That application to develop and use the land at 7 Bedford Street (and works within Bedford Street road reservation), Campbell Town for Multiple Dwellings x 5 (5 New) (Campbell Town SAP, Parking and Sustainable Transport Code) 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 Design to Live, Drawing No: BDFR01, Sheet No's: 1-6, Rev: R2; Dated: 18/10/2023); and P7 (Plans prepared by Design to Live, Drawing No: BDFR01, Sheet No's: 7, Rev: R1; Dated: 27/03/2023); and P8 (Plans prepared by Design to Live, Drawing No: BDFR01, Sheet No's: 8, Rev: R2; Dated: 18/10/2023); and P9-P14 (Plans prepared by Design to Live, Drawing No: BDFR01, Sheet No's: 9-14, Rev: R1; Dated: 27/03/2023); and P15-P17 (Plans prepared by Design to Live, Drawing No: BDFR01, Sheet No's: 15-17, Rev: R2; Dated: 18/10/2023); and P18-P23 (Civil Plans prepared by Rare., Drawing No: 231056, Sheet No's: COV, C000, C401, C501, C511, C701, Dated: Received 20.12.2023); and D1 (Stormwater Report, Rare., Ref" 231056, Dated: 19th December 2023).

2 Council's Works Department conditions

2.1 Stormwater

- a) A new stormwater system and stormwater connection to the Council's stormwater system is to be constructed, generally in accordance with drawing 231056/C501/R2, in accordance with Council standards, and to the satisfaction of Council's Works & Infrastructure Department.
- b) Concentrated stormwater must not be discharged into neighbouring properties.
- c) Landscaping and hardstand areas must not interfere with natural stormwater run-off from neighbouring properties.
- d) All driveways and hardstand areas must be designed to allow stormwater run-off to be adequately drained to the Council stormwater system.
- e) Prior to the issue of a building permit, or the commencement of development authorised by this permit, the applicant must design and provide plans for underground stormwater drainage to collect stormwater from the driveways and roofed area of buildings. The system must connect through properly-jointed pipes to the stormwater main, inter-allotment drainage or other lawful point of discharge to the satisfaction of the Plumbing Inspector
- f) A plumbing permit is required prior to commencing any plumbing or civil works within the property.
- g) An onsite stormwater detention system must be installed in accordance with the approved plans
- h) A clearly visible permanent notice shall be attached to the onsite detention system stating "ON SITE STORMWATER DETENTION SYSTEM DO NOT REDUCE THE VOLUME OF THIS SYSTEM OR INTERFERE WITH THE OUTFLOW CONTROL"
- i) Prior to the commencement of use of the detention system an operations and maintenance manual must be provided to Council for approval.
- j) Prior to the commencement of use certification must be provided by a suitably qualified person confirming that the stormwater detention system has been installed in accordance with the approved plans and all relevant standards.
- k) A Form 46 (Schedule of Maintenance – Prescribed Essential Building Services) covering the stormwater detention system is to be attached to the issued Occupancy Permit.

2.2 Access

- a) A new centrally located concrete driveway crossover and concrete apron must be constructed from the edge of Bedford Street to the property boundary of 7 Bedford Street in accordance with Council standards.
- b) Access works must not commence until an application for vehicular crossing has been approved by Council.
- c) The existing concrete crossover will be removed and replaced with mountable kerb to match existing.
- d) Where new service trenches are required through third-party aprons, i.e. 9 Bedford Street, either the entire apron



is to be replaced, or half of the apron from the edge of the trench to either the driveway crossover or to the property boundary. The apron replacement is to be like for like.

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

2.3 Municipal standards & approvals

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

2.4 Works in Council road reserve

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

2.5 Pollutants

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

2.6 Works damage bond

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

2.7 Nature strips

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

3 TasWater conditions

Sewer and water services must be provided in accordance with TasWater's Submission to Planning Authority Notice (reference number TWDA 2023/01602-NMC) – attached at Appendix A.

4 Screening

Prior to the occupancy of any dwelling on the site, any habitable room window within 2.5m of the shared driveway or parking spaces (including turn areas) and which has a sill height less than 1.7m above the floor level, must be separated by a screen of not less than 1.7m in height.

5 Landscaping

- Landscaping works shall be in accordance with the endorsed plans, and landscaping works for each dwelling shall be completed, prior to the commencement of use of that dwelling and then maintained for the duration of the use.
- A bond of \$500 per dwelling shall be provided prior to the commencement of development authorised by this permit – the bond will be refunded if the landscape works are completed within the timeframe mentioned in this permit.

6 Driveways and Parking Areas



- Driveways and parking areas around each dwelling shall be sealed in accordance with the endorsed documents prior to the commencement of use of the dwelling.

7 Required prior to the application for a building permit

Prior to the issue of a building permit, or the commencement of development authorised by this permit, the applicant shall:

- Plans for underground stormwater drainage (as per condition 2.1);
- Pay works damage bond of \$1000 (as per condition 2.6);
- Pay a \$500 per dwelling landscape bond (as per condition 5).

8 Prior to commencement of use

Prior to the commencement of the use of each dwelling, the following must be completed:

- Landscaping works for each dwelling including mailboxes, fencing, and plantings (as per condition 5 – landscaping);
- Driveways and parking areas around each dwelling sealed (as per condition 6).

1 INTRODUCTION

This report assesses an application for 7 Bedford Street (and works within Bedford Street road reservation), Campbell Town to develop Multiple Dwellings x 5 (5 New) (Campbell Town SAP, Parking and Sustainable Transport Code).

2 BACKGROUND

Applicant:

Design To Live

Zone:

8.0 General Residential

Classification under the Scheme:

Residential (multiple dwellings)

Deemed Approval Date:

15 February 2024

Owner:

JID Constructions Pty Ltd & The Blue Hat Company Pty Ltd

Codes:

C2.0 Parking and Sustainable Transport Code
C16.0 Safeguarding of Airports Code
NOR-S2.0 Campbell Town Specific Area Plan

Existing Use:

Vacant

Recommendation:

Approve

Discretionary Aspects of the Application:

- Reliance upon performance criteria of Parking and Sustainable Transport Code – no separate pedestrian access

Planning Instrument:

Tasmanian Planning Scheme – Northern Midlands

Version No: 5 Effective Date: 10th May 2023

Local Provisions Schedule amendment No: 8 Effective Date: 9th November 2023

Preliminary Discussion:

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



Subject Site



3 STATUTORY REQUIREMENTS

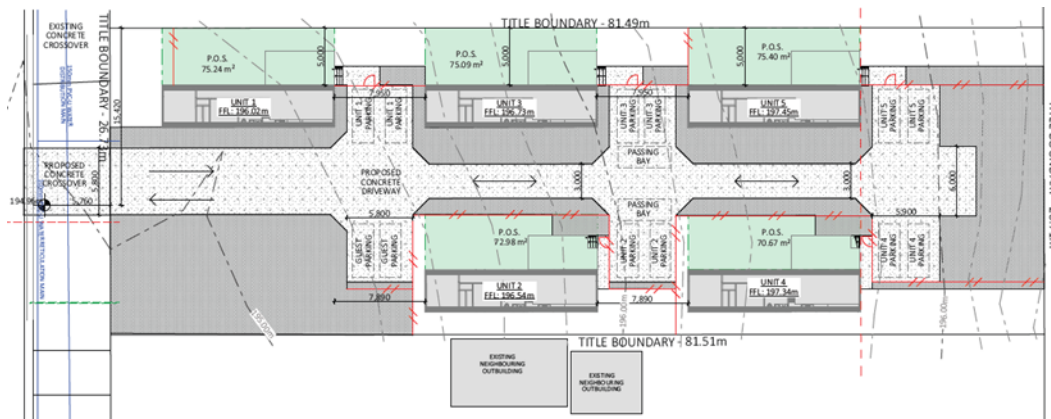
The proposal is an application pursuant to section 57 of the *Land Use Planning & Approvals Act 1993* (i.e. a discretionary application). Section 48 of the *Land Use Planning & Approvals Act 1993* requires the Planning Authority to observe and enforce the observance of the Planning Scheme. Section 51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

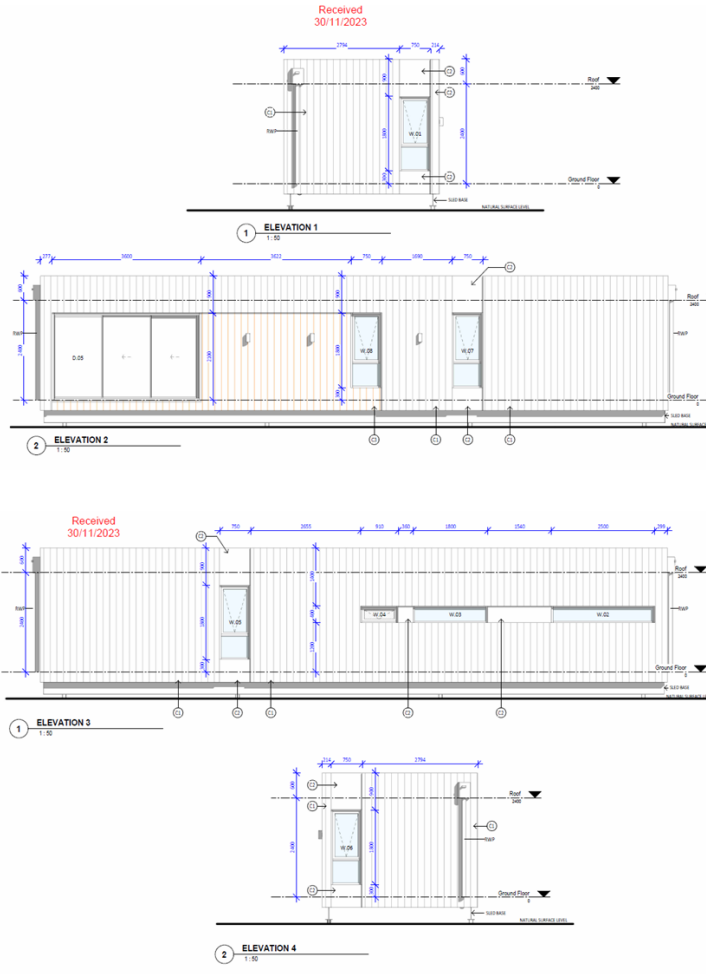
4.1 Proposal

- Develop and use 5 multiple dwellings

Site Plan:

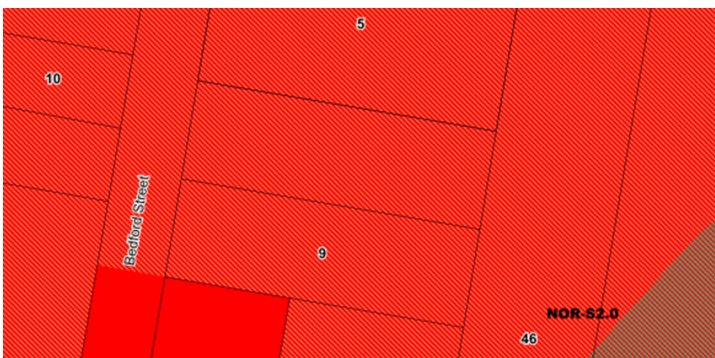


Elevations:



4.2 Zone and Land Use

Zone map – 8.0 General Residential



The land is zoned General Residential, and is within the Campbell Town Specific Area Plan.

The relevant Planning Scheme definition is:

<i>multiple dwellings</i>	<i>means 2 or more dwellings on a site.</i>
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Residential, if for multiple dwellings, is Permitted in the Zone.

4.3 Subject Site and Locality

A site inspection was carried out on 5th January 2024. The site is a rectangular-shaped lot fronting Bedford Street to the west and comprising an area of 2178m².

Aerial photograph of area



Photographs of subject site





4.4 Permit/Site History

Relevant permit history includes:

- PLN21-0199 – Dwellings x 4
- PLN23-0059 – Dwellings x 6

4.5 Referrals

Council's Works Department

Council's Works & Infrastructure Department (Cameron Oakley) reported on 9th January 2024 and their recommended conditions are included in the conditions of approval.

TasWater

TasWater issued a Submission to Planning Authority Notice on 22/11/2023 (TasWater Ref: TWDA 2023/01602-NMC).

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

Multiple Dwellings are Permitted if not listed as No Permit Required.

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

Clause 8.4.1 is substituted by Clause NOR-S2.7.1.

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 greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining sites on the same street; or
- (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.

Performance Criteria

P1

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

Comment

Complies with A1.

The proposed setback to Unit 1 from the primary frontage is 4.5m.

A2

A garage or carport for a dwelling must have a setback from a primary frontage of not less than:

- (a) 5.5m, or alternatively 1m behind the building line;
- (b) the same as the building line, if a portion of the dwelling gross floor area is located above the garage or carport; or
- (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.

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.

Comment

Not applicable.

