



**NORTHERN
MIDLANDS
COUNCIL**

MINUTES

ORDINARY MEETING OF COUNCIL

MONDAY, 28 NOVEMBER 2022



MINUTES of the Ordinary Meeting of the Northern Midlands Council held on 28 November 2022 at 5.02pm in person at the Council Chambers, 13 Smith Street, Longford.

1 ATTENDANCE

PRESENT

Mayor Mary Knowles OAM, Deputy Mayor Janet Lambert, Cr Dick Adams OAM, Cr Alison Andrews AM, Cr Richard Archer, Cr Matthew Brooks, Cr Richard Goss, Cr Andrew McCullagh, Cr Paul Terrett

In Attendance

Mr Des Jennings - General Manager, Miss Maree Bricknell - Corporate Services Manager, Mr Leigh McCullagh - Works Manager, Mr Trent Atkinson - Project Manager, Mr Paul Godier - Senior Planner (to 7.41pm), Mr Ryan Robinson (5.20pm to 6.14pm), Mrs Gail Eacher - Executive Assistant

APOLOGIES

Nil



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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

No declarations made.

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

MINUTE NO. 22/371

DECISION

Cr Adams/Deputy Mayor Lambert

That the Open Council Minutes of the Ordinary Meeting of the Northern Midlands Council held at the Council Chambers, Longford on Monday, 24 October 2022 be confirmed as a true record of proceedings.

Carried Unanimously

Voting for the Motion:

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

Abstained from Voting:

Cr Andrews, Cr Archer, Cr McCullagh, Cr Terrett

RECOMMENDATION

That the Open Council Minutes of the Ordinary Meeting of the Northern Midlands Council held at the Council Chambers, Longford on Monday, 24 October 2022 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 after the Annual General Meeting at 5.00pm on Monday, 12 December 2022 in person only.



5.3 MOTIONS ON NOTICE

The following notices of Motions were received:

5.3.1 Council Meetings

Responsible Officer: Des Jennings, General Manager

MINUTE NO. 22/372

DECISION

Cr Terrett/Cr Brooks

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

Carried Unanimously

Voting for the Motion:

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

Voting Against the Motion:

Nil

OFFICER'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 28 November 2022 Council Meeting:

NOTICE OF MOTION

That Council holds the Ordinary Meetings of the Northern Midlands Council every three months in a different town in the council area.

Prior to the meetings Council letterbox householders in those town and notices in the Northern Midland Courier, that Council will be meeting in the town, showing the time and location of the meeting. Notification should also be placed on the council web page.

BACKGROUND

The Northern Midlands Council area is a large municipality and it is important that all residents have the opportunity to attend and be involved with the activities of Council. Having the meetings in different towns will give greater access to Council meetings and allow people to raise local concerns.

Council meeting throughout the municipal area will be a positive step to show the Council's willingness to listen and consult with the community.

OFFICER'S RECOMMENDATION

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



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

ATTACHMENTS

Nil

5.3.2 Sale Of Campbell Town Hall

Responsible Officer: Des Jennings, General Manager

MINUTE NO. 22/373

DECISION

Cr Terrett/Cr McCullagh

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

That the Officers report specifies: actions specified in the resolution; whether actions have been wholly or substantially carried out; and

That no further action be taken until the further report is considered by Council.

Carried

Voting for the Motion:

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

Voting Against the Motion:

Cr Goss

Mr Robinson attended the meeting at 5.20pm.

OFFICER'S RECOMMENDATION

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

That the Officers report specifies: actions specified in the resolution; whether actions have been wholly or substantially carried out.

Councillor Terrett has requested the below Notice of Motion be tabled at the 28 November 2022 Council Meeting:

NOTICE OF MOTION

- 1) Council does not proceed with the sale of the Campbell Town Hall .
- 2) Minute No 122/21,176/21, 284/21, 22/23 and 22/296 be rescinded
- 3) Minute No. 122/21, 22/23 and 22/296 any discussion, decision, report or document be released to the public
- 4) A further updated report be brought back to Council on the maintenance, restoration, and future use for the building with a fully modelled and costed works programme.
- 5) That a committee be appointed to look at alternative strategies and uses for the building and a business model be developed for the building.

BACKGROUND

Significance of the Campbell Town Hall

The Campbell Town Hall is a significant icon in Campbell Town and is an important building in the heritage precinct. Built in 1939, the land was gifted to the Campbell Town Municipality by local resident Miss Leake. The clock tower erected in



memory of Walter Henry Tofft, medical director at Campbell Town hospital in the late 1800s. Through its history it was a significant social hub for the people of Campbell Town. I

Today it serves as the home for Service Tasmania and the Campbell Town Museum and Information Centre. The sale of the building gives no assurance to the people of Campbell Town that these would remain.

Maintenance and restoration are required to the Town Hall, however this expenditure would encourage greater usage of the building. Council has previously invested in maintenance and restoration of a number of buildings and sporting facilities which do not make profits for the Council.

The retention of this significant building as public land is vital invigorating Campbell Town and essential in preserving the town's heritage.

Minute 22/296 – Sale of Town Hall Campbell Town

Council resolved in the Closed Council Meeting dated 15 August 2022 item 4.3 Expressions of Interest: Sale of Town Hall Campbell Town to:

DECISION

Cr Goninon/ Deputy Mayor Goss

A) *That Council appoints Knight Frank to market and **sell** the Town Hall in Campbell Town on behalf of Council.*
Carried

Voting for the Motion:

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

Voting Against the Motion:

Cr Brooks and Cr Lambert

Section 178(3) of the Local Government Act 1993 (the Act) - Sale, exchange and disposal of public land which states:

3) A resolution of the council to sell, lease, donate, exchange or otherwise dispose of public land is to be passed by an absolute majority.

The Act defines an absolute majority as:

absolute majority means –

(a) if no councillors are suspended, more than half of the number of councillors to be elected to a council.

As can be seen above - only 4 councillors voted for the motion and not the required 5 councillors for an absolute majority.

The failure to obtain an absolute majority means that the motion was not carried to give authorisation to Knight Frank to market and **sell** the Town Hall.

Minute 22/23 – Expression of Interest: Sale of Town Hall Campbell Town

Council resolved in the Closed Council Meeting date 27 June 2022 Item 4.2 Expression of Interest: Sale of the Town Hall Campbell Town to:

DECISION

Cr Goninon/Cr Davis

A) *That Council **defers a decision to market and sell** the Town Hall in Campbell Town on behalf of Council and seeks additional expressions of interest from real estate agents.*

B) *That Council, in relation to this matter:*

i) *consider whether any discussion, decision, report or document is kept confidential or released to the public; and*

ii) *determined to release the decision to the public.*

Carried

Voting for the Motion:

Mayor Knowles, Deputy Mayor Goss, Cr Adams, Cr Calvert, Cr Davis, Cr Goninon, Cr Lambert and Cr Polley

Voting Against the Motion:



Cr Brooks

This motion states that the decision was to **defer** the decision to sell the Town Hall, this minute was discussed again in closed council contrary to Meeting Regulations.

Minute 284/21 – Proposal to Sell Land: 75-78 High Street Campbell Town – Campbell Town Hall

Council resolved in open council meeting on 19 July 2021 to:

Cr Goninon declared an interest in item GOV 13, signed the register and left the meeting at 7.09pm

DECISION

Cr Davis/Cr Calvert

That Council determines to sell the Town Hall situated at 75-77 High Street, Campbell Town and directs the General Manager to commence the sale process in accordance with Part 12, Division 1 of the Local Government Act 1993.

Carried By Absolute Majority

Voting for the motion:

Mayor Knowles, Cr Adams, Cr Calvert, Cr Davis, Cr Goss

Voting against the motion:

Cr Brooks, Cr Lambert

Cr Goninon returned to the meeting at 7.16pm at which time Mr Godier left.

On this occasion the proposal to sell the Campbell Town Hall was in open council.

Minute 176/21 Sale of Town Hall, Campbell Town

Council resolved in open council meeting on 17 May 2021 to:

Cr Goninon declared an interest in item GOV 10 signed the register and left the meeting at 5.24 pm

DECISION

Cr Polley/Cr Davis

That Council:

- i) notes the objections received; and*
- ii) determines to sell the Town Hall in Campbell Town; and*
- iii) notifies parties who lodged the objections within 7 days of this decision.*

Carried

Voting for the motion:

Mayor Knowles, Cr Adams, Cr Calvert, Cr Davis, Cr Goss, Cr Polley

Voting against the motion:

Cr Brooks, Cr Lambert

Cr Goninon returned to the meeting at 5.34pm

Minute 122/21 – Property Review: Town Hall, Campbell Town

Council resolved in the closed council meeting dated 15 March 2021 to:

DECISION

Cr Davis/Cr Polley

A) That Council:

- i) accepts the report from Watershed Solutions; and*
- ii) determines to sell the Town Hall in Campbell Town; and*
- iii) initiates the sale of the town hall at Campbell Town subject to adherence to Sections 177 and 178 of the Local Government Act 1993.*

Carried unanimously

Cr Davis/Cr Polley

B) That Council in relation to this matter:



- i) *considered whether any discussion, decision, report or document is kept confidential or released to the public; and*
- ii) *determined to release this decision to the public.*

Carried unanimously

At the council meeting on 15 March 2021, 27 June 2022 and 15 August 2022 the meeting were closed using Section 15(2)(f) of the Meeting Regulations:

(f) proposals for the council to acquire land or an interest in land or for the disposal of land;

However, the Meeting Regulation, under sub-section (3) states that it must not close part of a meeting when it is (c) considering proposals for the council to deal with public land under section 178 of the Act.

Legislative requirements – Sale of Public Land

Section 178 of the Act requires a council to do certain things before selling, exchanging or disposing of public land owned by it. In essence the Act requires councils to notify the community regarding any proposal to sell public land and provide the community with an opportunity to have their views heard.

Deciding to sell public land – Open meeting

Under sub-regulation 15(3)(c) of the Local Government (Meeting Procedures) Regulations 2015, (the Regulation) a council must not close a meeting where it is considering proposals for the council to deal with public land under section 178 of the Act.

The Regulation highlights the importance to keep the sale of public land in open session so that the community has access to relevant details associated with the sale including the decisions made by the council and the reasons behind those decisions.

As per sub-regulation 15(4) of the Regulations, the only instance in which a council may consider proposals to deal with public land in closed session is when it is considering a matter relating to actual or possible legal action by or involving council.

It appears that Council has dealt with matters relating to the proposals and sale of Campbell Town Hall in closed council, acted contrary to the provisions of Regulation 15 (3) (c).

OFFICER'S RECOMMENDATION

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

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

- 2) Pursuant to the Local Government Regulations, Regulation 18, a councillor or council committee cannot overturn a decision passed at a previous meeting held since the last ordinary election, except by the resolution of an absolute majority (for council) or a simple majority (for council committee).