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:

- (a) be contained within a building envelope (refer to Figures 8.1, 8.2 and 8.3) determined by:
 - (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

P3

The siting and scale of a dwelling must:

- (a) not cause an unreasonable loss of amenity to adjoining properties, having regard to:
 - (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,



<p>height of not more than 8.5m above existing ground level; and</p> <p>(b) only have a setback of less than 1.5m from a side or rear boundary if the dwelling:</p> <p>(i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining property; or</p> <p>(ii) does not exceed a total length of 9m or one third the length of the side boundary (whichever is the lesser).</p>	<p>bulk or proportions of the dwelling when viewed from an adjoining property;</p> <p>(b) provide separation between dwellings on adjoining properties that is consistent with that existing on established properties in the area; and</p> <p>(c) not cause an unreasonable reduction in sunlight to an existing solar energy installation on:</p> <p>(i) an adjoining property; or</p> <p>(ii) another dwelling on the same site.</p>
<p>Comment Complies with A3. All units are to be located at least 2.015m from a boundary.</p>	

<p>8.4.3 Site coverage and private open space for all dwellings</p>	
<p>Objective: That dwellings are compatible with the amenity and character of the area and provide:</p> <p>(a) for outdoor recreation and the operational needs of the residents;</p> <p>(b) opportunities for the planting of gardens and landscaping; and</p> <p>(c) private open space that is conveniently located and has access to sunlight.</p>	
<p>Acceptable Solutions</p> <p>A1 Dwellings must have:</p> <p>(a) a site coverage of not more than 50% (excluding eaves up to 0.6m wide); and</p> <p>(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>	<p>Performance Criteria</p> <p>P1 Dwellings must have:</p> <p>(a) site coverage consistent with that existing on established properties in the area;</p> <p>(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:</p> <p>(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</p> <p>(ii) operational needs, such as clothes drying and storage; and</p> <p>(c) reasonable space for the planting of gardens and landscaping.</p>
<p>Comment Complies with A1. The total site coverage is 270m² or 12.4% of the 2178m² site. Each multiple dwelling will have greater than 60m² of private open space.</p>	
<p>A2 A dwelling must have private open space that:</p> <p>(a) is in one location and is not less than:</p> <p>(i) 24m²; or</p> <p>(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);</p> <p>(b) has a minimum horizontal dimension of not less than:</p> <p>(i) 4m; or</p> <p>(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);</p> <p>(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</p> <p>(d) has a gradient not steeper than 1 in 10.</p>	<p>P2 A dwelling must have private open space that includes an area capable of serving as an extension of the dwelling for outdoor relaxation, dining, entertaining and children's play and is:</p> <p>(a) conveniently located in relation to a living area of the dwelling; and</p> <p>(b) orientated to take advantage of sunlight.</p>
<p>Comment Complies with A2. Each multiple dwelling will have an area of private open space that is greater than 24m², and has a minimum width of 4m, and is on land with a gradient less than 1 in 10 and is not located within the frontage of the relevant dwelling.</p>	



8.4.4 Sunlight to private open space of multiple dwellings	
Objective: That the separation between multiple dwellings provides reasonable opportunity for sunlight to private open space for dwellings on the same site.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>A multiple dwelling, that is to the north of the private open space of another dwelling on the same site, required to satisfy A2 or P2 of clause 8.4.3, must satisfy (a) or (b), unless excluded by (c):</p> <p>(a) the multiple dwelling is contained within a line projecting (see Figure 8.4):</p> <ul style="list-style-type: none"> (i) at a distance of 3m from the northern edge of the private open space; and (ii) vertically to a height of 3m above existing ground level and then at an angle of 45 degrees from the horizontal; <p>(b) the multiple dwelling does not cause 50% of the private open space to receive less than 3 hours of sunlight between 9.00am and 3.00pm on 21st June; and</p> <p>(c) this Acceptable Solution excludes that part of a multiple dwelling consisting of:</p> <ul style="list-style-type: none"> (i) an outbuilding with a building height not more than 2.4m; or (ii) protrusions that extend not more than 0.9m horizontally from the multiple dwelling. 	<p>P1</p> <p>A multiple dwelling must be designed and sited to not cause an unreasonable loss of amenity by overshadowing the private open space, of another dwelling on the same site, which is required to satisfy A2 or P2 of clause 8.4.3 of this planning scheme.</p>
Comment Complies with A1.	

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
<p>A1</p> <p>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).</p>	<p>P1</p> <p>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.</p>
Comment Not applicable.	

8.4.6 Privacy for all dwellings	
Objective: To provide a reasonable opportunity for privacy for dwellings.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>A balcony, deck, roof terrace, parking space, or carport for a dwelling (whether freestanding or part of the dwelling), that has a finished surface or floor level more than 1m above existing ground level must have a permanently fixed screen to a height of not less than 1.7m above the finished surface or floor level, with a uniform transparency of not more than 25%, along the sides facing a:</p> <p>(a) side boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of not less than 3m from the side boundary;</p> <p>(b) rear boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of not less than 4m from the rear boundary; and</p> <p>(c) dwelling on the same site, unless the balcony, deck, roof terrace, parking space, or carport is not less than 6m:</p> <ul style="list-style-type: none"> (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. 	<p>P1</p> <p>A balcony, deck, roof terrace, parking space or carport for a dwelling (whether freestanding or part of the dwelling) that has a finished surface or floor level more than 1m above existing ground level, must be screened, or otherwise designed, to minimise overlooking of:</p> <ul style="list-style-type: none"> (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.



<p>Comment Not applicable.</p>	
<p>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 (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. (b) the window or glazed door: (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; (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 (iii) is to have a permanently fixed external screen for the full length of the window or glazed door, to a height of not less than 1.7m above floor level, with a uniform transparency of not more than 25%.</p>	<p>P2 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 (b) the private open space of another dwelling.</p>
<p>Comment Not applicable.</p>	
<p>A3 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: (a) 2.5m; or (b) 1m if: (i) it is separated by a screen of not less than 1.7m in height; or (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 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>
<p>Comment Complies with A3, a 1700mm privacy screen is located between the southern habitable room windows of Unit 1 and the shared driveway. Habitable room windows of all other units are at least 2.5m from the shared driveway.</p>	
<p>8.4.7 Frontage fences for all dwellings</p>	
<p>Objective: The height and transparency of frontage fences: (a) provides adequate privacy and security for residents; (b) allows the potential for mutual passive surveillance between the road and the dwelling; and (c) is reasonably consistent with that on adjoining properties.</p>	
<p>Acceptable Solutions</p> <p>A1 No Acceptable Solution.¹ ¹ An exemption applies for fences in this zone – see Table 4.6</p>	<p>Performance Criteria</p> <p>P1 A fence (including a free-standing wall) for a dwelling within 4.5m of a frontage must: (a) provide for security and privacy while allowing for passive surveillance of the road; and (b) be compatible with the height and transparency of fences in the street, having regard to: (i) the topography of the site; and (ii) traffic volumes on the adjoining road.</p>
<p>Comment Not applicable.</p>	



8.4.8 Waste storage for multiple dwellings	
Objective: To provide for the storage of waste and recycling bins for multiple dwellings.	
Acceptable Solutions	Performance Criteria
A1 A multiple dwelling must have a storage area, for waste and recycling bins, that is not less than 1.5m ² per dwelling and is within one of the following locations: (a) an area for the exclusive use of each dwelling, excluding the area in front of the dwelling; or (b) a common storage area with an impervious surface that: (i) has a setback of not less than 4.5m from a frontage; (ii) is not less than 5.5m from any dwelling; and (iii) is screened from the frontage and any dwelling by a wall to a height not less than 1.2m above the finished surface level of the storage area.	P1 A multiple dwelling must have storage for waste and recycling bins that is: (a) capable of storing the number of bins required for the site; (b) screened from the frontage and any dwellings; and (c) if the storage area is a common storage area, separated from any dwellings to minimise impacts caused by odours and noise.
Comment Complies with A1 (a). The proposed multiple dwellings will include a dedicated area for the storage of waste and recycling bins that is screened from the road and driveway.	

8.5 Development Standards for Non-dwellings
8.5.1 Non-dwelling development
Comment Not applicable.

8.5.2 Non-residential garages and carports
Comment Not applicable.

8.6 Development Standards for Subdivision
8.6.1 Lot design
Comment Not applicable.

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	Complies, 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	Exempt in accordance with C16.4.1, development not more than 1380m 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	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 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>
Comment	



The proposal complies with A1.
The proposal includes two parking spaces for each multiple dwelling and two visitor parking spaces.

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
A1 Bicycle parking spaces must: (a) be provided on the site or within 50m of the site; and (b) be no less than the number specified in Table C2.1.	P1 Bicycle parking spaces must be provided to meet the reasonable needs of the use, having regard to: (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.

Comment
Not applicable.

C2.5.3 Motorcycle parking numbers

Objective:
That the appropriate level of motorcycle parking is provided to meet the needs of the use.

Acceptable Solutions	Performance Criteria
A1 The number of on-site motorcycle parking spaces for all uses must: (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.	P1 Motorcycle parking spaces for all uses must be provided to meet the reasonable needs of the use, having regard to: (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.

Comment
Not applicable.

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
A1 A loading bay must be provided for uses with a floor area of more than 1000m ² in a single occupancy.	P1 Adequate space for loading and unloading of vehicles must be provided, having regard to: (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.

Comment
Not applicable.

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

Objective:
(a) facilitate the reuse of existing non-residential buildings within the General Residential Zone and Inner Residential Zone; and
(b) to not cause an unreasonable impact on residential amenity by the car parking generated by that reuse.

Acceptable Solutions	Performance Criteria
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<p>A1 Within existing non-residential buildings in the General Residential Zone and Inner Residential Zone, on-site car parking is not required for:</p> <p>(a) Food Services uses up to 100m² floor area or 30 seats, whichever is the greater; and</p> <p>(b) General Retail and Hire uses up to 100m² floor area, provided the use complies with the hours of operation specified in the relevant Acceptable Solution for the relevant zone.</p>	<p>P1 Within existing non-residential buildings in the General Residential Zone and Inner Residential Zone, the number of on-site car parking spaces must be sufficient to meet the reasonable needs of users and must not cause an unreasonable impact on residential amenity, having regard to:</p> <p>(a) car parking demand generated by the proposed use during its proposed hours of operation;</p> <p>(b) the availability of on-street and public car parking in the surrounding area;</p> <p>(c) the availability and frequency of public transport within a 400m walking distance of the site;</p> <p>(d) the availability and likely use of other modes of transport;</p> <p>(e) the availability and suitability of alternative arrangements for car parking provision;</p> <p>(f) any reduction in car parking demand due to the sharing of car parking spaces by multiple uses, either because of variation of car parking demand over time or because of efficiencies gained from the consolidation of shared car parking spaces;</p> <p>(g) any car parking deficiency or surplus associated with the existing use of the land;</p> <p>(h) any relevant parking plan for the area adopted by council;</p> <p>(i) any existing on-street car parking restrictions; and</p> <p>(j) the proportion of residential properties without off-street parking within a 100m radius of the subject site.</p>
<p>Comment Not applicable.</p>	

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

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



<p>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 (vii) excluding a single dwelling, be delineated by line marking or other clear physical means; or (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: (a) be located as close as practicable to the main entry point to the building; (b) be incorporated into the overall car park design; and (c) be designed and constructed in accordance with Australian/New Zealand Standard AS/NZS 2890.6:2009 Parking facilities, Off-street parking for people with disabilities.¹ ¹ Requirements for the number of accessible car parking spaces are specified in part D3 of the National Construction Code 2016.</p>	<p>(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>
<p>Comment Complies with A1.1. The parking area and access have dimensions in accordance with those specified in Tables C2.2 and C2.3. The site is flat, but the concrete driveway will include drainage so the site can be accessed in all weather conditions. A1.2 does not apply.</p>	

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

<p>C2.6.4 Lighting of parking areas within the General Business Zone and Central Business Zone</p>
<p>Objective: That parking and vehicle circulation roads and pedestrian paths within the General Business Zone and Central Business Zone, which are used outside daylight hours, are provided with lighting to a standard which:</p>



<p>(a) enables easy and efficient use; (b) promotes the safety of users; (c) minimises opportunities for crime or anti-social behaviour; and (d) prevents unreasonable light overspill impacts.</p>	
Acceptable Solutions	Performance Criteria
<p>A1 In car parks within the General Business Zone and Central Business Zone, parking and vehicle circulation roads and pedestrian paths serving 5 or more car parking spaces, which are used outside daylight hours, must be provided with lighting in accordance with Clause 3.1 “Basis of Design” and Clause 3.6 “Car Parks” in <i>Australian Standard/New Zealand Standard AS/NZS 1158.3.1:2005 Lighting for roads and public spaces Part 3.1: Pedestrian area (Category P) lighting – Performance and design requirements.</i></p>	<p>P1 In car parks within the General Business Zone and Central Business Zone, parking and vehicle circulation roadways and pedestrian paths, which are used outside daylight hours must be provided with lighting, having regard to: (a) enabling easy and efficient use of the area; (b) minimising potential for conflicts involving pedestrians, cyclists and vehicles; (c) minimising opportunities for crime or anti-social behaviour though the creation of concealment spaces; (d) any unreasonable impact on the amenity of adjoining properties through light overspill; and (e) the hours of operation of the use.</p>
<p>Comment Not applicable.</p>	

C2.6.5 Pedestrian access	
<p>Objective: That pedestrian access within parking areas is provided in a safe and convenient manner.</p>	
Acceptable Solutions	Performance Criteria
<p>A1.1 Uses that require 10 or more car parking spaces must: (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: (i) a horizontal distance of 2.5m between the edge of 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> <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: (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>
<p>Comment Relies on performance criteria. A separate pedestrian pathway has not been provided; however, the sealed driveway will suffice as a safe and convenient pedestrian access. The nature of the site with the straight driveway, the low vehicle movements daily will provide sufficient safety between both vehicles and pedestrians. Performance criteria met.</p>	

C2.6.6 Loading bays	
<p>Objective: That the area and dimensions of loading bays are adequate to provide safe and efficient delivery and collection of goods.</p>	
Acceptable Solutions	Performance Criteria
<p>A1 The area and dimensions of loading bays and access way areas must be designed in accordance with Australian Standard AS 2890.2–2002, Parking facilities, Part 2: Off-street commercial vehicle facilities, 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: (a) the types of vehicles likely to use the site;</p>



	<ul style="list-style-type: none"> (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 Not applicable.</p>	
<p>A2 The type of commercial vehicles likely to use the site must be able to enter, park and exit the site in a forward direction in accordance with Australian Standard AS 2890.2 – 2002, Parking Facilities, Part 2: Parking facilities - Off-street commercial vehicle facilities.</p>	<p>P2 Access for commercial vehicles to and from the site must be safe, having regard to:</p> <ul style="list-style-type: none"> (a) the types of vehicles associated with the use; (b) the nature of the use; (c) the frequency of loading and unloading; (d) the area and dimensions of the site; (e) the location of the site and nature of traffic in the area of the site; (f) the effectiveness or efficiency of the surrounding road network; and (g) site constraints such as existing buildings, slope, drainage, vegetation, parking and landscaping.
<p>Comment Not applicable.</p>	

<p>C2.6.7 Bicycle parking and storage facilities within the General Business Zone and Central Business Zone</p>	
<p>Objective: That parking for bicycles are safe, secure and convenient, within the General Business Zone and Central Business Zone.</p>	
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<p>A1 Bicycle parking for uses that require 5 or more bicycle spaces in Table C2.1 must:</p> <ul style="list-style-type: none"> (a) be accessible from a road, cycle path, bicycle lane, shared path or access way; (b) be located within 50m from an entrance; (c) be visible from the main entrance or otherwise signed; and (d) be available and adequately lit during the times they will be used, in accordance with Table 2.3 of Australian/New Zealand Standard AS/NZS 1158.3.1: 2005 Lighting for roads and public spaces - Pedestrian area (Category P) lighting - Performance and design requirements. 	<p>P1 Bicycle parking must be provided in a safe, secure and convenient location, having regard to:</p> <ul style="list-style-type: none"> (a) the accessibility to the site; (b) the characteristics of the site; (c) the nature of the proposed use; (d) the number of employees; (e) the users of the site and the likelihood of travel by bicycle; (f) the location and visibility of proposed parking for bicycles; (g) whether there are other parking areas on the site; and (h) the opportunity for sharing bicycle parking on nearby sites.
<p>Comment Not applicable.</p>	
<p>A2 Bicycle parking spaces must:</p> <ul style="list-style-type: none"> (a) have dimensions not less than: <ul style="list-style-type: none"> (i) 1.7m in length; (ii) 1.2m in height; and (iii) 0.7m in width at the handlebars; (b) have unobstructed access with a width of not less than 2m and a gradient not steeper than 5% from a road, cycle path, bicycle lane, shared path or access way; and (c) include a rail or hoop to lock a bicycle that satisfies Australian Standard AS 2890.3-2015 Parking facilities - Part 3: Bicycle parking. 	<p>P2 Bicycle parking spaces and access must be convenient, safe, secure and efficient to use, having regard to:</p> <ul style="list-style-type: none"> (a) the characteristics of the site; (b) the space available; (c) the safety of cyclists; and (d) the provisions of Australian Standard AS 2890.3- 2015 Parking facilities - Part 3: Bicycle parking.
<p>Comment</p>	



Not applicable.

C2.6.8 Siting of parking and turning areas

Objective:

That the siting of vehicle parking and access facilities in an Inner Residential Zone, Village Zone, Urban Mixed Use Zone, Local Business Zone, General Business Zone or Central Business Zone does not cause an unreasonable visual impact on streetscape character or loss of amenity to adjoining properties.

Acceptable Solutions

A1
Within an Inner Residential Zone, Village Zone, Urban Mixed Use Zone, Local Business Zone or General Business Zone, parking spaces and vehicle turning areas, including garages or covered parking areas must be located behind the building line of buildings, excluding if a parking area is already provided in front of the building line.

Performance Criteria

P1
Within an Inner Residential Zone, Village Zone, Urban Mixed Use Zone, Local Business Zone or General Business Zone, parking spaces and vehicle turning areas, including garages or covered parking areas, may be located in front of the building line where this is the only practical solution and does not cause an unreasonable loss of amenity to adjoining properties, having regard to:
(a) topographical or other site constraints;
(b) availability of space behind the building line;
(c) availability of space for vehicle access to the side or rear of the property;
(d) the gradient between the front and the rear of existing or proposed buildings;
(e) the length of access or shared access required to service the car parking;
(f) the location of the access driveway at least 2.5m from a window of a habitable room of a dwelling;
(g) the visual impact of the vehicle parking and access on the site;
(h) the streetscape character and amenity;
(i) the nature of the zone in which the site is located and its preferred uses; and
(j) opportunities for passive surveillance of the road.

Comment

Not applicable.

A2
Within the Central Business Zone, on-site parking at ground level adjacent to a frontage must:
(a) have no new vehicle accesses, unless an existing access is removed;
(b) retain an active street frontage; and
(c) not result in parked cars being visible from public places in the adjacent roads.

P2
Within the Central Business Zone, on-site parking at ground level adjacent to a frontage must be designed to screen the views of cars from public places in the adjacent roads, without blank walls facing onto a road, having regard to:
(a) the streetscape;
(b) any unreasonable loss of amenity of the occupants of adjoining properties; and
(c) maintaining opportunities for active uses on a street frontage in a pedestrian priority street.

Comment

Not applicable.

C2.7 Parking Precinct Plan

C2.7.1 Parking precinct plan

Objective:

To minimise the amount of on-site car parking spaces within an area defined by a parking precinct plan, and that parking does not detract from the streetscape of the area.

Acceptable Solutions

A1
Within a parking precinct plan, on-site car parking must:
(a) not be provided; or
(b) not be increased above existing parking numbers.

Performance Criteria

P1
Within a parking precinct plan, on-site car parking must be necessary for the operation of the use and not detract from the streetscape, having regard to:
(a) the availability of off-street public parking spaces within reasonable walking distance;
(b) the ability of multiple users to share spaces because of:
(i) variations in parking demand over time; or
(ii) efficiencies gained by consolidation of 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) the availability, accessibility and safety of on-street parking, having regard to the nature of the roads, traffic management and other uses



	<p>in the vicinity; (f) the streetscape; (g) the topography of the site; (h) the location of existing buildings on the site; (i) any constraints imposed by existing development; and (j) any assessment by a suitably qualified person of the actual parking demand, determined having regard to the scale and nature of the use and development, and not exceed the number specified in Table C2.1.</p>
<p>Comment Not applicable.</p>	

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

SPECIFIC AREA PLANS		
NOR-S1.0	Translink Specific Area Plan	Not applicable
NOR-S2.0	Campbell Town Specific Area Plan	Applicable, see assessment below
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

<p>NOR-S2.0 Campbell Town Specific Area Plan NOR-S2.1 Plan Purpose</p>	
<p>The purpose of the Campbell Town Specific Area Plan is: NOR-S2.1.1 To provide for residential use and development that is compatible with the existing rural township character. NOR-S2.1.2 To encourage use and development that promotes a vibrant main street and high quality public open space conducive for visitor stop overs. NOR-S2.1.3 To encourage the provision of visitor accommodation and community facilities that support annual events and promotes Campbell Town as a meeting centre. NOR-S2.1.4 To provide for road transport and recreational vehicle parking. NOR-S2.1.5 To provide for the subdivision of key development sites and provide for appropriately located public open space. NOR-S2.1.6 To encourage subdivision that provides for large lots and minimises internal lots. NOR-S2.1.7 That as part of any new subdivision new trees are provided to increase the township’s tree canopy cover.</p>	
<p>Comment The proposed density is considered to be compatible with the existing rural township character.</p>	

<p>NOR-S2.3 Local Area Objectives</p>
<p>This sub-clause is not used in this specific area plan.</p>

<p>NOR-S2.5 Use Table</p>
<p>This clause is a substitution for Low Density Residential Zone – 10.2 Use Table</p>
<p>Comment Not applicable.</p>

<p>NOR-S2.6 Use Standards</p>
<p>This sub-clause is not used in this specific area plan.</p>

<p>NOR-S2.7 Development Standards for Buildings and Works NOR-S2.7.1 Residential density for multiple dwellings</p>	
<p>This clause is in substitution for General Residential Zone – clause 8.4.1 Residential density for multiple dwellings</p>	
<p>Objective: That the density of multiple dwellings: (a) makes efficient use of land for housing; (b) maintains the historic and rural character of Longford; and (c) optimises the use of infrastructure and community services.</p>	
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>



<p>A1 Multiple dwellings must have a site area per dwelling of not less than 400m².</p>	<p>P1 Multiple dwellings must only have a site area per dwelling that is less than 400m², if the development will not exceed the capacity of infrastructure services and: (a) is compatible with the density of existing development on established properties within the area; or (b) provides for a significant social or community benefit and is: (i) wholly or partly within 400m walking distance of a public transport stop; or (ii) wholly or partly within 400m walking distance of a Village Zone, Local Business Zone, or General Business Zone; or (iii) wholly or partly within 400m walking distance of public open space.</p>
<p>Comment Complies with A1. Site area of 2178m² / 5 dwellings = site area per dwelling of 435.6m².</p>	

<p>NOR-S2.8 Development Standards for Subdivision NOR-S2.8.1 Lot design in development precinct This clause is in addition to General Residential Zone – clause 8.6.1 Lot design, Low Density Residential Zone – clause 10.6.1 Lot design, Open Space Zone – clause 29.5.1 Lot design, and in substitution for Local Historic Heritage Code clause C6.10.2 Lot design for a Local Heritage Precinct or a Local Historic Landscape Precinct.</p>
<p>Comment Not applicable.</p>

<p>NOR-S2.8.2 Lot design This clause is in substitution for General Residential Zone – clause 8.6.1 Lot design.</p>
<p>Comment Not applicable.</p>

<p>NOR-S2.8.3 Internal lots This clause is an addition to General Residential Zone– clause 8.6.1 Lot design.</p>
<p>Comment Not applicable.</p>

<p>NOR-S2.8.4 Roads This clause is in substitution for General Residential Zone – clause 8.6.2 Roads and Low Density Residential Zone – clause 10.6.2 Roads.</p>
<p>Comment Not applicable.</p>

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

4.7 Representations

Notice of the application was given in accordance with Section 57 of the *Land Use Planning & Approvals Act 1993*. A review of Council's Records management system after completion of the public exhibition period revealed that one (1) representation (attached) was received from:

- S. Crothers, 12 Bedford Street, Campbell Town



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

Issue 1

- The identity of the applicant is not disclosed in any advertised documents nor is the owner of the land.

Planner's comment:

These details are not required by the Land Use Planning and Approvals Act to be included in the notification.. The details are provided on the planning application form as required. No further consideration of this matter is required as part of the planning assessment of this application.

Issue 2

- The proposed density is not in the general character of the neighbourhood.

Planner's comment:

Site area of 2178m² / 5 dwellings = site area per dwelling of 435.6m². The proposed density complies with A1 NOR-S2.7.1, as the density proposed is greater than 400m² per dwelling. As the proposal meets the acceptable solution, there is no further consideration of this concern that is able to be undertaken.

Issue 3

- Concerns in relation to the increase in vehicular traffic from the proposed development.

Planner's comment:

The proposed five multiple dwellings are anticipated to generate less than 40 vehicle movements daily (5 per dwelling – RTA Guide to Traffic Generating Development). The proposed vehicle movements are compliant with Table C3.1.

Issue 4

- Real Estate continues to advertise 6 multiple dwellings on the site.

Planner's comment:

The proposed application is for 5 multiple dwellings with a previous application for 6 multiple dwellings withdrawn as this was recommended to be refused due to density. Council is not able to request the advertisement to be changed, however, must enforce any approved development. This is not a consideration of the Planning Scheme or an issue that the Planning Authority can control.

Issue 5

- Lack of bushfire assessment provided with documentation.

Planner's comment:

C13.0 Bushfire-Prone Areas Code in the Planning Scheme applies only to either vulnerable use, hazardous use or subdivision. The proposal is therefore not required at the planning application stage to consider bushfire risk. A Bushfire Hazard Assessment Report will be required at the building application stage only.

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 upon performance criteria of Car Parking and Sustainable Transport Code – no separate pedestrian access.

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

It is recommended that the proposal be approved to be used and developed in accordance with the proposal plans.