Any advice given to a council in respect of a proposed motion to overturn a resolution is to specify if the original motion directed certain action to be taken, and whether that action has been wholly or substantially carried out.

RECOMMENDATION: That the officers report specifies:

- Actions specified in the resolution
- Whether actions have been wholly or substantially carried out.



ATTACHMENTS

Nil

5.3.3 Live Streaming Of Open Council Meetings

Responsible Officer: Des Jennings, General Manager

MINUTE NO. 22/374

DECISION

Deputy Mayor Lambert/Cr McCullagh

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

Carried Unanimously

Voting for the Motion:

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

Voting Against the Motion:

Nil

OFFICER'S RECOMMENDATION

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

Councillor Lambert has requested the below Notice of Motion be tabled at the 28 November 2022 Council Meeting:

NOTICE OF MOTION

The Northern Midlands Council investigate options for live streaming of open council meetings, including the technology and software requirements, timeframes for implementation and budget considerations.

BACKGROUND

During the 2022 Local government elections I was canvassed by many residents regarding the lack of physical access opportunities to the ordinary meetings of council.

For a long period of time community members have been unable to physically attend ordinary council meetings in the chamber due to council having to comply with public health requirements during the covid pandemic. The only other avenues for community members to access these meetings was via the printed or audio recorded minutes. People continued submitting questions for public question time and questions relating to planning matters via email and letters but for a period of time were unable to attend in person.

Local Government is said to be the closest form of government to the people. The adoption of live streaming will aid in demystify the workings of local government and encourage more people to participate in the local decision-making process. It is another mechanism of enabling council to be open and transparent about discussions and decisions.

Another benefit of live-streaming Council meetings will be to give the public greater access to Council decisions, debates, and discussions by eliminating geographic and personal barriers and the potential for mis information being portrayed in the wider community.



If we ever encounter another pandemic or restrictions in being able to physically attend council meetings, live streaming will enable the community to stay connected with council debates and decision making.

Many other Tasmanian councils have adopted live streaming their open meetings, including Burnie, Devonport, Launceston, Kingborough, Brighton, Huon Valley, and Hobart Council just to name a few.

OFFICER'S RECOMMENDATION

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

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

ATTACHMENTS

Nil

5.3.4 Waste Dump Point At Evandale

Responsible Officer: Des Jennings, General Manager

MINUTE NO. 22/375

DECISION

Cr Terrett/Cr McCullagh

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

Carried Unanimously

Voting for the Motion:

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

Voting Against the Motion:

Nil

OFFICER'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 28 November 2022 Council Meeting:

NOTICE OF MOTION

That a report be prepared for council to examine the installation of a new Recreational Vehicle waste pump point in the Evandale area. The report should include costs to install a new pump point and possible sites in the Evandale area.

The report should be sent to the Evandale District Committee for comment.



BACKGROUND

Dump Points are sites especially designed for Recreational Vehicles (RVs) to dispose of their waste, including Grey and Black Water, and Sewerage in an environmentally safe way.

Earlier this year the Council removed the pump point in Morven Park. Since that time travellers have had no facilities to empty their waste tanks.

Evandale is shown on websites and brochures to have a RV waste dump point and the removal of the dump point has impacted on tourists visiting Evandale to use this facility. The re-installation would be a positive step to assist visitors in the council area.

Council should be encouraging visits to Evandale and other areas as part of the Heritage Highway.

OFFICER'S RECOMMENDATION

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

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

ATTACHMENTS

Nil



6 COUNCIL COMMITTEES - CONFIRMATION OF MINUTES

MINUTE NO. 22/382

DECISION

Cr Adams/Cr Terrett

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

Carried Unanimously

Minutes of meetings of the following Committees are attached:

Date	Committee	Meeting
1 November 2022	Ross Local District Committee Meeting	Ordinary
1 November 2022	Campbell Town District Forum	Ordinary
1 November 2022	Evandale Advisory Committee	Ordinary
2 November 2022	Longford Local District Committee Meeting	Ordinary
25 October 2022	Northern Midlands Local Recycling Committee Meeting	Ordinary
1 November 2022	Perth Local District Committee	Ordinary
13 October 2022	Cressy War Memorial Swimming Pool	AGM
12 November 2022	Cressy War Memorial Swimming Pool	Ordinary

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

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



7 COUNCIL COMMITTEES - RECOMMENDATIONS

7.1 LONGFORD LOCAL DISTRICT COMMITTEE

At the ordinary meeting of the Longford Local District Committee held on 2 November 2022 the following motion/s were recorded for Council's consideration:

REDUCED SPEED LIMIT IN WELLINGTON STREET FROM STICKY BEAKS CORNER TO BRICKENDON STREET TO 50KM/H:

MINUTE NO. 22/383

DECISION

Cr Adams/Cr Brooks

That Council does not support the recommendations being to reduce the speed limit in Wellington Street from Sticky Beaks corner to Brickendon Street for the following reasons:

- Wellington St is an arterial road and does not have a shopping district so a 60km speed limit is similar to other roads in the area such as Marlborough Street and the main roads through Cressy and Perth, which are all 60 outside the shopping district
- It is a wide road so 60 is a safe speed limit
- The Department of State Growth crash stats do not indicate that there are any significant safety issues on Wellington Street

Carried Unanimously

Voting for the Motion:

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

Voting Against the Motion:

Nil

Officer Recommendation:

That Council does not support the recommendations being to reduce the speed limit in Wellington Street from Sticky Beaks corner to Brickendon Street for the following reasons:

- Wellington St is an arterial road and does not have a shopping district so a 60km speed limit is similar to other roads in the area such as Marlborough Street and the main roads through Cressy and Perth, which are all 60 outside the shopping district
- It is a wide road so 60 is a safe speed limit
- The Department of State Growth crash stats do not indicate that there are any significant safety issues on Wellington Street

Committee Recommendation:

We respectfully request NMC consider reducing the speed limit in Wellington Street from Sticky Beaks corner to Brickendon Street to 50 km/h

Officer Comment:

Wellington Street is one of two main arterial routes through Longford.

Generally, a 60km speed limit is considered appropriate for an arterial route through a rural town, although a 50km speed limit is often applied in shopping areas.

The 60km speed limit is consistent with other similar roads in the area including roads maintained by the Department of State Growth, such as, Cressy Main Street, Marlborough Street in Longford (outside the shopping district), Perth Main Road, Drummond Street and Youl Road in Perth.

Wellington Street is a wide straight road and is of a similar standard to other roads in the area with 60kms speed limits.



The Department of State Growth crash data indicates that there have been 8 recorded crashes on this length of road. Seven of them were considered minor and one was a fatality.

OUR TOWN MOTTO “1814 HISTORY AND GARDENS ENTWINED”:

MINUTE NO. 22/384

DECISION

Cr Adams/Cr Andrews

That

- 1 - Officers seek quotes for identifying and recording additional significant trees for inclusion in the planning scheme;
- 2 - Provision is listed in 2023/2024 draft budget for Council consideration.

Carried Unanimously

Voting for the Motion:

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

Voting Against the Motion:

Nil

Officer Recommendation:

That

- 1 - Officers seek quotes for identifying and recording additional significant trees for inclusion in the planning scheme;
- 2 - Provision is listed in 2023/2024 draft budget for Council consideration.

Committee Recommendation:

Our Town Motto “1814 history and Gardens Entwined”: NMC to consider a register of significant trees in our local government zone with community support.

Officer Comment:

A tree register is currently maintained by Council however the register is used for maintenance purposes rather than registering trees of significance such as those of heritage or historic value.

A list of 110 significant trees is included in the Northern Midlands Local Provisions Schedule to the Tasmanian Planning Scheme. The trees in this list are identified from the National Trust’s Register of Significant Trees and supported by a report commissioned by the Council, ‘Establishing Location of Heritage Trees within Northern Midlands Council, March 2019, Bushways Environmental Services – Tasmania’.

To further develop the list of significant trees, and include them in the planning scheme for protection, would require engaging a consultant to identify and record additional trees, and to apply to the Tasmanian Planning Commission to amend the list of significant trees in the planning scheme.



7.2 PERTH LOCAL DISTRICT COMMITTEE

At the ordinary meeting of the Perth Local District Committee held on 1 November 2022 the following motion/s were recorded for Council's consideration:

GOVERNMENT ELECTION FUNDING

MINUTE NO. 22/385

DECISION

Deputy Mayor Lambert/Cr Adams

That Council note the motion put forward by the Committee and action.

Carried Unanimously

Voting for the Motion:

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

Voting Against the Motion:

Nil

Officer Recommendation:

That Council note the motion put forward by the Committee and action.

Committee Recommendation:

Confirmation of money promised for Campbell Town and Perth by Government before the election. Has the money been received and what is the allocation to Perth?

Officer Comment:

No funds have been received as yet. Advice to be provided to the Committee.

THANKS TO JAN DAVIS

MINUTE NO. 22/386

DECISION

Deputy Mayor Lambert/Cr Terrett

That Council note the motion put forward by the Committee and action.

Carried Unanimously

Voting for the Motion:

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

Voting Against the Motion:

Nil

Officer Recommendation:

That Council note the motion put forward by the Committee and action.

Committee Recommendation:

For Jan Davis be recognised and thanked for her contribution to the PLDC in her roles as Chairperson and Councillor advisor.

Officer Comment:

Council note the thanks of the Committee and their intent to send Jan Davis a card thanking her for her service to the Committee.



8 INFORMATION ITEMS

MINUTE NO. 22/387

DECISION

Cr Adams/Deputy Mayor Lambert

That the Information Items be received.