8 ATTACHMENTS

1. Development Application [**11.3.1** - 4 pages]
2. Folio Plan-51969-1 [**11.3.2** - 1 page]
3. Amended DTL BDF R 01 [**11.3.3** - 17 pages]
4. Additional Information Request PL N-23-0210 7 Bedford Street, Campbell Town [**11.3.4** - 1 page]
5. 4 a. Taswater SPAN RAI Lot 1 BEDFORD S T, CAMPBELL TOWN Tas Water SPAN Request for Additional Info [**11.3.5** - 2 pages]
6. 5. 231056- C Council RFI Response 23-12-19 [**11.3.6** - 6 pages]
7. 5 a. 231056 - Stormwater Report - 23-12-19 [**11.3.7** - 2 pages]
8. 6. SPAN Lot 1 BEDFORD S T, CAMPBELL TOWN Use on or After 1 07 2023 Tas Water Submission to Planning [**11.3.8** - 2 pages]
9. 7. Representation Crothers [**11.3.9** - 3 pages]
10. 8. Representation Annexure Crothers [**11.3.10** - 8 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 COMMUNITY & DEVELOPMENT REPORTS

13.1 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.

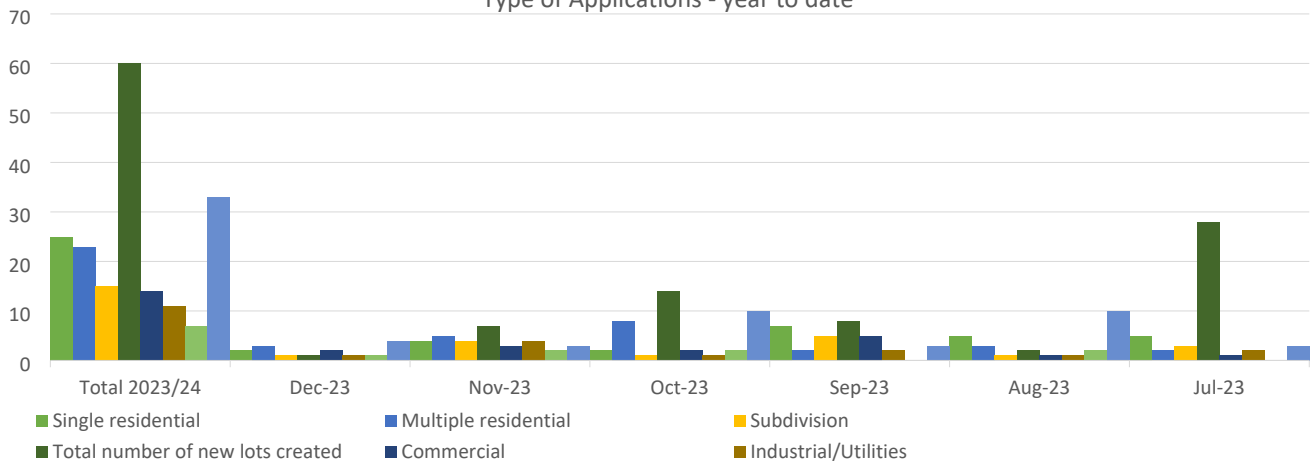
2 DEVELOPMENT SERVICES REPORTING

2.1 Planning Decisions

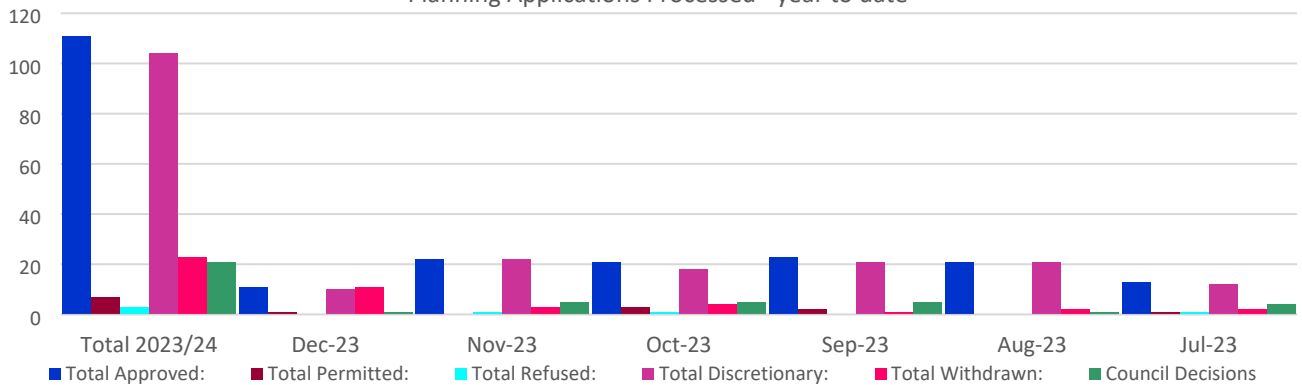
	2021/20 22	2022/ 2023	Total YTD	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June
Number of valid applications	254	195	62	16	13	11	12	7	3						
Applications on STOP for further information				66	62	53	59	31	30						
Single residential	36	48	25	5	5	7	2	4	2						
Multiple residential	92	31	23	2	3	2	8	5	3						
Subdivision	37	34	15	3	1	5	1	4	1						
Total number of new lots created	91	203	60	28	2	8	14	7	1						
Commercial	37	27	14	1	1	5	2	3	2						
Industrial/Utilities	30	12	11	2	1	2	1	4	1						
Visitor Accommodation	10	8	7	0	2	0	2	2	1						
Total permitted	0	1	0	0	0	0	0	0	0						
Total discretionary	10	7	7	0	2	0	2	2	1						
Other (includes all residential development on existing dwellings [alterations/ additions, sheds, solar, fences, pools etc.])	99	85	33	3	10	3	10	3	4						
Total No. Applications Approved:	273	228	111	13	21	23	21	22	11						
Total Permitted:	36	33	7	1	0	2	3	0	1						
Average Days for Permitted	17.25	11	12.5	22	-	13	11		5						
Days allowed for approval by LUPAA	28	28	28	28	28	28	28	28	28						
Total Exempt under IPS:	84	83	56	23	2	4	16	7	4						
Total Refused:	16	5	3	1	0	0	1	1	0						
Total Discretionary:	239	198	104	12	21	21	18	22	10						
Average Days for Discretionary:	37.33	33.3	31.5	32	30	32	32	35	28						
Days allowed for approval under LUPAA:	42	42	42	42	42	42	42	42	42						
Total Withdrawn:	20	39	33	2	2	1	4	3	11						
Council Decisions	41	36	21	4	1	5	5	5	1						
Appeals lodged by the Applicant	9	6	1	0	0	0	1	0	0						
Appeals lodged by third party	1	2	0	0	0	0	0	0	0						



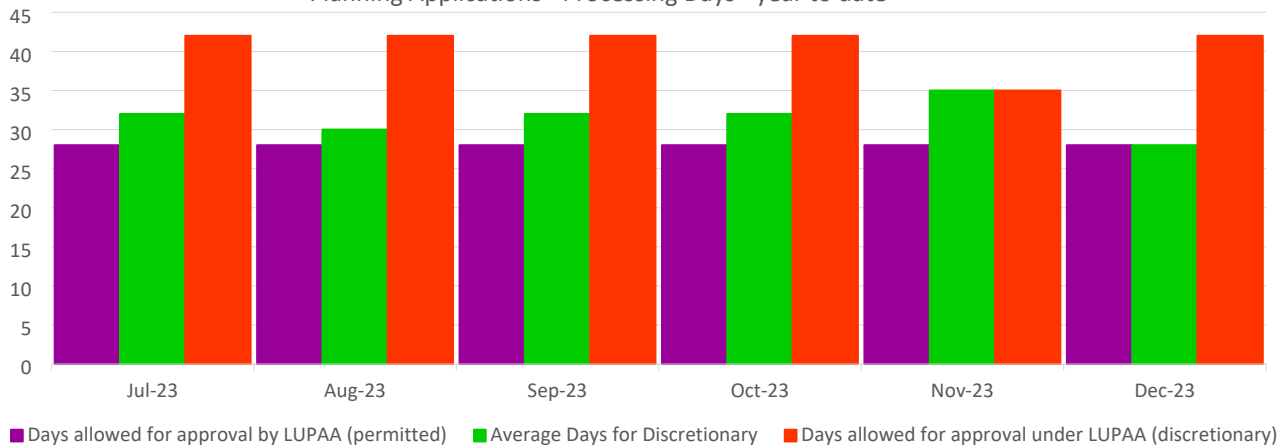
Type of Applications - year to date



Planning Applications Processed - year to date



Planning Applications - Processing Days - year to date



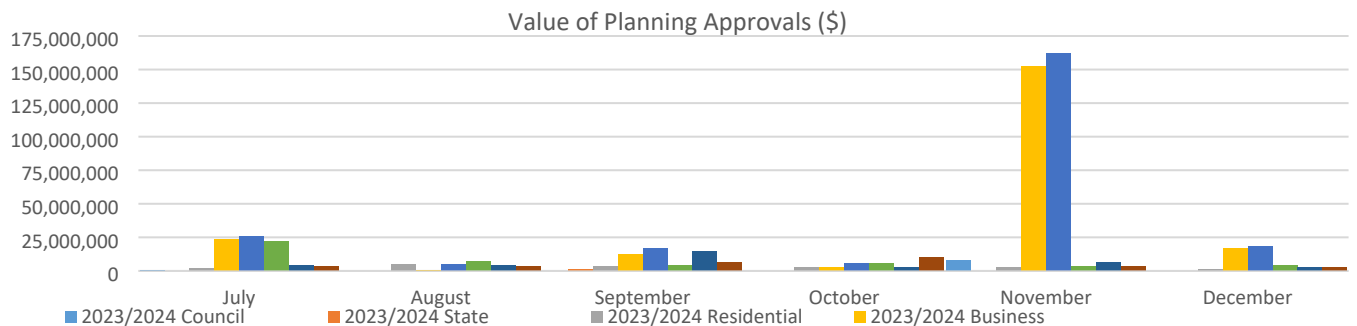
Project	Details	Address	Applicant	No of LUPAA days	Perm / Disc / Exempt
DELEGATED DECISIONS					
PLN-22-0234 - 1	Amend Development for wool storage, packaging and distribution, illuminated pylon sign (vary height and dimensions), wall sign (vary provisions), vary parking provisions	Approved Lot 2 at Evandale Road (folio of the Register 182274/2) adjacent to Translink Avenue South, Western Junction TAS 7212	6ty° Pty Ltd	14	A
PLN-23-0122	2 Lot Subdivision & Multiple Dwellings x 3 (1 Existing, 2 New) (Parking and Sustainable Transport Code, Longford SAP)	76 Pakenham Street, Longford TAS 7301	Michelle Schleiger	27	D
PLN-23-0146	Warehouse (3) Development (Translink SAP, Parking and Sustainable Transport Code, Road and Railway Assets Code)	Approved Lot 23 at Evandale Road (Folio of the Register 185223/1 - Adjacent to Translink Ave South), Western Junction TAS 7212	Wilkin Design & Drafting	30	D
PLN-23-0202	Single Dwelling (Vary internal lot frontage setback, Parking	2A Stocker Street, Longford (access over	Abode Designer	25	D



Project	Details	Address	Applicant	No of LUPAA days	Perm / Disc / Exempt
	and Sustainable Transport Code, Attenuation Code, Longford SAP)	CT185225/2) TAS 7301	Homes		
PLN-23-0203	Single Dwelling (Vary internal lot frontage setback, Parking and Sustainable Transport Code, Attenuation Code, Longford SAP)	2B Stocker Street, Longford (access over CT185225/3) TAS 7301	Abode Designer Homes	42	D
PLN-23-0217	Shed and Demolition of Existing Outbuilding (Parking and Sustainable Transport Code)	876 White Hills Road, Evandale TAS 7212	Mr Chris Layton	21	D
PLN-23-0220	Shed & Carport (Vary Rear Setback)	36 Cracraft Street, Longford TAS 7301	My Build Collective	23	D
PLN-23-0221	Change of Use to Visitor Accommodation (Discretionary use, Heritage Listed Place)	13-15 Russell Street, Evandale TAS 7212	Lydia Nettlefold	23	D
PLN-23-0227	Proposed Shed (Vary side setback, Parking and Sustainable Transport Code, Scenic Protection Code)	226 Leighlands Road, Evandale TAS 7212	Wilkin Design & Drafting Pty Ltd	23	D
PLN-23-0233	Retaining Wall	7 Muirton Way, Perth TAS 7300	Ms Emily Saltmarsh	22	D
PLN-23-0212	Awning	75 Leighlands Road, Evandale (access over CT180865/1) TAS 7212	Optimo Group	5	P
COUNCIL DECISIONS					
PLN-23-0091	Large scale solar energy facility & associated infrastructure (Utilities)	137968/1; 138284/1;142369/1&3; 145786/3;145787/1;145788/1;204030/1, 394 Connorville Road, Cressy TAS 7302	Cogency Australia Pty Ltd	42	C
COUNCIL DECISIONS - REFUSAL					
DELEGATED DECISIONS - REFUSAL					

2.2 Value of Planning Approvals

	Current Year				2023/2024	2022/2023	2021/2022	2020/2021
	Council	State	Residential	Business	Total	Total	Total	Total
July	35,000	0	1,947,265	23,500,000	25,482,265	21,899,020	4,380,747	3,377,500
August	0	0	4,968,200	210,000	5,178,200	7,155,844	3,781,274	3,709,500
September	0	1,300,000	3,088,664	12,115,000	16,503,664	4,097,900	14,817,000	6,189,000
October	0	0	2,912,210	2,650,000	5,562,210	5,353,500	2,638,795	9,987,000
November	7,800,000	0	2,441,200	152,115,000	162,356,200	3,023,616	6,052,219	3,281,226
December	0	0	1,369,000	17,020,000	18,389,000	4,154,613	2,319,458	2,617,240
YTD Total	7,835,000	1,300,000	16,726,539	207,610,000	233,471,539	45,684,493	33,989,493	29,161,466
Annual Total						76,384,582	91,715,427	64,878,708



2.3 Matters Awaiting Decision by TASCAT & TPC

TASCAT	TASMANIAN CIVIL AND ADMINISTRATIVE TRIBUNAL
PLN-23-0086	Appeal P2023/122. 26A Tannery Road, appeal against Council's refusal of application for 24 hour vehicle fuel sales. Preliminary conference held 13 November 2023. Mediation being undertaken. Hearing set for 8 March 2024.
Decisions received	
-	-



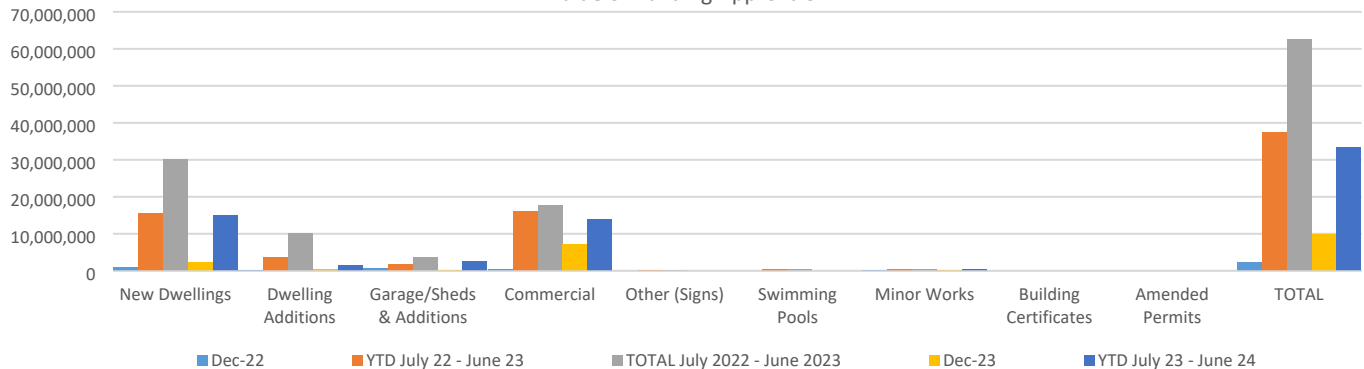
TPC		TASMANIAN PLANNING COMMISSION
PLN-23-0164	Draft Amendment 10/2023 for site specific qualification to add General Retail and Hire "if for market and directly associated with the Evandale Market" as a discretionary use in the General Residential zone, if on part of folio of the Register 141412/1. Certified by Council on 16 October 2023. On public notification until 28 November 2023. Representation received and considered at Council meeting of 11 December 2023. Council's view on the representation sent to the TPC. Awaiting decision from TPC.	
PLN-23-0118	Draft Amendment 09/2023 to insert a Site Specific Qualification to the existing Translink Specific Area Plan to allow Equipment & Machinery Sales and Hire as a Permitted Use to Table NOR-S1.5.2 - Area 2 for 19 Johns St Western Junction. Exhibition complete, no representations received. Report sent to TPC 17 October 2023. TPC requested additional information on 1 December 2023. Information provided 18 December 2023. Awaiting decision from TPC.	
PLN-23-0177	Draft Amendment 12/2023 to rezone to 75-77 High Street, Campbell Town to General Business	
DECISIONS RECEIVED		
-	-	

2.4 Building Approvals

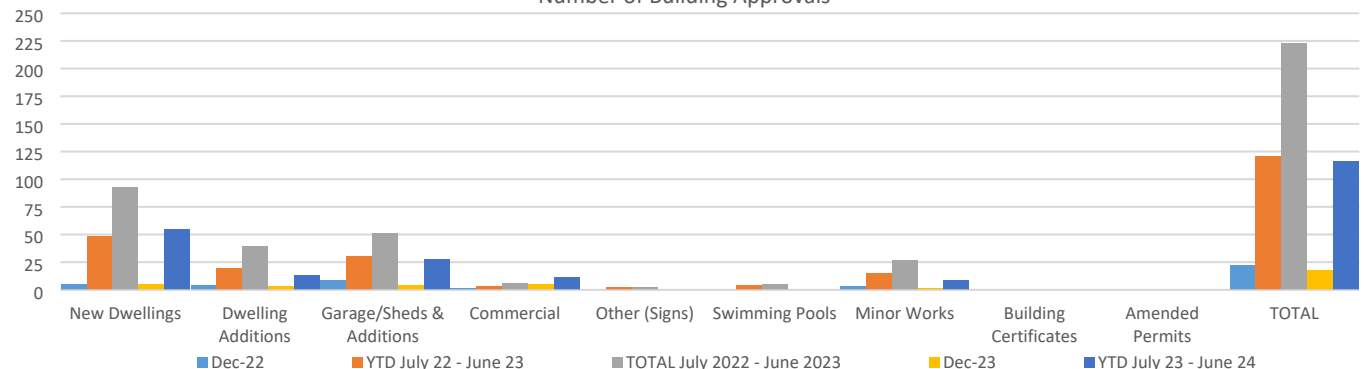
The following table shows a comparison of the number and total value of building works for 2022-2023 and 2023-2024.

	YEAR: 2022-2023				YEAR		YEAR: 2023-2024			
	Dec 2022		YTD 2022-2023		July 2022 - June 2023		Dec 2023		YTD 2023-2024	
	No.	Total Value	No.	No.	No.	Total Value	No.	Total Value	No.	No.
	\$						\$			
New Dwellings	5	1,059,985	48	15,573,005	93	30,059,415	5	2,181,550	55	15,067,734
Dwelling Additions	4	240,000	19	3,522,160	39	10,252,722	3	397,000	13	1,616,400
Garage/Sheds & Additions	9	579,817	30	1,793,957	51	3,583,957	4	209,600	28	2,553,836
Commercial	1	300,000	3	16,000,000	6	17,742,000	5	7,100,000	11	13,830,000
Other (Signs)	0	0	2	82,945	2	82,945	0	0	0	0
Swimming Pools	0	0	4	296,000	5	374,750	0	0	0	0
Minor Works	3	168,483	15	271,269	27	481,351	1	19,978	9	356,511
Building Certificates	0	0	0	0	0	0	0	0	0	0
Amended Permits	0	0	0	0	0	0	0	0	0	0
TOTAL	22	2,348,285	121	37,539,336	223	62,577,140	18	9,908,128	116	33,424,481
Inspections										
Building	9		9		10		0		0	
Plumbing	21		128		280		20		194	

Value of Building Approvals



Number of Building Approvals





2.5 Planning, Building & Plumbing Compliance – Permit Review

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

Planning Permit Reviews	This Month	2023/2024	Total 2022/2023
Number of Inspections	7	49	79
Property owner not home or only recently started			
Complying with all conditions / signed off	2	9	1
Not complying with all conditions			
Re-inspection required	5	34	64
Notice of Intention to Issue Enforcement Notice			5
Enforcement Notices issued			1
Enforcement Orders issued			
Infringement Notice			
No Further Action Required		6	14
Building / Plumbing Permit Reviews	This Month	2023/2024	Total 2022/2023
Number of Inspections	3	24	29
Property owner not home or only recently started			
Complying with all conditions / signed off		4	
Not complying with all conditions			
Re-inspection required	2	13	10
Building Notices issued			2
Building Orders issued			
No Further Action Required	1	7	19
Illegal Works – Building / Plumbing	This Month	2023/2024	Total 2022/2023
Number of Inspections	2	32	78
Commitment provided to submit required documentation		7	11
Re-inspection required	2	12	42
Building Notices issued		5	12
Building Orders issued		3	7
Emergency Order			3
No Further Action Required		13	25
Illegal Works - Planning	This Month	2023/2024	Total 2022/2023
Number of Inspections		4	40
Commitment provided to submit required documentation		2	2
Re-inspection required			24
Enforcement Notices issued			3
Enforcement Orders Issued			
Notice of Intention to Issue Enforcement Notice issued		1	
No Further Action Required		2	14

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 11 commercial building approvals valued a total of \$13,830,000 for 2023/24 (year to date) compared to 3 commercial building approvals valued a total of \$16,000,000 (year to date) for the previous year.

In total, there have been 116 building approvals valued at \$33,424,481 (year to date) for 2023/2024 compared to 121 building approvals valued at \$37,539,336 (year to date) for the previous year.



14 GOVERNANCE REPORTS

14.1 THE FUTURE OF LOCAL GOVERNMENT REVIEW: FINAL REPORT - SUBMISSION

Responsible Officer: Des Jennings, General Manager

Report prepared by: Victoria Veldhuizen, Executive Officer

RECOMMENDATION

That Council:

- a) notes the report;
- b) maintains that its preferred position is for the Northern Midlands Council to remain in its current form and does not agree to voluntary boundary adjustments/amalgamations;
- c) endorses the attached submission to the Department of Premier and Cabinet - Local Government Reform and authorises the General Manager to provide the submission on Council's behalf.

1 PURPOSE OF REPORT

The purpose of this report is to provide Council with an update on the State Government's Future of Local Government Review ("the Review"), including providing the final report in October 2023 ("Final Report"), along with seeking endorsement of a final submission on behalf of Council to the Local Government Review Board ("the Board").

2 INTRODUCTION/BACKGROUND

In 2021, at the commencement of the Review, the Board proposed three structural reform options, being:

1. Mandatory sharing of services across the current 29 councils;
2. Changing municipal boundaries to create fewer, larger councils; and
3. A 'hybrid' model with some sharing of services and some Council consolidation, varying around the state based on local needs.

On 19 April 2023, the Board released the Stage 2 – Interim Report ("Interim Report"). The Interim Report identified the Board's preferred approach for the future of local government in Tasmania was option three, a hybrid blend of larger councils and shared services.

On 26 June 2023, a detailed report was put to Council in response to the Information Packs the Board released. On that occasion, Council determined as follows:

MINUTE NO. 23/0206

DECISION

Cr Goss/Cr Brooks

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.

Carried Unanimously

MINUTE NO. 23/0207

DECISION

Cr Goss/Cr Archer

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.

Carried

Voting for the Motion:



*Mayor Knowles, Deputy Mayor Lambert, Cr Adams, Cr Andrews, Cr Archer and Cr Goss
Voting Against the Motion:
Cr Brooks, Cr McCullagh and Cr Terrett*

MINUTE NO. 23/0208

DECISION

Cr Goss/Cr Andrews

That the Northern Midlands 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.

Carried Unanimously

MINUTE NO. 23/0209

DECISION

Cr Archer/Cr Andrews

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.

Carried Unanimously

In accordance with Council's resolution 23/0209, an independent company, EMRS, was engaged to undertake a community survey on Council's behalf, along with other neighbouring Councils, to obtain data directly from the community as to their views on the proposed changes to local government. A copy of the EMRS report is **attached** to this report.

On 16 July 2023, the Premier and Minister for Local Government announced the Government would not be forcing any Council boundary adjustments as part of the response to the recommendation of the Board and that the Review was to continue, with a focus on the future role, function and design of the Tasmanian local government sector.

On 31 July 2023, at a Special Council Meeting, a further, detailed report was presented to Council for the endorsement of a submission to the Board in response to the Interim Report. On that occasion, the following decision was made:

MINUTE NO. 23/0248

DECISION

Cr Goss/Cr Andrews

That Council:

a) endorses the attached submission to the Local Government Board in response to the Future of Local Government Review.

b) authorises the Acting General Manager to provide the attached submission to the Local Government Board.

Carried Unanimously

On 4 August 2023, the EMRS data report was received which clearly identified the following:

- Northern Midlands residents placed a high level of importance (over 60% of responses) on all listed aspects of local councils in Tasmania, with the primary areas being:
 - Having council staff that know the local issues;
 - Having council staff that are accessible;
 - Having local representation from community members;
 - The cost of changing boundaries and councils is funded by the Tasmanian Government and not by local ratepayers;
 - Having a council that is financially strong after any merger.
- Most residents (51%) surveyed felt that "no", Northern Midlands should not consider amalgamating with other councils;



- The respondents were significantly more likely to nominate “Meander Valley” as the adjoining LGA that Northern Midlands should consider for amalgamation if they had the choice (36%);
- The clear majority of residents surveyed said “yes”, they agree with the Council’s decision to not amalgamate (62%).

On 10 August 2023, the Mayor, Deputy Mayor and Acting General Manager made a presentation on behalf of Northern Midlands Council to the Board at the community hearings, presenting the Council’s position in response to the Review.

On 16 November 2023, the Minister for Local Government released the Board’s Final Report, a copy is **attached**.

In the Final Report, the Board makes 37 recommendations on how the current local government system needs to change so that Council’s can meet the challenges and opportunities communities will face in the next 20 – 30 years.

The Minister for Local Government is now carrying out a final round of consultation about the Board’s recommendations with Council’s and the community. Comments and submissions on the Final Report are due by **29 February 2024**.