Carried Unanimously

Voting for the Motion:

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

Voting Against the Motion:

Nil

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
14/11/2022	Investiture of Councillors
21/11/2022	Council Workshop <ul style="list-style-type: none">Professional Development Session
28/11/2022	Council Workshop <ul style="list-style-type: none">Discussion on Agenda Items listed in the Council meeting agenda

8.2 MAYOR'S ACTIVITIES ATTENDED & PLANNED

Mayor's Activities Attended & Planned for the period 25 October 2022 to 28 November 2022 are as follows:

Date	Activity
26 Oct 2022	Attended Telstra promotion of new 5G infrastructure in the Northern Midlands, Cressy
26 Oct 2022	Attended TRANSlink subdivision announcement, TRANSlink
1 Nov 2022	Attended Tasmanian Game Council meeting, Campbell Town
2 + 3 Nov 2022	Attended National Local Roads and Transport Congress, Hobart
4 Nov 2022	Attended Tasmanian Australian of the Year Awards, Hobart
8 Nov 2022	Attended AMIC (Avoca Museum + Information Centre) Volunteer Induction and committee meeting, Avoca
8 Nov 2022	Attended meeting with Ross Men's Shed, Ross
8 Nov 2022	Attended TWIA (Tasmanian Women in Agriculture) online Special General Meeting, Gipps Creek
9 Nov 2022	Attended RAW (Rural Alive and Well) Mental Health First Aid training, Perth
9 Nov 2022	Attended Agri-Tourism film unveiling (including Northern Midlands farmers) event, Sidmouth
10 Nov 2022	Attended National Over 70's Cricket Championships and Governor's Official Tree Planting Project unveiling, Ross
10 Nov 2022	Attended meeting with resident, Campbell Town
11 Nov 2022	Attended Remembrance Day Service, Longford
14 Nov 2022	Attended Councillor Investiture, Longford
15 Nov 2022	Attended Tas Talks 'Mayoral Moments' radio interview
17 Nov 2022	Attended Development announcement, Launceston Airport
20 Nov 2022	Attended Woolmers Festival of Roses and Longford Blooms, Longford



21 Nov 2022	Attended Councillor Professional Development Workshop, Longford
22 Nov 2022	Attended Neil Kearney's 'Longford' Book Launch, Longford
22 Nov 2022	Attended Q&A with Grade 3-4 Glachan Class, Evandale Primary School
24 Nov 2022	Planned to attend Northern Local District Committee Christmas function,
25 Nov 2022	Planned to attend as Guest Speaker at International Women's Day Event, Hobart
26 Nov 2022	Planned to attend Evandale Verandah Music Festival, Evandale
28 Nov 2022	Planned to attend Walk to end Violence Against Women, Launceston
28 Nov 2022	Planned to attend Council Workshop and Council Meeting, Longford
	Attended to email, phone, and mail enquiries

8.3 GENERAL MANAGER'S ACTIVITIES

General Manager's activities for the prior month are as follows:

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

- Attended Greater Launceston Plan review meeting
- Attended TRANSlink Subdivision promotion event
- Attended General Manager's workshop, Hobart
- Attended event at Longford RSL to meet Federal Minister for Veterans Affairs and Defence Personnel, the Hon. Matt Keogh MP

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.



No petitions received.

ATTACHMENTS

Nil

8.5 CONFERENCES & SEMINARS: REPORT ON ATTENDANCE BY COUNCIL DELEGATES

The following report on the events of Day 2 of the conference was filed by Mayor Mary Knowles OAM.

2022 National Local Roads and Transport Congress, Wrest Point, 2-3 November 2022

Day 2: Shadow Minister for Infrastructure, Transport and Regional Development, the Hon Bridget McKenzie was not at all complementary of the current Government priorities for Infrastructure and Major Projects.

Scott Nargar, Hyundai Senior Manager, gave an interesting presentation on how electric vehicles and hydrogen cell fuelled vehicles operate and how they complement each other as our vehicle needs range from light passenger cars to heavier utes, trucks and busses. Plus the need to locate both EV and Hydrogen charging stations at the one location, ideally in shopping centre, food outlet and similar car parks where people are going to be stopping and shopping and the charging time will not be an issue. Hydrogen fuel is already available in Germany in a 'hub and spoke' set-up to reach many locations more easily.

Marion Tirrill, Transport and Cities Program Director, Grattan Institute, spoke about the building of mega-projects, the ongoing cost of maintenance and the imbalance between rural and urban roads and how they are funded. 80% of local roads are in non-urban areas but the spend does not reflect this.

I attended the Sustainability Stream in the concurrent sessions: Sustainability for Councils in the Age of Climate Change, Council Case Studies and ARRB Using Recycled Materials in Roads and other Infrastructure.

The first speaker, Ainsley Simpson, Infrastructure Sustainability Council, said the impacts of climate change are already here but there is still so much to address from an energy perspective. Localising our economics, restructuring our economy, what and how we mine, ramping up and ramping down of local skills so that we have the ability to reach net zero. Infrastructure creates 70% of emissions but underpins a healthy population. Everything is a trade-off eg. energy reliability, environment, social, governance, cultural, reliability of the asset. We are borrowing the earth from future generations, we need to re-challenge what we actually need vs smarter ways to do things, asking why an asset exists, should we be building it? Consider localisation of a project and a 'whole of life' approach. Ainsley promoted registering with 'ISupply Rating' to have road, rail, water ... projects assessed and valued with support and a carbon calculator to evaluate recycled content, transport vs doing things in situ, innovation challenges to create cultural change. Tweaks to what we currently do can save costs. Carbon is going to be rapidly required on our balance sheets. Several questions were about the sustainability and costs of aquatic centres. No project will have no impact unless we do nothing. We are constantly trading off impacts for outcomes; aim for the least number of impacts to get the desirable outcomes. Broader outcomes will happen so we must consider what our decisions do and don't do.

Brimbank City Council, outlined the National Waste Policy and Action Plan to recovery of all waste by 2030. Data sheets are free to download and include Tyre Stewardship crumb rubber asphalt trials and data collection, recycled crushed glass and crushed concrete use in road base, issues and solutions found, field demonstrations, trial and control sections over 6mths, 1 and 2 years. The Tasmanian Government has committed \$3M to a tyre recycling facility. The steel can be fully recycled, the textile fluff in tyres recycling opportunities are being sought, and there are two options for crumbed rubber asphalt, wet and dry; most states use the dry method. Trials regarding cracking, rutting and oxidation (UV radiation damage) of road surfaces have shown that adding crumbed rubber halves the damage and has the environmental advantage of less tyres in landfill.

Greater Dandenong obtained funding to lay material and monitor trials in Keysborough to obtain performance-based data, including initial costs, so that a Procurement Policy can help the WHS concerns regarding the use of recycled materials vs the benefits. Designs need to account for local conditions and associated risks. There have not been many trials in rural areas.

The final presentation outlined the Roads to Recovery funding and projects, 136 Black Spot funding projects (\$111M/yr) Bridges Renewal Program (\$85M/yr), Road and Rail projects, the process and cost reviews showing the economic worth of initiatives, time savings, travel costs, crash rate reduction, environmental benefits when road base can be crushed and created on-site.

The Local Roads and Community Infrastructure Program (LRCIP) changes to Phase 3 and 4 were explained. \$80M towards Heavy Vehicle Rest Area funding is on top of the \$140M/10years mostly for Vic, Tas and SA. It was acknowledged that the LRCIP is the best program for councils, relatively untied, whereas the HV Truck Rest Areas program was on State roads and there were questions around who does the application and what degree of consultation with local councils was expected.



8.6 132 & 337 CERTIFICATES ISSUED

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

S132. Certificate of liabilities

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

S337. Council land information certificate

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

	No. of Certificates Issued 2022/2023 year												Total 2022/2023 YTD	Total 2021/2022
	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June		
132	77	77	69	78									301	995
337	47	35	43	26									151	530

8.7 ANIMAL CONTROL

Prepared by: Martin Maddox, Accountant

Item	Income/Issues 2021/2022		Income/Issues for Oct 2022		Income/Issues 2022/2023	
	No.	\$	No.	\$	No.	\$
Dogs Registered	4,272	109,997	199	5,720	3,854	93,727
Dogs Impounded	30	4,302	2	136	6	455
Euthanised	1		-		-	
Re-claimed	25		2		6	
Re-homed/Dogs Home	4		-		-	
New Kennel Applications	19	1,368			3	225
Renewed Kennel Licences	83	3,652			83	3,818
Infringement Notices (paid in full)	28	5,142	5	905	7	1,139
Legal Action	-		-		-	
Livestock Impounded	-		-		-	
TOTAL		124,461		6,761		99,364

Audits:

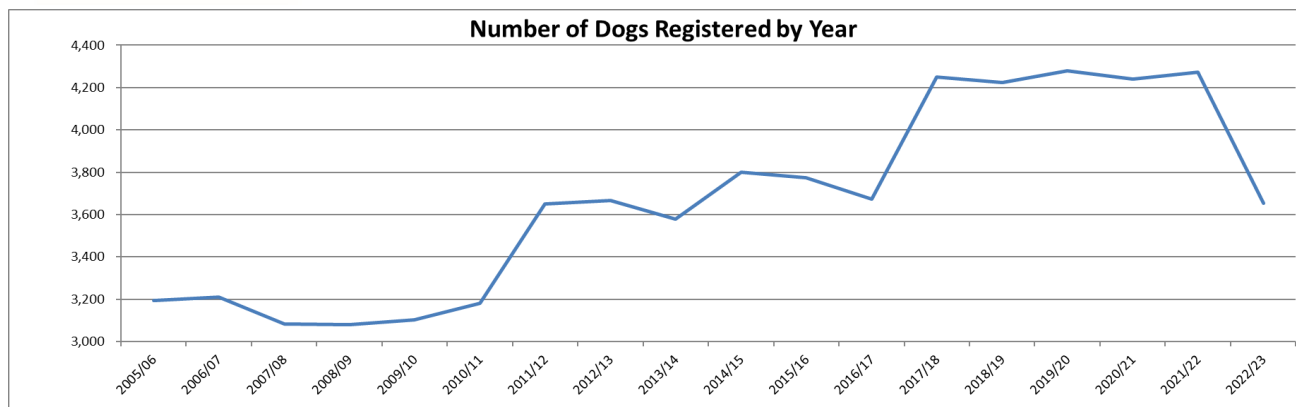
Ongoing including Dangerous Dogs, Kennel Licences, Fire Hazards, 2 abatements issued.

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

Actions	2022/2023												
	YTD	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June
Routine Fixed Food Inspections	36 / 208	5	15	16	9								
Routine Mobile/Market stall Food Inspections	1	1	1	0	1								
Preliminary Site Visits – Licensed Premises	8	8	3	0	0								
On-site wastewater Assessments	0	0	0	0	0								
Complaints/Enquiries – All Types	10	10	11	6	15								
Place of Assembly approvals	0	0	0	0	1								
Notifiable Diseases	0	0	0	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	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Animal Control				4								
Building & Planning	6	1	5	1								
Community Services	4	1	4	1								
Corporate Services	3	3										
Governance				3								
Waste												
Works	29	18	28	20								

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

GIFTS & DONATIONS (UNDER SECTION 77 OF THE LGA)

Date	Recipient	Purpose	Amount \$
3-Aug-22	Reptile Rescue	Donation to service	\$1,000.00
3-Aug-22	Campbell Town District High School	Inspiring Positive Futures Program	\$7,272.73
12-Oct-22	Cressy District High School	Inspiring Positive Futures Program	\$8,000.00
3-Aug-22	Andrew G Upton	Donation - State Rep for Darts Tas Senior Mens Team	\$100.00
17-Aug-22	Lucy Johnston	Aust Insterschools Championships Equestrian 2022	\$100.00
17-Aug-22	Debbie Mahar	Aust Multi Disability Bowls Champions 2022	\$100.00
21-Sep-22	Ryan Sansom	Represent Tasmanian Junior 8-Ball Team in Nationals	\$100.00
19-Oct-22	C'Town, Cressy, Evandale, Longford	End of Year School Prewsaentations 2022	\$450.00
19-Oct-22	Longford Fire Brigades	Christmas Lolly run 2022	\$100.00
10-Oct-22	Jonty Nicolson	Second Instalment further education bursary	\$1,000.00
12-Oct-22	Kalani C Brain	Second Instalment further education bursary	\$1,000.00
18-Oct-22	Erica Kirk	Second Instalment further education bursary	\$1,000.00
18-Oct-22	Alex Airey	Second Instalment further education bursary	\$1,000.00
15-Nov-22	Longford Care a Car	Donation	\$1,000.00
15-Nov-22	Helping Hand Association	Donation	\$1,500.00
		TOTAL	\$23,722.73