The Board has identified two main areas where change will support better outcomes for the communities, being:

1. Greater scale and capability achieved through boundary consolidation as well as greater capacity to work together and share resources.
2. Improvements to how councils are governed, funded and deliver services.

The Board is recommending council boundaries be redrawn to create new, larger councils – a change from 29 local government areas to 15 local government areas. The proposal which impacts Northern Midlands Council is to create a “Central Northern” Council, comprising all of Northern Midlands Council and Meander Valley, excluding the areas of Prospect and Blackstone Heights (which would go to the “Tamar Valley” local government area).

The Board acknowledges that the Tasmanian Government has taken non-voluntary boundary adjustments/amalgamations “off the table”, however continue to hold the view that a system of larger councils with some mandated shared services is the best set up. The Board also states that further detailed assessment of their proposed boundary adjustments would need to be undertaken when considering amalgamation proposals.

In relation to mandatory shared services, the Board is of the view this alone is not enough to solve the ‘scale-related’ challenges, but will play an important role. The Board suggests the sector itself be given a chance to design these arrangements, but once settled, they become mandated by the Tasmanian government. To achieve this, the Board is suggesting a legislative change to the Minister’s power to require Council’s to participate in shared services.

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
- 1.2 Councillors serve with integrity and honesty

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

Sense of Place - Sustain, Protect, Progress

Strategic outcomes:

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



3.2 Integrated Priority Projects Plan 2021

Not applicable.

4 POLICY IMPLICATIONS

Not applicable.

5 STATUTORY REQUIREMENTS

Not applicable.

6 FINANCIAL IMPLICATIONS

None identified.

7 RISK ISSUES

None identified.

8 CONSULTATION WITH STATE GOVERNMENT

This report is recommending a submission be made to the State Government.

9 COMMUNITY CONSULTATION

Not applicable.

10 OPTIONS FOR COUNCIL TO CONSIDER

To note the Final Report and endorse the proposed final submission, or not.

11 OFFICER'S COMMENTS/CONCLUSION

It is noted that Council's clear position in response to the Review is that it does not support forced boundary adjustments/amalgamations. As the State Government and the Board have clearly stated only voluntary amalgamation would be recommended, the issue of amalgamation is not an issue for further consideration.

Council Officers have considered the Board's 37 recommendations and have prepared a summary in response to the recommendations in the **attached** annexure to the submission to the State Government for Councillors endorsement.

12 ATTACHMENTS

1. 2023-11-16 Letter to Mayor Knowles from Minister for Local Government [**14.1.1** - 2 pages]
2. The Future of Local Government Review - Final Report [**14.1.2** - 200 pages]
3. Fo LGR Community Summary [**14.1.3** - 14 pages]
4. Northern Midlands Council - Local Government Reform Community Survey 2023 - Summary Report [**14.1.4** - 20 pages]
5. Submission to Local Government Reform - Final Report - 230124 [**14.1.5** - 1 page]
6. Final Report Recommendations - Responses [**14.1.6** - 9 pages]



14.2 PROPOSED PUBLIC SHOWER FACILITIES IN THE NORTHERN MIDLANDS

Responsible Officer: Des Jennings, General Manager

Report prepared by: Lorraine Green, Project Officer

RECOMMENDATION

That Council note this report and list for discussion at a Council workshop.

1 PURPOSE OF REPORT

The purpose of this report is to provide Council with information on various models for the provision of public showers, and to seek Council's direction with regard to the proposed provision of such facilities in the Northern Midlands.

2 INTRODUCTION/BACKGROUND

At the 16 October 2023 Council Meeting, Council resolved to investigate the need for a public shower within Longford, and if appropriate, including a suitable location, by way of a future report to Council, and that Helping Hand and other community groups be included in the discussions.

At the 20 November 2023 Council Meeting, the following recommendation was received from the Perth Local District Committee: 'For the Council to consider the installation of a shower in public toilets at Charles Berryman Picnic Ground and for an update on any improvements to this facility.'

Council Officers have identified several different models for the provision of public shower facilities.

One option is the provision of mobile facilities, for example, the facility provided by non-profit organisation, Gran's Van, in Devonport. This mobile facility provides a private shower space and is equipped with two washing machines and dryers. The facility is located at Devonport Oval on Tuesdays 9am – 1pm, and at Melrose Street in East Devonport Thursdays 9am – 1pm. A volunteer laundry van attendant is onsite to manage the service. Companies that manufacture such facilities (which can be customised to meet specific requirements) state 'they provide a cost-effective solution for any short term or permanent site requirement.' Gran's Van provides the service for member of the public who are homeless, or cannot afford to purchase white goods or laundromat services.

Another option is for neighbourhood houses to open the showers and laundries in their community facilities for use by members of the public, during the opening hours when the house has staff and/or volunteers present. There are currently no neighbourhood houses in the Northern Midlands. Council is in discussions with the State Government regarding the possibility of the former Longford Police Station being transferred to Council for repurposing as a neighbourhood/community house. The Helping Hand Association has expressed an interest in collaborating with Council to fund the development of shower and laundry facilities at this proposed community house.

A further option is the construction of standalone public shower facilities or to incorporate public showers into existing Council buildings. Launceston City Council is currently redeveloping a public toilet block into a public shower facility. Their officers advise that in their experience of providing such facilities, they need to be as basic and vandal-proof as possible, and with opening hours limited to daylight hours.

A final option is for a local organisation to be delegated responsibility for issuing vouchers to people in need of access to shower facilities, with the vouchers able to be redeemed at local facilities with shower amenities eg. leisure/sports centres, caravan parks.



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
- 1.2 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:

- 3.3 Public assets meet future lifestyle challenges

3.2 Integrated Priority Projects Plan 2021

Not applicable.

4 POLICY IMPLICATIONS

If Council decides to provide/advocate for public shower facilities, policy would need to be developed to guide decision making as to the model of provision, location(s) in the Northern Midlands and management i.e. Council managed or managed by a community organisation.

5 STATUTORY REQUIREMENTS

N/A

6 FINANCIAL IMPLICATIONS

The price of mobile ablution units vary dependent on the size and layout of the units, with the smaller units starting at around \$35,000.

The cost of constructing public shower facilities varies dependent on whether the facility is standalone or incorporated into an existing Council building. Cost estimates range from \$30,000 - \$150,000.

Additional cleaning and maintenance costs would be incurred by Council.

7 RISK ISSUES

The major risk associated with the provision of public shower facilities is facility misuse and vandalism. An effective management strategy is required.

Local community members may oppose the installation of public shower facilities, raising concerns about the potential for anti-social behaviour and/or increased pedestrian and vehicle traffic in the area.

8 CONSULTATION WITH STATE GOVERNMENT

Council is in discussions with the State Government regarding the possibility of the former Longford Police Station being transferred to Council for repurposing as a neighbourhood/community house.



9 COMMUNITY CONSULTATION

The Helping Hand Association has expressed an interest in collaborating with Council to fund the development of shower and laundry facilities at the proposed Longford community house.

Broader community consultation has yet to be undertaken.

10 OPTIONS FOR COUNCIL TO CONSIDER

Council can either

- 1) Determine/not determine to progress the provision of public shower facilities in the Northern Midlands
- 2) Determine/ not determine to continue to lobby the state government for the transfer of the former Longford Police Station to Council for repurposing as a Community House with shower and laundry facilities, and funds to enable employment of a House Coordinator (given that the demand for homelessness services is driven by the state's housing crisis).
- 3) Determine/not determine to commit funding to the construction of public shower facilities in the Northern Midlands.

11 OFFICER'S COMMENTS/CONCLUSION

Quantifying the extent of homelessness in the Northern Midlands is difficult, and further complicated by the itinerant nature of the lives of many homeless people.

12 ATTACHMENTS

Nil



14.3 AUSTRALIAN LOCAL GOVERNMENT ASSOCIATION (ALGA) - 2024 GENERAL ASSEMBLY OF LOCAL GOVERNMENT: CALL FOR MOTIONS AND CONFERENCE ATTENDANCE

Responsible Officer: *Des Jennings, General Manager*

Report prepared by: *Gail Eacher, Executive Assistant*

RECOMMENDATION

That Council

- a) note the report and the provision within the policy for
 - i) Mayor Mary Knowles, and
 - ii) Deputy Mayor Lambertto attend the 2024 National General Assembly of Local Government to be held in Canberra from 2 to 4 July 2024;
- and
- b) submit the following motions for consideration at the ALGA conference:
 - i) ...
 - ii) ...

1 PURPOSE OF REPORT

The purpose of this report is to determine any notices of motion to be submitted for consideration at the 2024 National General Assembly of Local Government Conference to be held at the National Convention Centre in Canberra from 2 to 4 July 2024.

2 INTRODUCTION/BACKGROUND

ALGA was established 1947. In structure, ALGA is a federation of member state and territory associations. Its mission is to achieve outcomes for local government through advocacy with impact, and maximise the economic, environmental and social wellbeing of councils and our communities.

Since 1994, the NGA has built the profile of local government on the national stage, showcased the value of councils, and most importantly demonstrated - particularly to the Australian Government – the strength and value of working with local government to help deliver on national priorities.

Debate on motions was introduced to the NGA as a vehicle for councils from across the nation to canvas ideas. Outcomes of debate on motions (NGA Resolutions) could be used by participating councils to inform their own policies and priorities, as well as their advocacy when dealing with federal politicians.

At the same time, they help ALGA and its member state and territory associations gain valuable insight into council priorities, emerging national issues, and the level of need and support for new policy and program initiatives.

Given the structure of ALGA, its Constitution, and level of resources, the NGA does not bind the ALGA Board. However, the Board carefully considers NGA resolutions as it determines ALGA's policies, priorities and strategies to advance local governments within the national agenda.

ALGA's policies and priorities will continue to be determined by the ALGA Board in the interests of all councils.

The NGA is the premier national gathering of local governments, and provides councils with the opportunity to come together, share ideas, debate motions, and most importantly unite and further build on the relationship between local government and the Australian Government. The attached discussion paper contains essential information for councils



considering submitting motions for debate at the 2024 National General Assembly of Local Government (NGA).

The theme for the 2024 Annual event is Building Community Trust.

This theme aims to explore the critical importance of trust in governments, between governments, its institutions, and its citizens. This trust is a fundamental building block of our nation's democracy.

While relatively low key, over the past decade there has been increasing public debate by scholars and policy makers about the level of trust in government, its institutions and indeed the operation of our democracy more broadly.

Mark Evans et al (2019) published research in 'The Conversation' indicating that Australians' trust in politicians (our political representatives) and democracy has hit an all-time low. This report indicates 'fewer than 41% of Australian citizens are satisfied with the way democracy works in Australia, down from 86% in 2007.

Public satisfaction has fallen particularly sharply since 2013, when 72% of Australian citizens were satisfied. Generation X is least satisfied (31%) and Baby Boomers most satisfied (50%). Some political authors suggest that these trends in part explain the rise in popularity and the relative success of independents and micro or single-issue parties.

These statistics should be of concern to every level of government and those interested in the future of our communities and Australia's democratic system.

It is said that 'trust is hard-earned, easily lost, and difficult to re-establish – and a key to absolutely everything.' While media and public attention frequently focuses on levels of trust in the national and state governments, local governments have an equally important role in building, maintaining and indeed, often repairing government-community relationships.

At its most fundamental level, the 2024 NGA focusses on the role of local government and how all levels of government can help each other build, maintain and strengthen government-community relationships.

This discussion paper is a call for councils to submit motions for debate at the 2024 NGA to be held in Canberra from 2-4 July 2024.

A notice of motion to this year's NGA should consider:

- how all levels of government in Australia can build trust in each other and earn greater trust from the community;
- practical opportunities for the Australian Government to leverage the trust that local communities have in their local council;
- focus on practical programs that can strengthen the system of local government nationally to provide the services and infrastructure required to support and strengthen our communities; and
- new program ideas that that would help the local government sector to deliver the Australian Government's objectives.

Motions should be concise, practical and able to be implemented, and must also meet the guidelines for motions outlined in the discussion paper.

Each year, the Australian Local Government Association (ALGA) writes to Councils inviting them to participate in that year's National General Assembly (NGA) by submitting a notice of motion.

Motions must be lodged electronically using the online form and be received no later than **11:59pm on Friday 29 March 2024**.

a) Submission of Motions

To be eligible for inclusion in the NGA Business Papers, and subsequent debate on the floor of the NGA, motions



must meet the following criteria:

1. Be relevant to the work of local government nationally.
2. Not be focused on a specific jurisdiction, location or region – unless the project or issue has national implications.
3. Be consistent with the themes of the NGA.
4. Complement or build on the policy objectives of ALGA and your state or territory local government association.
5. Be submitted by a council which is a financial member of their state or territory local government association.
6. Propose a clear action and outcome ie call on the Australian Government to act on something.
7. Not be advanced on behalf of external third parties that may seek to use the NGA to apply pressure to Board members, or to gain national political exposure for positions that are not directly relevant to the work of, or in the national interests of, local government.
8. Address issues that will directly improve the capacity of local government to deliver services and infrastructure for the benefit of all Australian communities.
9. Not seek to advance an outcome that would result in a benefit to one group of councils to the detriment of another.
10. Be supported by sufficient evidence to support the outcome being sought and demonstrate the relevance and significance of the matter to local government nationally.