8.11 ACTION ITEMS: COUNCIL MINUTES

Document	Item No.	Item	Status	Action Required	Assignees	Action Taken
2022-06-27 Ordinary Meeting of Council - Open Council	9.8	Commonwealth Bank Customer Advocate Visit to the Northern Midlands	Awaiting external response	That Council a)...; and b) write to the Commonwealth Bank to ask what their intentions are in relation to the provision of banking services in the Northern Midlands; and c) revisit the conversation relating to the provision of banking services by Bendigo Bank.	Lorraine Green	04/07/2022 Lorraine Green Letter forwarded to the Commonwealth Bank Customer Advocate on 4 July 2022, seeking advice as to how the information collected during the Advocate's visit in April 2022 had been applied, and an indication of what the intentions of the Commonwealth Bank are in relation to the future provision of banking services in the Northern Midlands. The issue of revisiting the conversation relating to the provision of banking services by the Bendigo Bank has been referred to the agenda of a forthcoming Council Workshop. 20/07/2022 Lorraine Green A survey of Commonwealth customers is being progressed.
2022-01-31	10.2	Municipal Boundary	Awaiting	That Council resolve to request the Director	Paul Godier	08/02/2022 Paul Godier Have requested the Spatial



Document	Item No.	Item	Status	Action Required	Assignees	Action Taken
Ordinary Meeting of Council - Open Council		Adjustment: 101 Pateena Road	external response	of Local Government in accordance with Section 16 (4A) of the Local Government Act 1993 to initiate a minor municipal boundary adjustment for 101 Pateena Road to be entirely in the Municipality of Meander Valley.		Information Specialist at the Department of Natural Resources and Environment to prepare the required maps. 03/03/2022 Paul Godier Spatial Information Specialist provided map on 17 February 2022. Meander Valley Council to consider the request for municipal boundary adjustment at its meeting of 8 March 2022. 25/03/2022 Gail Eachar 8/3/2022 Meander Valley Council agreed to adjustment. Request sent to LG Division 18/3/2022. 04/04/2022 Paul Godier 31 March 2022, the Local Government Division requested consent of new landowner and provision of Municipal Map. Being provided in conjunction with Meander Valley Council. 03/05/2022 Paul Godier Meander Valley Council advised on 1 April 2022 that they will follow up the new ownership and consent. 10/07/2022 Paul Godier Meander Valley Council advised that they have requested the contact details for the new owner from the purchaser's solicitor and followed up. As soon as they have the contact details for the new owner, MVC will make contact to see if they are willing to provide consent for the minor municipal boundary adjustment. 10/10/2022 Paul Godier Asked Meander Valley Council if they now have the new owner details and would they contact the new owner to see if they agree to the municipal boundary adjustment.
2022-10-24 Ordinary Meeting of Council - Open Council	8.9.1	Receipt of Petitions	Completed	INFORMATION ITEM - Petitions: That Council acknowledge receipt of the petition in relation to allow dogs on lead in the Ross Village Green.	Des Jennings, Gail Eachar	22/11/2022 Gail Eachar Response sent.
2022-06-27 Ordinary Meeting of Council - Open Council	7 4.2	Historic Interpretive Panels	Completed	That the committees request be noted.	Fiona Dewar, Gail Eachar	05/07/2022 Fiona Dewar noted 08/07/2022 Gail Eachar Noted.
2022-10-24 Ordinary Meeting of Council - Open Council	9.1	Annual General Meeting 2022	Completed	That the Annual General Meeting for the Northern Midlands Council be held at the Longford Council Offices on Monday, 12 December 2022, commencing at 5pm.	Gail Eachar	22/11/2022 Gail Eachar Date sent advertisement prepared.
2022-08-15 Ordinary Meeting of Council - Open Council	7 2.2	Naming of the William Street Bridge	Completed	Motion: Naming of the William Street Bridge: That Council publicly acknowledge the contribution of John Stagg, who was a member of the PLDC for a considerable length of time and an invaluable source of local history. We request the Council to consider naming the new William St Bridge in his honour. Decision: That Council note the recommendation of the Committee and give consideration to the request.	Gail Eachar	22/08/2022 Gail Eachar Advice provided to the Perth LDC. 14/09/2022 Gail Eachar Report to be tabled at future Council meeting. 10/10/2022 Gail Eachar Report to December Council meeting. 22/11/2022 Gail Eachar No further action - PLDC withdrew their motion and submitted motion to request the installation of a memorial seat.
2022-10-24 Ordinary Meeting of Council - Open Council	10.2	Policy Updates: Landscaping Requirements for Development Proposals & Shipping Container Policy	Completed	That Council a) endorse the amendments to the Landscaping Requirements for Development Proposals Policy. b) endorse the amendments to the Shipping Containers Policy (re-name as Exempt Temporary Buildings or Works (Including Shipping Containers); and the policy wording be amended to include the following: Part 5 Removal - That the container must be removed upon issue of the certificate of completion.	Gail Eachar	02/11/2022 Gail Eachar Updates completed.
2022-10-24 Ordinary Meeting of Council - Open Council	7 3.3	Train Park Sculptures	Completed	That Council note the information and the advice be provided to the Committee.	Gail Eachar	22/11/2022 Gail Eachar Advice provided to Committee.
2022-08-15 Ordinary Meeting of Council - Open Council	7 2.3	Signage	Completed	Motion: Road Signage at Playgrounds: That the Train Park and Seccombe Street playgrounds have 'Children at Play' signage erected. The Committee considers this is a safety issue and should be considered necessary and urgent. With the new development at the end of Little Mulgrave Street we consider signage on both sides of the Train Park playground to	Jonathan Galbraith	14/09/2022 Gail Eachar Investigation underway. 07/10/2022 Lorraine Wyatt Update provided on behalf of Jonathon Galbraith: Children signage for Seccombe St Park has been ordered and is scheduled to be placed. For the Train Park, it was determined that children symbol signs are not required. 21/11/2022 Jonathan Galbraith Signs have been installed at Seccombe St park



Document	Item No.	Item	Status	Action Required	Assignees	Action Taken
				be necessary. Decision: That Council officers investigate this request and give consideration to other locations; and advise the Committee of the outcome of the investigation.		
2022-09-26 Ordinary Meeting of Council - Open Council	7 3.2	RLDC Bus Parking Sign for School Bus Area	Completed	Motion: The Ross Local District Committee has discussed the State Growth proposal to establish a Bus Parking Zone outside the Ross Post Office. Decision: That Council, together with State Growth and the Local District Committee, investigate other locations for the bus parking and a report provided back to Council.	Jonathan Galbraith, Lorraine Wyatt	30/09/2022 Jonathan Galbraith Investigation commenced 21/11/2022 Jonathan Galbraith Area in front of Ross town hall to be designated as a bus stop from 7.00 - 7.30 on School days. Signs have been ordered and will be installed by Council.
2022-10-24 Ordinary Meeting of Council - Open Council	7 2.2	Netball / Basket Ball Hoops	Completed	That Council not investigate the feasibility of another netball/basketball hoop being installed at the park.	Lorraine Wyatt	10/11/2022 Lorraine Wyatt CLDC advised of Council decision via email 10 November 2022.
2021-11-15 Ordinary Meeting of Council	9.4	Community Action Plan	Completed	Please action as per resolution. That Council accepts the opportunity to receive a \$5,000 grant and develop a Community Action Plan on Suicide Prevention for the Northern Midlands with the focus of the plan to be to offer Mental Health First Aid training to members of Council staff and members of the Northern Midlands municipality.	Amanda Bond	07/12/2021 Amanda Bond Meeting with Relationships Australia representative on 9/12/2021 13/01/2022 Amanda Bond Officers to compile list of relevant community members / groups to work on the plan. 08/03/2022 Amanda Bond Relationships Australia, Tasmania representative to present to Northern Midlands Interagency Meeting (meeting of local service providers, particularly in the health space) and seek input for development of plan. 03/05/2022 Amanda Bond Awaiting report from Relationships Australia on how to proceed. 23/08/2022 Amanda Bond Follow up email sent 23 August 2022 seeking update. Contact no longer employed with Relationships Australia, Tasmania. Awaiting response advising who new contact is. 21/11/2022 No further action at this time.
2022-10-24 Ordinary Meeting of Council - Open Council	11.2	Assistance for Events: Round 2	Completed	That Council allocate Round 2 Event assistance.	Maree Bricknell	22/11/2022 Applicants notified.
Ordinary Meeting of Council - Carried Over Actions (Old Resolutions Register)	1.3	16/03/2020 - Deferred Item - GOV8 Overhanging Trees/Hedges: Evandale	In progress	Deferred to provide opportunity for the community to attend.	Des Jennings, Gail Eachera	29/09/2021 Harbour Software Support No further action to be taken at this time. To be workshopped and report to be relisted. Discussion held with property owner, formal advice requested. Correspondence to be forwarded to property owner. 25/01/2022 Gail Eachera Correspondence forwarded to property owner, awaiting response. 14/02/2022 Gail Eachera Letter received from property owner. Draft response to queries raised prepared. 01/04/2022 Gail Eachera Letter sent to property owner, response awaited. 08/07/2022 Gail Eachera Further information being sought prior to workshop discussion.
Ordinary Meeting of Council - Carried Over Actions (Old Resolutions Register)	1.4	17/09/2021 - 289/21 - LGAT Motions	In progress	That Council A) submit two motions to the next LGAT General Meeting on the lack of response provided by the following government agencies: Environment Protection Agency, and Department of State Growth.	Des Jennings, Gail Eachera	29/09/2021 Harbour Software Support Motions to be prepared and workshopped. 25/01/2022 Gail Eachera Advice sought.
Ordinary Meeting of Council - Carried Over Actions (Old Resolutions Register)	1.14	18/09/2017 - 279/17 - Historical Records and Recognition: Service of Councillors	In progress	That Council, ...and ii) progress the following when the glass enclosed area at the front of the Council Chambers is nearing completion: Photograph/ photographs of current Councillors - professional printing and framing; Archiving of historic photographs; Production of a photo book of historic photographs for display.	Gail Eachera	29/09/2021 Harbour Software Support Historic photos to be catalogued and collated. 05/10/2021 Gail Eachera Framed photographs installed - action complete. Resources not available to undertake archiving of historic photographs and production of photo book. Additional resource to be sought. 06/12/2021 Gail Eachera Cataloguing and collation of historical photographs has commenced. 29/07/2022 Gail Eachera Cataloguing and collation of historical photographs continues to be undertaken subject to staff workloads.
2022-10-24 Ordinary Meeting of Council - Open Council	7 3.2	Playground Policy and Shade Structures	In progress	That Council receive a report on the audit of playgrounds currently being undertaken, together with a draft Playground Policy document for discussion prior to consideration of the 2023/2024 municipal budget.	Gail Eachera	22/11/2022 Gail Eachera Playground audit in progress.
2022-10-24	7 3.4	William Street	In progress	That Council: 1) agree to the proposal	Gail	22/11/2022 Gail Eachera Committee advised of



Document	Item No.	Item	Status	Action Required	Assignees	Action Taken
Ordinary Meeting of Council - Open Council		Reserve - Naming of Bridge and Installation of Bench		to install a bench seat and plaque in honour of John Stagg near the William Street Reserve footbridge; 2) agree to the secretarial assistance allocation of the PLDC being contributed toward the installation of the memorial seat; and 3) on completion of the William Street Reserve bridge, invite the PLDC and the Perth community to make submissions for the naming of the bridge, prior to a report to Council.	Eacher, Leigh McCullagh, Maree Bricknell	Council decision. Matter to be progressed.
2022-10-24 Ordinary Meeting of Council - Open Council	12.1	Request for changed speed limit in Breadalbane	In progress	That Council request the Transport Commissioner at the Department of State Growth to consider lowering the speed limit in Breadalbane to 60kph.	Jonathan Galbraith	21/11/2022 Jonathan Galbraith Currently preparing information for review by the transport commissioner
2022-10-24 Ordinary Meeting of Council - Open Council	12.2	Safety at the intersection of Mulgrave and Secombe St	In progress	That the existing giveaway signs be replaced with larger size giveaway signs and rumble bars be installed in the centre of the road.	Jonathan Galbraith	21/11/2022 Jonathan Galbraith Design work for proposed works has been completed. Currently seeking quotes to carry out works.
2022-06-27 Ordinary Meeting of Council - Open Council	7 3.3	Wellington Street - Traffic Calming	In progress	That Council investigate the feasibility of installing an LED Smart Speed Display, or similar.	Jonathan Galbraith, Lorraine Wyatt	30/06/2022 Lorraine Wyatt Council decision communicated to LLDC via email 1 July 2022. 22/07/2022 Jonathan Galbraith These signs are very expensive (indicatively \$25,000+), need to consider if the cost is justified. Jonathan has emailed DSG to see if they are using these signs or can provide further information.
2022-09-26 Ordinary Meeting of Council - Open Council	7 4.2	Shade in Playgrounds	In progress	PLDC Motion: The committee requested shade be provided in Perth playgrounds commensurate with sun smart policies. The policy of 'trees only' to provide shade is not adequate especially in new playgrounds i.e. Secombe Street Playground as trees take years to provide sufficient shade. We request that this matter be reconsidered. Decision: That Council review the adequacy of shade provision at each of the playgrounds within the municipality; and consideration be given in future budgets to remedy any deficiencies identified including urgent installation at playgrounds, e.g. Secombe Street Playground.	Leigh McCullagh, Maree Bricknell	10/10/2022 Gail Eacher Audit being progressed.
2022-08-15 Ordinary Meeting of Council - Open Council	9.8	Swimming Pool Operations: 2021-2022 Full Season Update	In progress	That Council receives a further report with matters clarified and that templates be created so that the information received from the facilities is consistent.	Leslie Hall, Maree Bricknell	09/09/2022 Leslie Hall New process being put in place for 2022/23 season. Currently reviewing process, and looking to utilise new WHS inspection reporting. Report will be prepared once review is complete. New reporting will address inconsistencies with reporting accuracy. Corporate services are liaising with Committees to look to align financial reporting from committees with the pool season, as opposed to current Calendar Year reporting periods. 10/10/2022 Gail Eacher INFO item to Council after commencement of season and system is up and running.
2022-09-26 Ordinary Meeting of Council - Open Council	7 1.3	CTDF - Community Safety - Police Presence in Campbell Town	In progress	Motion: That Council lobby Tas Police to increase their presence within the Campbell Town community. Decision: That Council officers contact Tasmania Police to discuss the Campbell Town community concerns before formally lobbying for an increased police presence.	Lorraine Wyatt	07/10/2022 Lorraine Wyatt CTDF members reported an increased police presence in the community at the meeting held 4/10/2022. 10/11/2022 Lorraine Wyatt Invitation to attend the CTDF emailed to Officer in Charge, Nicolas Lynch inclusive of concerns raised by CTDF.
2022-08-15 Ordinary Meeting of Council - Open Council	9.5	Youth Advisory Group	In progress	That Council endorse the progression of the Northern Midlands Youth Advisory Group.	Natalie Dell	14/09/2022 Natalie Dell Terms of Reference being prepared. Commencement plan: recruit young people for YAG during Term 4, commence group in Term 1.
2022-08-15 Ordinary Meeting of Council - Open Council	7 3.2	Bicycle Advisory Committee	In progress	Motion: PLN22-0040: Road & Streetscape Works - Wellington Stret, Longford: That the kerb outstands (pinch points) incorporate rideable/mountable kerbing or, designated bike lane within the kerb outstands, this can be in the same line as the outstand or bend in towards the existing kerb line. Pavement or kerbing to be marked green with the appropriate signage. Decision: That Council considers	Paul Godier, Trent Atkinson	09/09/2022 Trent Atkinson Further information being sourced for presentation at future workshop 21/11/2022 Paul Godier Project Officer has taken to workshop with previous council and will workshop with current council. Changes to plans to be made if required. Re-submit planning application if the changes are substantial.



Document	Item No.	Item	Status	Action Required	Assignees	Action Taken
				conditioning PLN22-0040 to include the Bicycle Advisory Committees motion.		
2022-10-24 Ordinary Meeting of Council - Open Council	7 1.2	CTDF Recommendation 1 – Campbell Town Swimming Pool	In Progress	That the request by the Campbell Town District Forum for a community meeting to discuss community concerns about the future of the swimming pool be investigated and a report be provided to Council (the report to include additional costings).	Leslie Hall, Lorraine Wyatt, Trent Atkinson	22/11/2022 Report to future Council meeting.
Ordinary Meeting of Council - Carried Over Actions (Old Resolutions Register)	1.1	17/05/2021 - 180/21 - Restrictions on Keeping Roosters	On hold	That Council consider restricting the keeping of roosters in urban areas, and consider the need for a by-law with penalties for offences and non-compliance.	Maria Ortiz Rodriguez	29/09/2021 Harbour Software Support Report to future Council Meeting. 08/11/2021 Gail Eachar Matter to be referred to future Council workshop for further advice. 07/10/2022 Gail Eachar Suggested that no further action be taken on this matter.

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

Resource Sharing Summary 1/7/22 to 30/6/23	Units Billed	Amount Billed GST Exclusive \$
Meander Valley Council		
Service Provided by NMC to MVC		
Street Sweeping Plant Operator Wages and Oncosts	86.50	3,864
Street Sweeper - Plant Hire Hours	86.50	5,871
Total Services Provided by NMC to Meander Valley Council		9,735
Service Provided by Meander Valley Council to NMC		
Wages and Oncosts		
Plumbing Inspector Services	276.50	21,183
Engineering Services	-	-
Total Service Provided by MVC to NMC		21,183
Net Income Flow		- 11,448
Total Net		- 11,448
Private Works and Council Funded Works for External Organisations		
Evandale Anglican Church – Mowing	3	
Uniting Church High Street Evandale – Mowing	3	
Evandale War Memorial Hall - Cleaning	8	
Cressy Uniting Church Ground - Mowing	3	
Evandale Community Centre - Cleaning	14	
Elizabeth Macquarie Trust – Dam surveillance	2	
Ross Rec Ground – Cleaning clubrooms	24	
Education Dept – Avoca School – Maintenance of grounds	9	
Fingal Police Station – Cleaning	1	
Ash Centre Avoca – Cleaning & Ground Maintenance	16	
Avoca Town Hall – Cleaning	6.5	
Campbell Town Police Station – Cleaning	1	
Longford, Perth & Evandale – Pitch cover removal	31.5	
	122	

8.13 VANDALISM

Prepared by: Jonathan Galbraith, Engineering Officer

Incident	Location	Oct 2022	Estimated Cost of Damages	
			Total 2022/23	Total 2021/22
Glass panels smashed on bus shelter	Marlborough St, Longford	\$ 1,000		
Vandalism at Victoria Square toilets	Longford	\$ 1,000		
TOTAL COST VANDALISM		\$ 2,000	\$ 7,100	\$ 10,200



8.14 YOUTH PROGRAM UPDATE

Prepared by: Natalie Dell, Youth Officer

PCYC Program

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

	Date of Session	Attendance	Comment
Perth			
	6-10	0	School holidays
	13-10	0	School holidays
	20-10	15	
	20-10	15	

Free2B Girls Program

The Free2B Girls program is funded by Tasmania Community Fund and has commenced in Longford and Campbell Town. Attendance for the month of October as follows:

Session Venue	Date of Session	Attendance	Comment
Campbell Town			
	5-10	0	School holidays
	12-10	0	School holidays
	19-10	0	Instructor absent
	26-10	8	
Longford			
	4-10	0	School holidays
	11-10	0	School holidays
	18-10	0	Instructor absent
	25-10	9	

Northern Midlands Active Youth Program

The program is funded by Healthy Tasmania and has commenced in Campbell Town and Cressy. The program is conducted during school lunch time and is meeting with great success. Attendance for the month of October as follows:

Session Venue	Date of Session	Attendance	Comment
Campbell Town			
	4-10	0	School holidays
	11-10	0	School holidays
	18-10	18	
	25-10	0	Cancelled
Cressy			
	6-10	0	School holidays
	13-10	0	School holidays
	20-10	12	
	27-10	49	

Meetings

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

NM Youth Mental Health Expo: At the end of Term 3, Campbell Town District High School held an event for Mental Health Week. The Youth Officer, Natalie along with School Nurse, Lou and Mental Health Worker from RFDS, Meagan to co-ordinate the event. Feedback from staff and students included 'this is so much fun, thank you' and 'best day ever'



along with 'this is all for us?'. Service Providers set up stalls offering information and activities including the RFDS 'Slushy Bikes' where students could make their own slushie by pedalling on a bike to power the blender, Headspace Launceston had made your own Lava Lamp Jars, Relationships Australia offered friendship bracelet packs to name a few. Games were set up to have fun with peers, yoga/mindfulness space set up under a tree with and music playing in the background. Rotary Longford kindly donated bbq sausages for all to enjoy. Service providers included: Royal Flying Doctors Services, Rural Alive and Well (RAW), StandBy, Relationships Australia, Headspace Launceston, Rural Youth, Positive Solutions, Rotary Club of Longford, Banjos Longford and Ambulance Tasmania. Students finished the day with a Colour Run.