Motions must commence with the following wording: *This National General Assembly calls on the Australian Government to ...*

It should be noted that resolutions of the NGA do not automatically become ALGA's national policy positions.

The attached discussion paper provides guidance to councils developing Motions for Debate at the National General Assembly.

b) The Conference

This year, the National General Assembly of Local Government is to be held in Canberra from 2 to 4 July.

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

3.2 Integrated Priority Projects Plan 2021

Not applicable.

4 POLICY IMPLICATIONS

Attendance at the conference is in accordance with Council's *Councillors Allowances, Travelling & Other Expenses Policy*, as follows:



6. CONFERENCES & SEMINARS

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 \$150 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.

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

There is no fee to submit a motion.

Council each year allocates a budget for elected members to attend conferences and professional development, the 2023/2024 budget allocation is \$17,000. An amount of \$10,141 has been expended to December 2023, with \$6,858 still available of the allocation. It should be noted that a proportion of the expenditure will occur in the 2024/2025 budget period as the NGA is scheduled to take place in July 2024.

Registration costs are not as yet available; however, in 2023 costs were as follows:

- Registration per attendee Early Bird \$895;
- Registration per attendee for Virtual Delegates \$689;
- Registration for the Regional forum \$225

Accommodation prices are approximately \$350 to \$500 per night; and Return flights to Canberra are approximately \$500 to \$1,200;

Historically, two elected members and the General Manager have attended the NGA Conference.

7 RISK ISSUES

There is no risk in submitting a motion to the NGA.

8 CONSULTATION WITH STATE GOVERNMENT

N/a.

9 COMMUNITY CONSULTATION

N/a.



10 OPTIONS FOR COUNCIL TO CONSIDER

Council is to consider whether or not to submit a motion or motions to the 2024 National General Assembly of Local Government conference.

11 OFFICER'S COMMENTS/CONCLUSION

The report provides the necessary background to the conference.

Advice on Council's nominated representatives (**or expressions of interest from Councillors**) is sought along with notice of motions.

Motions must be lodged electronically using the online form and be received no later than **11:59pm on Friday 29 March 2024**.

It should be noted the ALGA Program for the NGA has not yet been made available and will be circulated on receipt thereof.

12 ATTACHMENTS

1. 2024- NG A- Motions- Discussion- Paper [**14.3.1** - 24 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 31 December 2023, and
- ii) authorise Budget 2023/24 alterations as listed in Item 4.

1 PURPOSE OF REPORT

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

2 INTRODUCTION/BACKGROUND

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

3 STRATEGIC PLAN & INTEGRATED PRIORITY PROJECTS PLAN

3.1 Strategic Plan 2021-2027

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

Progress: Economic health and wealth - grow and prosper

Strategic Project Delivery - Build Capacity for a Healthy Wealthy Future

Strategic outcomes:

2.1 Strategic, sustainable, infrastructure is progressive

3.2 Integrated Priority Projects Plan 2021

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

4 ALTERATIONS TO 2023-24 BUDGET

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

SUMMARY FINANCIAL REPORT

For Month Ending: 31-Dec-23 6

A. Operating Income and Expenditure						
	Budget	Year to Date Budget 25%	Actual	(\$,000)	Target 100%	Comments
Rate Revenue	-\$14,203,781	-\$14,203,781	-\$14,271,247	\$67	100.5%	Raised in July 2023
Recurrent Grant Revenue	-\$5,205,188	-\$3,036,360	-\$703,267	-\$2,333	23.2%	100% FAGS grants paid 22/23
Fees and Charges Revenue	-\$2,604,486	-\$1,302,243	-\$1,783,437	\$481	137.0%	
Interest Revenue	-\$1,292,579	-\$646,291	-\$338,839	-\$307	52.4%	Timing variance
Reimbursements Revenue	-\$45,197	-\$22,599	\$32,631	-\$55	-144.4%	
Other Revenue	-\$1,449,288	-\$724,644	-\$408,275	-\$316	56.3%	Timing variance
	-\$24,800,519	-\$19,935,917	-\$17,472,434	-\$2,463	87.6%	



Employee costs	\$6,677,119	\$3,338,560	\$3,805,442	-\$467	114.0%	
Material & Services Expenditure	\$6,799,926	\$3,399,963	\$3,255,738	\$144	95.8%	Insurances paid for full year
Depreciation Expenditure	\$7,163,532	\$3,581,766	\$3,581,766	\$0	100.0%	
Government Levies & Charges	\$1,151,278	\$575,639	\$502,631	\$73	87.3%	
Councillors Expenditure	\$223,690	\$111,845	\$114,923	-\$3	102.8%	
Interest on Borrowings	\$63,900	\$31,950	\$31,950	\$0	100.0%	
Other Expenditure	\$1,745,581	\$872,791	\$147,179	\$726	16.9%	
Plant Expenditure Paid	\$568,462	\$284,231	\$308,684	-\$24	108.6%	
	\$24,393,488	\$12,196,744	\$11,748,313	\$448	96.3%	
	-\$407,031	-\$7,739,173	-\$5,724,121			
Gain on sale of Fixed Assets	\$0	\$0	-\$109,635	\$110	0.0%	
Loss on Sale of Fixed Assets	\$401,388	\$200,694	\$37,180	\$164	18.5%	*Asset recognition EOY
Underlying (Surplus) / Deficit	-\$5,643	-\$7,538,479	-\$5,796,576			1*
	\$0		\$0			
Capital Grant Revenue	-\$7,227,321	-\$3,613,661	-\$4,235,648	\$622	117.2%	
Subdivider Contributions	-\$362,067	-\$181,034	0	-\$181	0.0%	* Not recognised until EOY
Capital Revenue	-\$7,589,388	-\$3,794,694	-\$4,235,648			

Budget Alteration Requests

- For Council authorisation by absolute majority

Budget Budget Actuals
Operating Capital

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

December

Original Budget	Operating	Surplus			Note number of Financial Reports
		-\$5,643			
- Interest on Investments	100300	-\$30,000			1 Additional revenue
- Unallocated	101010	-\$150,000			1A Reallocation to Note 3, 5, 8A
- NTDC contribution	102600	\$4,050			2 Additional expenditure
- Youth Program	502990	\$42,000			3 Increase budget to 1 EFT
- Corp Services Fleet Running Expenses	201970	\$10,000			4 Additional pool vehicle
- Corp Services Trainee 0.5 EFT	203100	\$30,000			5 Increase budget to 0.5 EFT
- Childcare Services	501210-501280	\$0			6 Service budget review
- Property dealings	104200	\$15,000			7 Additional budget
- Consultant planning reimbursements	323201	-\$60,000			8 Additional revenue
- Consultant planning	323460	\$138,000			8A Increase budget
- Building Permit Fees	323590	-\$14,000			9 Additional revenue
- Building Other Fees	323592	-\$16,000			9 Additional revenue
- Building Permit Authority	323595	\$30,000			9 Increase budget
- Civil Engineering	324440	\$60,000			10 Increase budget to 0.6 EFT
		\$53,407			Additional Staff Resources
- Wages & Oncosts		\$62,500			- Senior Exec Officer (5 months)
- Wages & Oncosts		\$50,000			- Senior IT Officer (4 months)
New Operating Deficit		\$165,907			
Change = Surplus to Deficit		\$171,550			
Capital Revenue		-\$7,227,321			
- Vulnerable Road User Program Grants	325046	-\$50,000	Seccombe Street Perth raise pavement	11	Allocate Budget
- Local Road Emergency Flood Grants - Oct 22	325060	-\$313,998	October 2022 Floods	11	Allocate Budget
Penstock Valve Union Street Flood Levy (NDRGP Grants)	325060	-\$25,750		12	Allocate Budget
Detention Basin Gatty Street Western Junction (NDRGP Grants)	325060	-\$86,270		13	Allocate Budget
Detention Basin Gatty Street Western Junction (NDRGP Grants)	325060	-\$86,270		13	Allocate Budget



Pth - Child Care Centre National Grant	515781	-\$260,000	Balance grant amount	14	Allocate Budget
New Capital Revenue		-\$8,049,609			
Capital Works					
Perth Childcare Centre exp in 2023/24	791110	\$25,000		C1	Allocate Budget
Fleet 2 - Replacement	700002	-\$32,000		C2	Defer to 2024/25
Fleet 10 - Development Manager Pool Vehicle	700010	\$20,000		C3	Allocate Budget
Fleet 51 - Backhoe	700051	-\$170,000		C4	Defer to 2024/25
Fleet 69 - Compactor Truckk	700069	\$20,000		C5	Additional Budget
Fleet 129 - Tilt Trailer	700129	\$15,000		C6	Allocate Budget
Fleet 131 - Mower 72"	700131	\$15,000		C7	Additional Budget
Fleet 146 - Water Tanker	700146	-\$30,000		C8	Defer to 2024/25
Fleet 179 Builders Utility	700179	\$12,000		C9	Additional Budget
Fleet 199 - Vehicle Hoist	700199	-\$12,000		C10	Defer to 2024/25
Evan - Morven Park Oval Topdressing	707978	\$25,000		C11	Additional Budget
Lfd - Rec 2nd Oval formation	707717	\$25,000		C12	Additional Budget
Lfd - Rec Topdressing	707835	-\$15,000		C13	Reallocate Budget
Perth - Rec Topdressing	707876	\$4,000		C14	Additional Budget
Lfd - Tannery Road Boom Gate Replacement	708064	\$5,000		C15	Additional Budget
Lfd - Rec Ground Irrigation	708065	-\$95,000		C16	Reduce Budget
Ctown - Pool Fibreglassing	708078		\$22,000Reallocation	C17	Funded from PBI
Ross - Rec Clubrooms kitchen upgrade	708082		\$10,000Reallocation		
Avoca - Public Buildings	707942		\$550Reallocation		
Lakke Leake - Amenities Upgrade	707766		\$7,000Reallocation		
Lfd - Library Entrance Ramp	707808		\$14,500Reallocation		
Cry - Town Hall Entrance Ramp	707868		\$27,000Reallocation		
Ross - Town Hall Rooms Improvements	707873		\$3,600Reallocation		
Ross - Rec Ground Electrical Box upgrade			\$10,000Reallocation		
Evan - Falls Park Electrical Box upgrade			\$15,000Reallocation		
Public Building Imp. Program Unallocated	715350		-\$109,650Reallocation		
Evan - Residential Unit upgrade	707954		\$45,000Reallocation		
Ctown - Residential Unit Upgrades	707948		-\$45,000Reallocation		
Evan - Honeysuckle Banks Reserve Toilet	720145		\$150,000	C18	New Major Project
Unallocated - Asphalt Footpath Replacements	750000		-\$93,500	C19	
Ctown - Bond Street Grant to High	750156		\$12,000Reallocation		
Lfd - Bulwer Street footpath south side	750213.8		\$44,000Reallocation		
Cry - Charles Street footpath	750271.6		\$4,000Reallocation		
Cry - Main Street footpath Saundridge-Church	750796.6		\$16,000Reallocation		
Pth - William Street Res footpath to footbridge	751613.1 & .6		\$17,500Reallocation		
Bridge 1172 - Blackwood Creek	741172	\$334,200		C20	Additional Budget
Bridge 3473 - Jones Road	743473	\$144,000			disaster grant funded
Bridge 4927 - Liffey Road	744927	-\$268,500			
Stormwater Projects Unallocated	788575		-\$40,000Reallocation	C21	
Pth - Frederick St Stormwater-Norfolk to No. 65	788628		\$44,000Reallocation		
Stormwater Side Entry Renewals Program	788633		-\$4,000Reallocation		
Pth Stormwater Detention area - Arthur Street	788646		\$415,000	C22	New Major Project
Ctown - Stormwater Ext Fire Station to Glenelg	788666		\$50,000	C23	New Project
Pth - Sheepwash Creek Flood Mitigation Project	788665		\$100,000	C24	New Major Project
Change in Capital Budget			\$736,700		\$0
Adjustments			\$71,700		
New Major Projects			\$665,000		
			\$736,700		

**Additional Capital budget allocation to be funded from projects deferred in 2023/24, grant funding, or infrastructure reserves and funded in 2024/25 Budget.