Youth Advisory Group: Youth Officer will begin recruitment for Youth Advisory Group in Term 4 with the group to commence in Term 1.

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

Youth Newsletter: The Youth Officer has commenced producing a free monthly 'Community Youth Newsletter', with the aim to help share Youth focused activities/program/news/updates/resources within the Northern Midlands Region.

Cressy- Breakfast Club: The Cressy Breakfast program has been further developed liaising with the School Chaplain and Youth Officer, to provide freely available Breakfast items for students. The School has identified a number of young people who will benefit from participating in the program. The program will help address students health, well-being and food security. This program is being well received by the students and School.

8.15 INTEGRATED PRIORITY PROJECTS & STRATEGIC PLANS UPDATE

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

CURRENT AS OF 1 NOVEMBER 2022

Progress Report:

Not Started (obstacles)
 On Hold
 On Track
 Completed

INTEGRATED PRIORITY PROJECTS PLAN:

Project		Status		Budget 2022-23	\$	Scheduled
1 Progress: Economic health and wealth - grow and prosper						
Foundation Projects						
4.1	Main Street Upgrades: Campbell Town, Longford & Perth	Gov	Campbell Town Construction of Midland Highway underpass at Campbell Town completed. Building Better Regions Fund application submitted for funding towards implementation of Stage 1 of the Urban Design Strategy. Outcome awaited.	Budget allocation 2022-23 plus contribution from \$8m Federal Govt Election Commitment 2022.	1,450,000	Commence Dec-Oct 23
		Gov	Longford Commitment of \$4m from National Party prior to 2019 Federal Election. Consultation completed for memorial hall upgrade.	Budget allocation 2022-23. Designed and at DA	1,293,000	Future Workshop
		C&D	Perth Council has endorsed the plan and draft amendments to planning scheme to be prepared. Main Street upgrades included in NMC Priority Projects document	Budget allocation 2022-23 plus contribution from \$8m Federal Govt Election Commitment 2022.	1,141,000	Finalising Documentation for DA
4.4	TRANSLink Intermodal Facility	Gov	Including precinct renewal – stormwater & gas pipeline. Seeking grant assistance to fund planned works. Included in NMC Priority Projects document	Federal Election commitment of \$5m for planning stage. No Council funded Budget allocation 2022-23. Further \$30m commitment subject to planning stage.	5,000,000	Preliminary discussions commence immediately



Project		Status	Budget 2022-23	\$	Scheduled
Enabling Projects					
5.1	Perth Sports Precinct & Community Centre	Gov	Concept master plan developed October 2020. Included in NMC Priority Projects document.	-	Not scheduled at this stage
5.1	Ben Lomond Public Shelter Development	Gov	Feasibility Study: Investment in Ben Lomond Ski Field Northern Tasmania Study being driven by external stakeholders, Council support provided when requested. Included in NMC Priority Projects document. Government has committed to infrastructure expenditure and development of a master plan.	-	Not scheduled at this stage
5.3	Campbell Town – Town Hall Sale or Lease	Gov	Expressions of interest for selling the hall advertised closed 20 May 2022. Agent appointed.	884,000	To be offered for sale Oct 22
5.3	Longford Library & exhibition Building on the Village Green	Gov	Longford Motor Sport Museum Alternative sites for museum being sought by proponents Included in NMC Priority Projects document..	-	Not scheduled at this stage
5.3	Power Undergrounding in Evandale, Longford & Perth	Works	Awaiting funding streams to come available. Included in NMC Priority Projects document.	-	Not scheduled at this stage
5.4	Subdivisions (several – Cressy, Evandale, Longford & Perth)	C&D	Council to identify opportunities to provide infrastructure and secure funding. Included in NMC Priority Projects document	-	Not scheduled at this stage
2 People: Cultural and society – a vibrant future that respects the past					
Enabling Projects					
5.1	Oval Upgrades (several)	Gov	Campbell Town War Memorial Oval Precinct Implementation of Final Stages. Included in NMC Priority Projects document.	212,500	Commence Nov 22
		Gov	Cressy Recreation Ground Implementation of Final Stages Levelling the Playing Field funding received – building work completed. Final report and acquittal submitted. BBQ facility & landscaping to be funded through Local Roads and Community Infrastructure grant. Cricket Australia funding secured towards the of the practice facility..	128,000	Commence Nov 22
5.1	Morven Park Master Plan	Gov	Implementation of Final Stages Works substantially completed: grant acquittal report submitted. Relocation of cricket nets completed – minor works being undertaken funded through State Government election commitment.	10,000	Drainage when balance funding sought. Cricket net removal Dec 22
5.1	Swimming Pool Upgrades (several)	Gov	Covering of Campbell Town & Cressy Swimming Pools Included in NMC Priority Projects document.	-	Not scheduled at this stage
		Gov	Cressy Implementation of Final Stages State election funding grant of \$100,000 received. \$400,000 commitment from National Party prior to 2019 federal election. Grant acquittals submitted Works substantially completed. Concourse,	600,000	Completed



Project			Status	Budget 2022-23	\$	Scheduled
		Gov	carpark and landscaping to be completed 2021/2022 - 2022/2023. Ross Pool operation to continue (as per the current funding model) whilst structurally/operationally safe to do so.	Budget allocation 2022-23 towards WHS issues.	10,000	Oct-22
5.2	Shared Pathways	Gov	Committee established and program to be prepared. Included in NMC Priority Projects document.	State Vulnerable User Grant funding 2022-23.	250,000	Design stage
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. Grant Agreement executed Feb 2022. Progress report submitted October 2022. Included in NMC Priority Projects document..	Budget allocation for footbridge construction, footpath connection and BBQ.	310,000	Underway.
4.3	Sheepwash Creek Corridor & Open Space	Gov	Grants to be sought for major new/improved infrastructure. Included in NMC Priority Projects document.	Supplementary Budget project 2022-23.	200,000	Not scheduled at this stage
4.5	Municipal Tree Planting Program		Annual program being implemented. Included in NMC Priority Projects document.	Budget allocation 2022-23.	100,000	Ongoing
Enabling Projects						
5.1	Conara Park Upgrade	Gov	Concept prepared: awaiting funding opportunities. Included in NMC Priority Projects document.	No allocation 2022-23 staff resources only.	-	Not scheduled at this stage
5.3	Redevelop Cressy Park	Gov	Liaising with Local District Committee to establish/prepare plans for upgrade.	No allocation 2022-23 staff resources only.	-	Not scheduled at this stage
Total 2022-23 Budget Allocation					11,588,500	

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

Prepared by: Fiona Dewar, Tourism Officer

Tourism update:

- Events:
 - Assist local event organisers to fulfil Council compliance requirements.
 - Assist event organisers seeking funding and in-kind support.
 - Keep event list updated and distribute.
 - Update NMC website calendar.
 - Liaise with event organisers re planning and information as required.
- Progress Town Promotion Video project.
- Progress Community Volunteer Expo for 2023.
- Progress development of Joan Davies bronze plaque.
- Complete the Bishopsbourne History Panel project. Now installed and the group will plan a launch in early 2023.
- Liaise with local tourism operators to provide industry information.
- Reassign project, submit signage review application.
- Festival of Small Halls, liaise with organiser and Longford Town Hall Committee.

HHTRA update:

- Ongoing marketing activities include website blog posts and social media.
- Begin process for reprint of HHTRA Touring Map and Guide.
- Begin process for upgrading/relocating/removal of several HHTRA signs



8.17 LOCAL GOVERNMENT ASSOCIATION OF TASMANIA (LGAT): ADVANCE NOTICE OF MOTIONS TO 8 DECEMBER 2022 GENERAL MEETING

Prepared by: *Gail Eacher, Executive Assistant*

The Local Government Association of Tasmania has advised Council that the following motions have been received by the Association and are to be listed for discussion at the General Meeting to be held on 8 December 2022. The motions are attached for information.

- Meeting Times for Council Meetings and Council Workshops (Burnie City Council)
- Housing Affordability (Kingborough Council)
- Review of Property Agents & Land Transactions Act 2016 (West Tamar Council)

The motions are attached for information.

The full meeting papers were not available at the time of preparation of Council's Agenda for this meeting.

ATTACHMENTS

1. Burnie - Timing of Council Meetings [8.17.1 - 1 page]
 2. Affordable Housing - Kingborough [8.17.2 - 2 pages]
 3. W Tamar - Review of Prop Agents & Land Trans Act [8.17.3 - 1 page]
-

8.18 DRAFT TASMANIAN PLANNING POLICIES: CONSULTATION SUBMISSION

Prepared by: *Erin Miles, Strategic Project Officer*

Council participation in the consultation of the Draft Tasmanian Planning Policies

The Minister for Planning has approved a suite of draft Tasmanian Planning Policies (TPPs) for consultation in accordance with section 12C (2) of the Land Use Planning and Approvals Act 1993.

Section 12B of the *Land Use Planning and Approvals Act 1993* sets out the 'Contents and purpose of the Tasmanian Planning Policies' stating:

- (1) The purpose of the TPPs are to set out the aims, or principles, that are to be achieved or applied by –*
 - a) the Tasmanian Planning Scheme; and*
 - b) the regional land use strategies.*
- (2) The TPPs may relate to the following:*
 - a) the sustainable use, development, protection or conservation of land;*
 - b) environmental protection;*
 - c) liveability, health and wellbeing of the community;*

Detailed information, including an information sheet, consultation supporting report and the draft Tasmanian Planning Policies are available on the State Planning Office's website at: <https://planningreform.tas.gov.au/planning-reforms-and-reviews/tasmanian-planning-policies>

The Northern Midlands Council has been invited to provide comment on the suite of draft Tasmanian Planning Policies during the consultation period.

The attached submission has been prepared by Council Officers to ensure Council has actively participated in the consultation process.

ATTACHMENTS

1. TPP submission PDF [8.18.1 - 6 pages]
-



8.19 WHITE RIBBON OATH

Report prepared by Mayor Knowles OAM

Friday 25th November 2022 was White Ribbon Day. I ask Councillors to stand with me at this Council Meeting to say the White Ribbon Pledge:

***I pledge to never commit, excuse
or stay silent about sexual harassment,
sexual assault or domestic violence against others***

Councillors and members of the public made a stand and took the oath.



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

Withdrawal of Medical Services from Campbell Town

[David Gatenby, Chair of the Campbell Town Hospital Board](#)

Mr Gatenby advised the meeting of the withdrawal of the current doctors from providing medical services to the Campbell Town community after 6 January 2023. This will leave the community without doctors to service the community and requested the assistance of Council to facilitate meetings with the State and Federal governments and Tasmania Health. He noted that the hospital has 26 beds and also services the Rossarden, Royal George, Tunbridge and the surrounding rural areas.

Sale of the Campbell Town Hall and Fencing of the Children's Playground at Rossarden

[Leisa Gordon, Conara](#)

Ms Gordon:

- 1) that as a Campbell Town local and a hairdresser she had been advised and noted the following relative to the Campbell Town hall
 - locals are concerned about the cost to Council to maintain the hall and future costs to maintain
 - the hall bookings are infrequent, with the hall seldom in use
 - if sold to private enterprise, there would be a benefit to Council by way of rates income
 - the Campbell Town courthouse had been sold to private enterprise, and refurbished and is attracting locals and visitors to Campbell Town, this also occurred in Oatlands with the distillery development
 - the community is of the opinion that there is opportunity for private enterprise, which would provide the potential for the building to be restored and to create jobs for locals.
- 2) advised that whilst campaigning in Rossarden she has been informed by that community that they are concerned that their playground is not fenced and requested that budget consideration be given to the request.



***Item 13.6 - Request for Landowner's consent to use Bridge & Pedder Streets, Campbell Town for car parking
Campbell Town Church Development***

Nicole Graham, Campbell Town

Ms Graham advised the meeting that she is the owner of the Church at Campbell Town and requested/noted that

- Council would like them to pay for upgrades to Council land, being bitumen angled carpark, road widening, kerb, gutter and footpath
- an unexpected demand at a late stage of the development, delaying the project and making it unviable
- they be permitted to provide 9, 90 degree, gravel car parks, inclusive of drainage
- that this would be more practical, affordable and in keeping with the heritage of the area
- Council had made reference to 3 comparison sites, and that all of the examples had land available on-site for parking
- they have no land available on-site
- other businesses have gravel car parks and/or do not provide parking on-site
- for a number of years the pool patrons parked informally on Bridge Street
- during the building of the underpass, construction workers also parked on Bridge Street
- the established businesses on main street do not have the capability to and do not provide parking on-site
- a petition had been commenced which has considerable support
- not asking for anything at Council's or community's expense
- the proposed parking location does not affect any other businesses or residents



10 COUNCIL ACTING AS A PLANNING AUTHORITY

MINUTE NO. 22/376

DECISION

Deputy Mayor Lambert/Cr Terrett

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 11.4.

Carried Unanimously

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.

11.3 PLN-22-0218: Silo Development, Powranna Road

James Stewart, Town Planner, Wilcott Surveys (for the proponent, XLD Commodities)

James Stewart noted:

- support for the recommendation of the report
- the purpose of the Rural Resource zone in clause 26.1 of the scheme is to provide for primary industry uses, including resource processing
- the local objectives of the scheme state that primary industry and processing help ensure the long-term sustainability of the resource
- careful consideration has been given to how this development is sited and presented on the land
- silos have a setback of 396m from Powranna Road and 800m from the closest dwelling
- a detailed landscaping plan has been submitted, recommendation requires planting be undertaken prior to building completion and be maintained for the duration of the use
- application includes silo development and associated infrastructure within a rural and agricultural environment
- the nature and character of the development is in keeping with the Cressy, Powranna and the local area
- the activity is agricultural in nature and compatible with surrounding uses
- a detailed traffic impact assessment was undertaken and accepted by Council's engineer
- recommendation is that a specialist right turning lane be provided on Powranna Road
- Powranna Road is recorded as having low usage, with no indication of any road traffic issues to result from the development
- the development will provide for the consolidation of operations at a single site
- that the development complies with the Planning Scheme and requested Council's support

Claire Gregg, Metier Planning (against) (obo various representors)

Claire Gregg noted:

- Council must make a decision based on the Planning Scheme
- that there are a number of flaws in the applications and assessment presented, which include,
 - the incorrect use of the Agricultural Use to avoid the scrutiny of the performance criteria
 - lack of height and detail regarding the prominence in the landscape, no credible montage has been provided
 - reference to the 15km radius to define the local area is an overstretch



- the assumption of the traffic movements are not new when existing site will continue to be used for storage
- storage of fertiliser falls into a use class ofgoods
- fertiliser storage was removed from the application, then noted it was still part of the development in response to the representation
- XLD is a processor not a producer - resource processing and grain storage
- does not meet the definition of agricultural use set out in the scheme
- use will impact long term viability of cropping land through bird predation and biosecurity
- 10 x 18.3m high silos, and existing silos, are not consistent with the local area in terms of height, bulk and scale
- surrounding land is cropping, with no significant structures
- the montage provided does not take into account the contours of the land
- landscaping and setback cannot mitigate the impact

John Tuskin, General Manager XLD Commodities (for)

John Tuskin advised as follows:

- noted the benefit of the development
- the prediction is that the current cereal crop is to exceed 100,000T, over 50% growth in the last 5 years
- local production is not keeping up with demand and grain is imported into Tasmania
- seek to replace ageing infrastructure and lack of expansion room at the existing site with a greenfield site within the same district on the same road
- site is to incorporate latest techniques and technology providing farmers and consumers with best practice for receiving and delivering grain
- aim to deliver a site which is well setback and contain activities within the site
- believe it is not out of character with the area which is made up of commercial farms and other facilities to complement current activities in the northern midlands
- based on historic receipts over 50% of deliveries will originate from the western end of Powranna Road so traffic to the site will be similar
- 60% of the planted crop is in the northern midlands, some of the major processors are also located in the region
- need to give growers the confidence to grow more
- proposal is mindful of the area being away from the towns, providing access to an agriculture transport route
- committed to playing a part to benefit agriculture in Tasmania
- requested that Council endorse the recommendation.

George Mills, Longford (against)

George Mills advised that the development should not be approved due to non-compliance of the requirements of the planning scheme; and in reference to the Planning Scheme, he noted:

- grain trucked to this site from all regions of the state and then trucked back to those regions provides no income to the ratepayers, only significant cost by way of road repairs
- Panshanger adjoins the western boundary of the site, the proposal does not conform to the national heritage status of Panshanger
- the site has supported dry land agricultural production for over 100 years, as does the neighbouring properties
- no mention as to how the Cockatoo bird problem is going to be controlled and there was no control at the other XLD site
- the planned height of the silo complex of 18.3m will be very visible from the road and local area
- the proponent is clearly not proposing the development of the grain storage for grain grown on the said land
- the Midson traffic report
 - understates the movements on Powranna Road
 - the existing grain storage site on Powranna Road will not be used is incorrect
 - the adjoining roads to Powranna Road won't be used by trucks - incorrect
 - vehicle entrance at the proposed site has an inadequate road visibility



11 PLANNING REPORTS

11.1 DRAFT AMENDMENT 01 OF THE NORTHERN MIDLANDS LOCAL PROVISIONS SCHEDULE: TRANSLINK SPECIFIC AREA PLAN AREA 4

File: PLN-22-0183
Responsible Officer: Des Jennings, General Manager
Report prepared by: Paul Godier, Senior Planner

MINUTE NO. 22/377

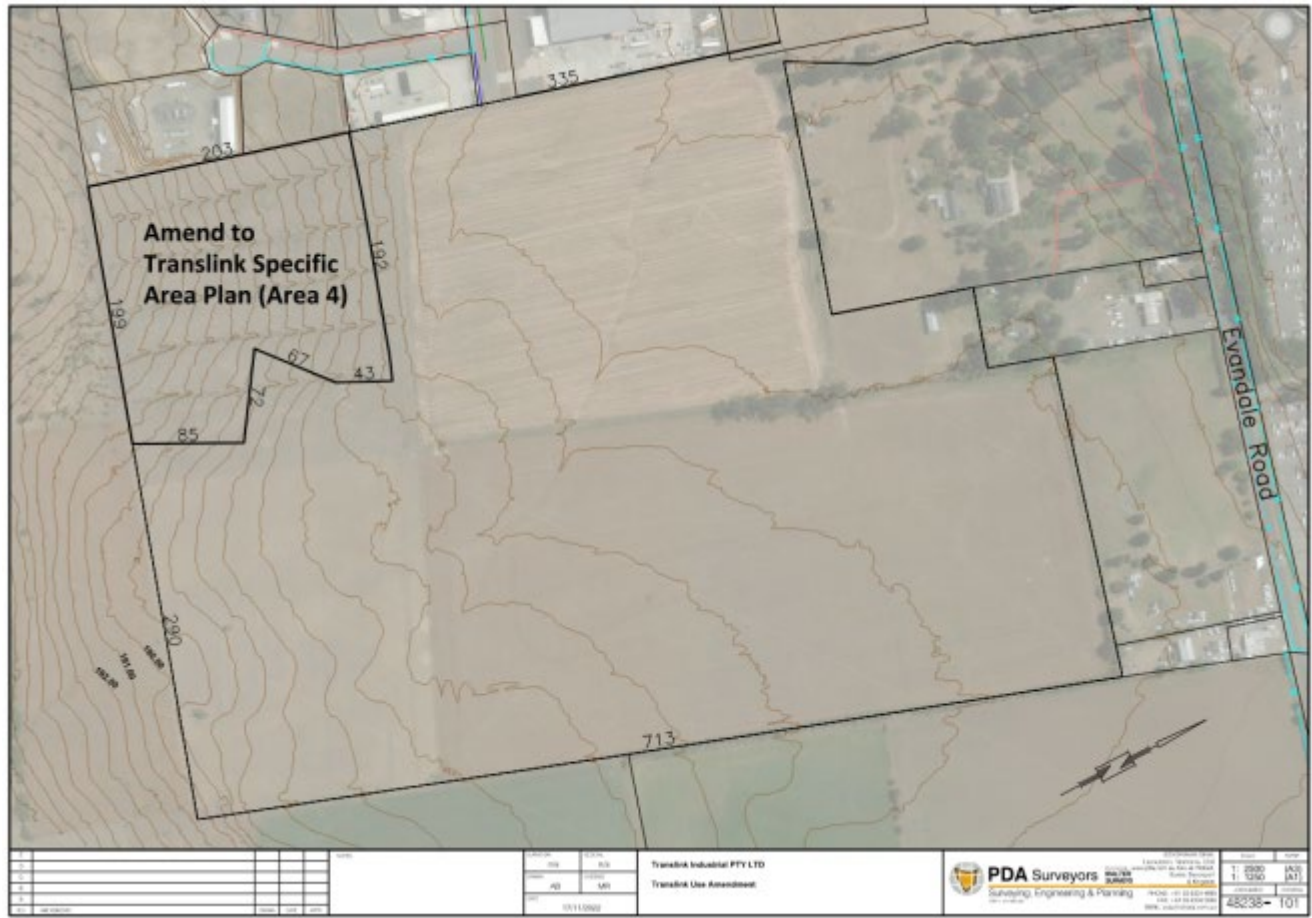
DECISION

Cr Terrett/Cr McCullagh

1. That, under section 38(2)(a) of the *Land Use Planning and Approvals Act 1993*, council decide to agree to the amendment and prepare draft amendment 01 of the Local Provisions Schedule; and
2. That, under section 40F(2)(a) of the *Land Use Planning and Approvals Act 1993*, council certify draft amendment 01 of the Northern Midlands Local Provisions Schedule as meeting the LPS criteria.