Fees & Charges

Fees & Charges Reviewed as marked in

	From	To
Temporary Food Business/Stall Registration - Per Day - Low Risk	\$40.00	\$40.00
Temporary Food Business/Stall Registration - 2 to 8 Weeks Up to 6 Months - Low Risk	\$74.00	\$80.00
Temporary Food Business/Stall Registration - 6 months 7-12 Months - Low Risk	\$147.00	\$150.00
Food Premises & Temporary Business Annual Renewal - High Risk	\$350.00	\$350.00
Food Premises & Temporary Business Annual Renewal - Medium Risk	\$300.00	\$300.00

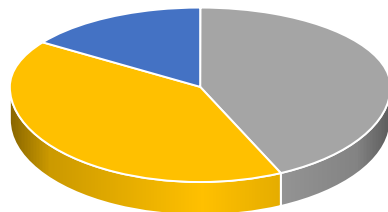
B. Balance Sheet Items

	Year to Date Actual	Monthly Change	Same time last year	Comments
Cash & Cash Equivalents Balance	Year to Date			
- Opening Cash balance	\$20,722,818	\$23,311,423		
- Cash Inflow	\$17,498,926	\$1,577,892		
- Cash Payments	-\$16,573,390	-\$3,240,961		
- Closing Cash balance	\$21,648,354	\$21,648,354		
Account Breakdown				
- Trading Accounts	\$295,832			
- Investments	\$21,352,522			
	\$21,648,354			

Summary of Investments

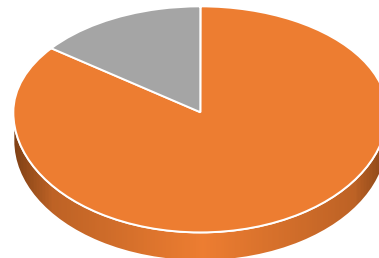
	Investment Date	Maturity Date	Interest Rate%	Purchase Price	Maturity Value
Tasmanian Public Finance Corporation Call Account	1/12/2023	31/12/2023	4.35	\$5,663	\$5,683
CBA Call Account	1/12/2023	31/12/2023	0.25	\$0	\$0
Commonwealth Business Online Saver Account	1/12/2023	31/12/2023	4.35	\$800,877	\$800,972
Westpac Corporate Regulated Interest Account	1/12/2023	31/12/2023	4.35	\$436,912	\$436,912
CBA	14/12/2023	15/01/2024	4.34	\$1,000,000	\$1,003,805
CBA	2/11/2023	31/01/2024	4.84	\$3,000,000	\$3,035,803
CBA	7/11/2023	6/05/2024	5.23	\$2,000,000	\$2,051,870
CBA	11/07/2023	8/04/2024	5.32	\$2,000,000	\$2,079,290
My State Financial	21/12/2023	21/06/2024	5.10	\$3,559,071	\$3,650,076
Westpac - Stimulus Fund Investment	29/12/2023	29/04/2024	4.99	\$1,050,000	\$1,067,513
Westpac - Stimulus Fund Investment	18/12/2023	16/12/2024	1.60	\$3,000,000	\$3,047,868
Westpac	23/10/2023	24/06/2024	5.09	\$3,000,000	\$3,102,497
Westpac	11/09/2023	11/06/2024	4.99	\$1,500,000	\$1,556,189
Total Investments				\$21,352,522	\$21,838,477

Investments by Institution



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

Total Investments by Rating (Standard & Poor's)



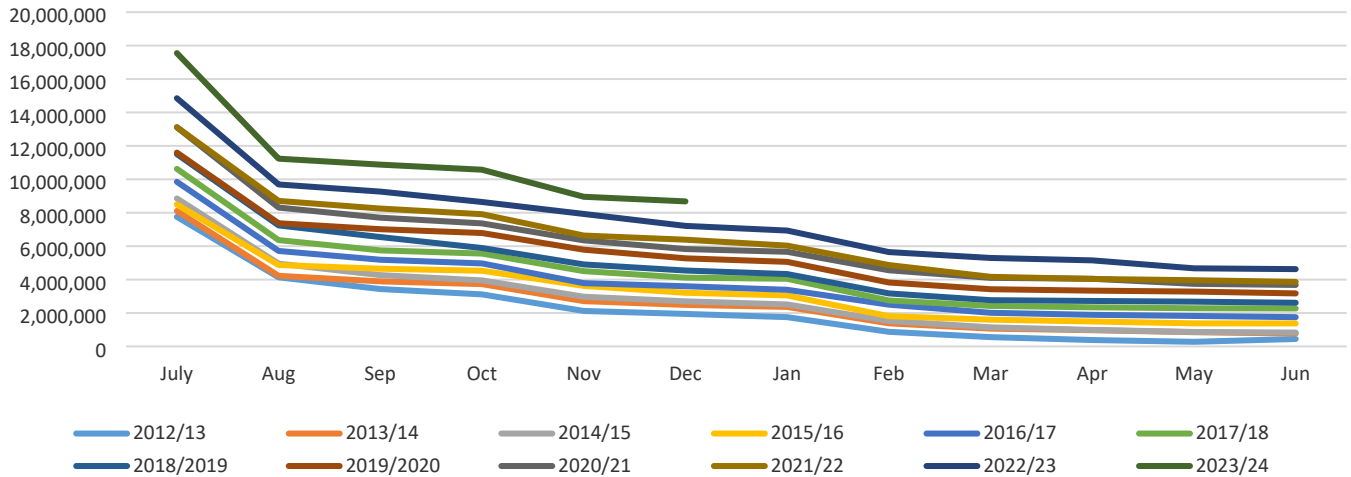
■ AA+ ■ AA- ■ BBB ■ Unrated

Rate Debtors	2023/24	% to Raised	Same Time Last Year	% to Raised
Balance b/fwd	\$4,626,436		\$3,863,134	
Rates Raised	\$14,442,388		\$13,236,297	
	\$19,068,824		\$17,099,431	
Rates collected	\$9,795,858	67.8%	\$9,333,910	70.5%
Pension Rebates	\$566,022	3.9%	\$525,925	4.0%



Discount & Remissions	\$26,832	0.2%	\$26,506	0.2%	■
	\$10,388,712		\$9,886,341		
Rates Outstanding	\$8,680,112	45.5%	\$7,213,090	42.2%	■
Advance Payments received	-\$371,724	2.6%	-\$370,063	2.8%	■

Outstanding Rates



Trade Debtors			
Current balance	\$1,930,392		
- 30 Days		\$1,341,445	■
- 60 Days		\$9,574	
- 90 Days		\$18,644	
- More than 90 days		\$560,728	
Summary of Accounts more than 90 days:			
- Norfolk Plains Book sales		171	■ Paid by outlet as sold
- Hire/lease of facilities		35,052	■
- Removal of fire hazards		7,345	■ Send to Fines Enforcement
- Dog Registrations & Fines		20,702	■
- Private Works		22,453	■
- Regulatory Fees		8,604	■
- Govt Reimbursements		466,400	■
		-	

C. Capital Program

	Budget	Actual (\$,000)	Target 50%	Comments
Renewal	\$15,263,019	\$6,675,925	44%	
New assets	\$5,867,496	\$1,676,155	29%	
Total	\$21,130,515	\$8,352,080	40%	
Major projects:				
- Lfd Memorial Hall upgrade	\$3,109,479	\$2,297,302	74%	In progress
- Lfd Urban Streetscape Improvements	\$1,793,628	\$222,797	12%	Stalled
- Ctown Urban Streetscape Improvements	\$2,450,000	\$267,558	11%	Design stage
- Pth Urban Streetscape Improvements	\$1,641,000	\$654,347	40%	Stormwater in progress
- Lfd Caravan Park Amenities replacement	\$450,000	\$37,966	8%	Commences May 2024
- Ashby Road reconstruction	\$500,000	\$8,670	2%	Commenced
- Bishopsbourne Road Reconstruction	\$504,900	\$345,684	68%	In progress
- Lfd Llaycock Street Reserve	\$500,768	\$15,112	3%	Design stage
- Cry Bridge Replacements (3)	\$907,500	\$786,108	87%	In progress

* Full year to date capital expenditure for 2023/24 provided as an attachment.



D. Financial Health Indicators

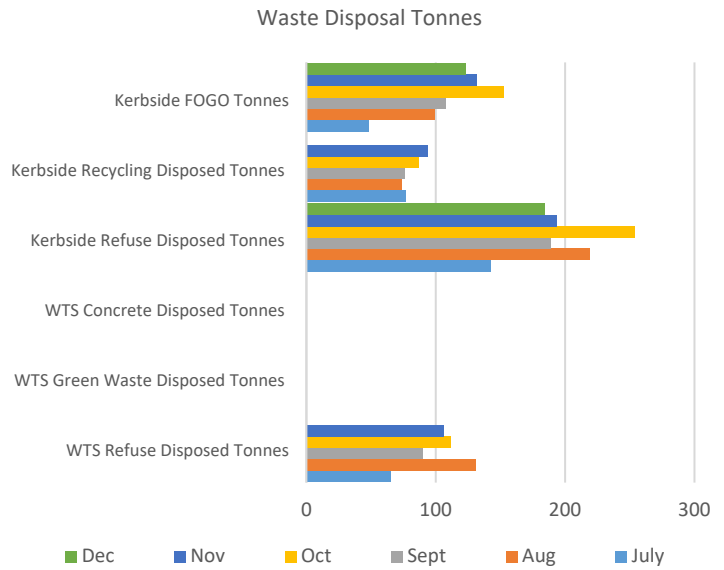
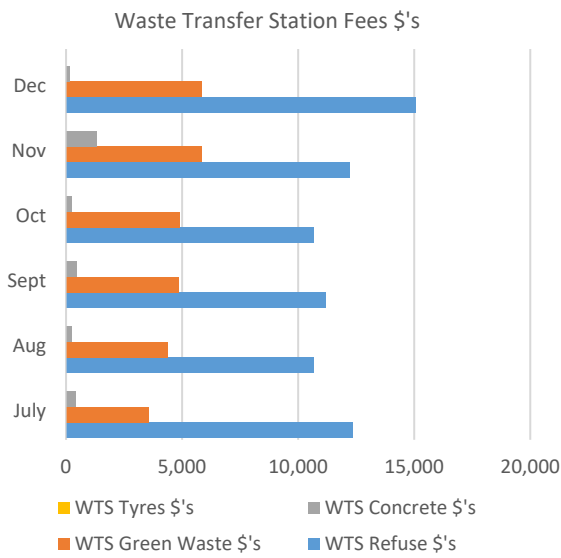
	Target	Actual	Variance	Trend	
Financial Ratios					
- Rate Revenue / Total Revenue	57.3%	81.7%	-24.4%	↘	
- Own Source Revenue / Total Revenue	79%	96%	-17.0%	↘	
Sustainability Ratio					
- Operating Surplus / Operating Revenue	0.0%	33.2%	-33.2%	↘	
- Debt / Own Source Revenue	37.9%	44.2%	-6.4%	↔	
Efficiency Ratios					
- Receivables / Own Source Revenue	54.1%	43.0%	11.1%	↘	
- Employee costs / Revenue	26.9%	21.8%	5.1%	↗	
- Renewal / Depreciation	213.1%	186.4%	26.7%	↗	
Unit Costs					
- Waste Collection per bin	\$13.74	\$24.77		↔	
- Employee costs per hour	\$55.64	\$39.80		↗	
- Rate Revenue per property	\$1,999.41	\$2,008.90		↔	
- IT per employee hour	\$5.45	\$3.61		↘	

E. Employee & WHS scorecard

	YTD	This Month	
Number of Employees	97		97
New Employees	15		1
Resignations	11		4
Total hours worked	95,603		20,667
Medical Treatment Injury	3		1
Safety Incidents Reported	6		2
Hazards Reported	12		1
Workplace Inspections	7		1
Risk Incidents Reported	1		0
Insurance claims - Public Liability	1		1
Insurance claims - Industrial	0		0
Insurance claims - Motor Vehicle	2		1
IT - Unplanned lost time	2		0
Open W/Comp claims	6		6 but it's doing close that

F. Waste Management

Waste Transfer Station	2021/22	2022/23	2023/24 Budget	2023/24		
	<i>Year to Date</i>					
Takings						
- Refuse	\$135,285	\$146,790	\$62,701	\$72,155	% change for same period last year	7%
- Green Waste	\$82,450	\$77,811	\$36,062	\$29,337	% change for same period last year	-27%
- Concrete	\$2,980	\$4,861	\$1,571	\$2,797	% change for same period last year	-92%
- Tyres	694	\$257	\$283	\$0		
Total Takings	\$221,409	\$229,719	\$100,617	\$104,289		
Tonnes Disposed						
WTS Refuse Disposed Tonnes	1349	1298	619	504	% change for same period last year	-3%
WTS Green Waste Disposed Tonnes	2760	5970	2,221	0		
WTS Concrete Disposed Tonnes	3056	0	1,123	0		
Kerbside Refuse Disposed Tonnes	2430	2341	889	1183	% change for same period last year	-2%
Kerbside Recycling Disposed Tonnes	1048	1035	542	408	% change for same period last year	-2%
Fogo Disposed Tonnes	0	488	579	663		
Total Waste Tonnes Disposed	10643	11132	5972	2758		



5 OFFICER COMMENTS

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

6 ATTACHMENTS

1. Monthly Financial Report - December 2023 [15.1.1 - 1 page]
2. Monthly Capital Financial Report - December 2023 [15.1.2 - 8 pages]
3. Monthly Financial Report - December 2023 Budget Mid Year Review [15.1.3 - 20 pages]
4. Request for Review of Food Vendor Fees [15.1.4 - 5 pages]



16 WORKS REPORTS

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



17 ITEMS FOR THE CLOSED MEETING

RECOMMENDATION

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

Item	Local Government (Meeting Procedures) Regulations 2015 Reference
Procedural Matters	15(2)(g)
Personnel Matters	15(2)(a)
Action Items: Status Report	15(2)(g)
Legal Matter	15(2)(i)
Legal Matter	15(2)(i)
Personnel Matters	15(2)(a)
Lease	15(2)(f)
Contract/Tender	15(2)(d)
Land Acquisition/Purchase	15(2)(f)
Land Acquisition/Purchase	15(2)(f)
Lease	15(2)(f)
Contract/Tender	15(2)(d)

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