Draft Amendment 01 of the Northern Midlands Local Provisions Schedule:

- A. Amend clause NOR-S1.5.4 to delete 'If for existing motor vehicle, boat, or caravan sales' and insert 'If: (a) for existing motor vehicle, boat, or caravan sales; or (b) on folio of the Register 182274/2, but excluding showrooms for electrical goods, furniture and floor coverings.' in the qualification column of the Bulky Goods Sales use class.
- B. Amend clause NOR-S1.5.4 to insert 'If not on folio of the Register 182274/2.' in the qualification column of the Community Meeting and Entertainment use class.
- C. Amend clause NOR-S1.5.4 to delete 'If not for a motel.' from the qualification column of the Visitor Accommodation use class in the Permitted category and insert 'If: (a) not a motel; or (b) not on folio of the Register 182274/2.'
- D. Amend clause NOR-S1.5.4 to insert the use class 'Equipment and Machinery Sales and Hire' with the qualification 'If on folio of the Register 182274/2.' in the Discretionary category.
- E. Amend clause NOR-S1.5.4 to insert the use class Manufacturing and Processing with the qualification 'If on folio of the Register 182274/2.' in the Discretionary category.
- F. Amend clause NOR-S1.5.4 to insert the use class Research and Development with the qualification 'If on folio of the Register 182274/2.' in the Discretionary category.
- G. Amend clause NOR-S1.5.4 to insert the use class Resource Processing with the qualification 'If on folio of the Register 182274/2.' in the Discretionary category.
- H. Amend clause NOR-S1.5.4 to insert the use class 'Service Industry' with the qualification 'If on folio of the Register 182274/2.' in the Discretionary category.
- I. Amend clause NOR-S1.5.4 to insert the use class 'Storage' with the qualification 'If on folio of the Register 182274/2.' in the Discretionary category.
- J. Amend clause NOR-S1.5.4 to delete 'If not listed as No Permit Required.' from the qualification column of the Visitor Accommodation use class in the Discretionary category and insert 'If: (a) Not listed as Permitted; or (b) If not on folio of the Register 182274/2.'
- K. Amend part of folio of the Register 182274/2 from Translink Specific Area Plan Area 1 to Area 4 as shown below:



Carried Unanimously

Voting for the Motion:

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

Voting Against the Motion:

Nil

RECOMMENDATION

1. That, under section 38(2)(a) of the *Land Use Planning and Approvals Act 1993*, council decide to agree to the amendment and prepare draft amendment 01 of the Local Provisions Schedule; and

2. That, under section 40F(2)(a) of the *Land Use Planning and Approvals Act 1993*, council certify draft amendment 01 of the Northern Midlands Local Provisions Schedule as meeting the LPS criteria.

Draft Amendment 01 of the Northern Midlands Local Provisions Schedule:

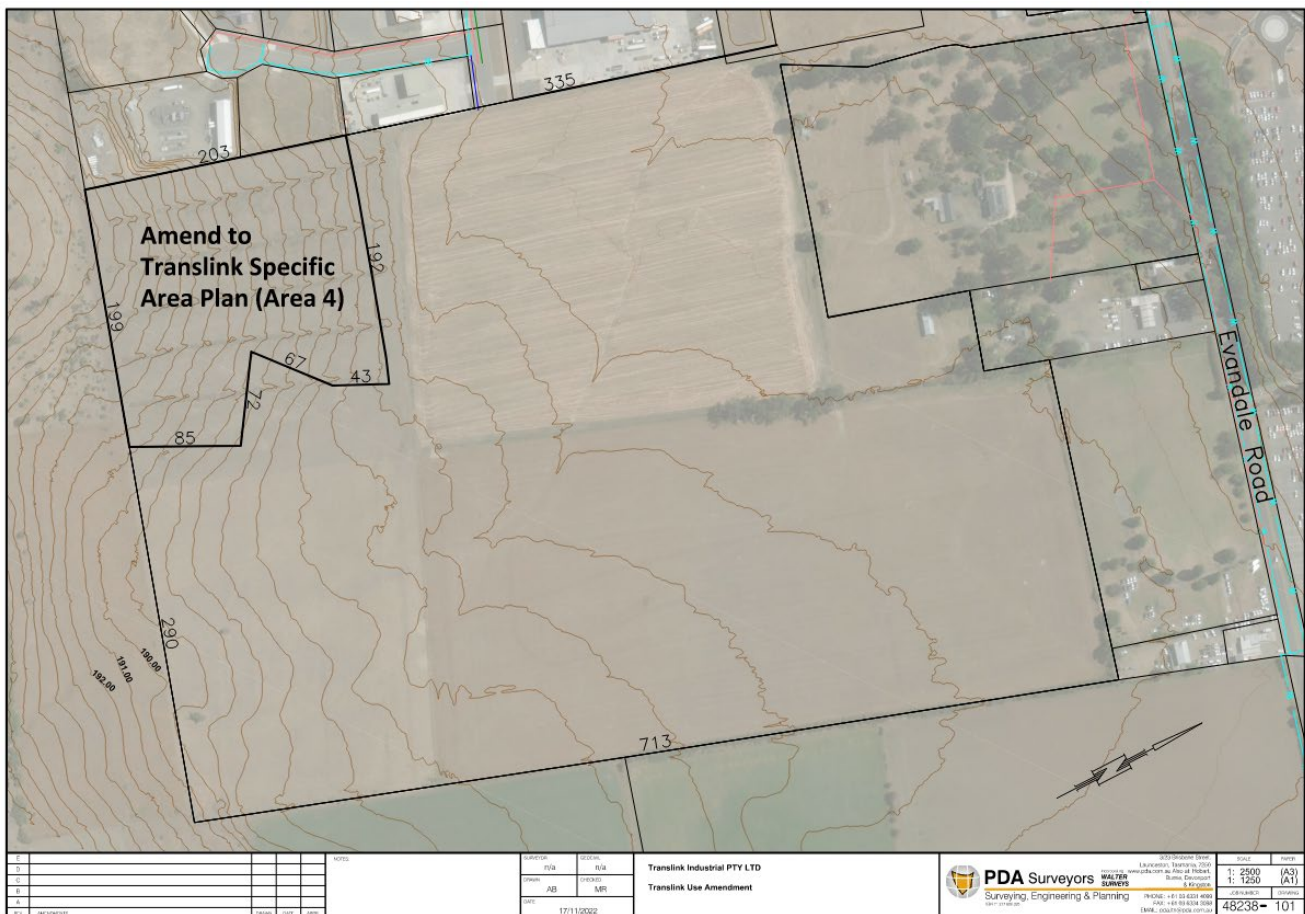
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B. Amend clause NOR-S1.5.4 to insert 'If not on folio of the Register 182274/2.' in the qualification column of the Community Meeting and Entertainment use class.

C. Amend clause NOR-S1.5.4 to delete 'If not for a motel.' from the qualification column of the Visitor Accommodation use class in the Permitted category and insert 'If: (a) not a motel; or (b) not on folio of the Register 182274/2.'



- D. Amend clause NOR-S1.5.4 to insert the use class 'Equipment and Machinery Sales and Hire' with the qualification 'If on folio of the Register 182274/2.' in the Discretionary category.
- E. Amend clause NOR-S1.5.4 to insert the use class Manufacturing and Processing with the qualification 'If on folio of the Register 182274/2.' in the Discretionary category.
- F. Amend clause NOR-S1.5.4 to insert the use class Research and Development with the qualification 'If on folio of the Register 182274/2.' in the Discretionary category.
- G. Amend clause NOR-S1.5.4 to insert the use class Resource Processing with the qualification 'If on folio of the Register 182274/2.' in the Discretionary category.
- H. Amend clause NOR-S1.5.4 to insert the use class 'Service Industry' with the qualification 'If on folio of the Register 182274/2.' in the Discretionary category.
- I. Amend clause NOR-S1.5.4 to insert the use class 'Storage' with the qualification 'If on folio of the Register 182274/2.' in the Discretionary category.
- J. Amend clause NOR-S1.5.4 to delete 'If not listed as No Permit Required.' from the qualification column of the Visitor Accommodation use class in the Discretionary category and insert 'If: (a) Not listed as Permitted; or (b) If not on folio of the Register 182274/2.'
- K. Amend part of folio of the Register 182274/2 from Translink Specific Area Plan Area 1 to Area 4 as shown below:





1 INTRODUCTION

This report assesses a draft amendment of the Northern Midlands Local Provisions Schedule to:

- Within Area 4, make 'Bulky Goods Sales', if on folio of the Register 182274/2 but excluding showrooms for electrical goods, furniture and floor coverings Permitted with Permit;
- Within Area 4 make Community Meeting and Entertainment prohibited if on if on folio of the Register 182274/2;
- Within Area 4, make 'Equipment and Machinery Sales and Hire', 'Manufacturing and Processing', 'Research and Development', 'Resource Processing', 'Service Industry', and 'Storage' Discretionary uses if on folio of the Register 182274/2;
- Within Area 4, delete 'visitor accommodation' as an allowable use on folio of the Register 182274/2; and
- Extend Area 4 of the Translink Specific Area Plan into part of what is currently Area 1 on folio of the Register 182274/2.

2 BACKGROUND

Applicant:

Translink Industrial Pty Ltd

Zone:

General Industrial

Classification under the Scheme:

Planning Scheme Amendment

Decision Date:

Decision whether or not to agree to the amendment must be made by 26 December 2022

Owner:

C Wilson, S White, A Richardson, Est. D Wilson & TLUT Pty Ltd.

Codes/Specific Areas Plans:

Translink Specific Area Plan

Existing Use:

Vacant

Recommendation:

That council agree to and certify the draft amendment

Planning Instrument:

Northern Midlands Local Provisions Schedule, Effective from 9 November 2022.

Preliminary Discussion:

The applicant has held preliminary discussions with council officers on this proposal.

3 STATUTORY REQUIREMENTS

Land Use Planning and Approvals Act 1993

37. Request for amendment of LPSs

- (1) *A person may request a planning authority to amend an LPS that applies to the municipal area of the planning authority.*
- (2) *A request under subsection (1) is to be in a form approved by the planning authority or, if a form has been approved by the Commission, is to be in that form.*
- (3) *A request under subsection (1) by a person to a planning authority to amend the zoning or use or development of one or more parcels of land specified in an LPS must, if the person is not the owner, or the sole owner, of the land –*
 - (a) *be signed by each owner of the land; or*
 - (b) *be accompanied by the written permission of each owner of the land to the making of the request.*



38. Decision in relation to request

- (1) *A planning authority, before deciding whether to prepare a draft amendment of an LPS in relation to a municipal area in accordance with a request under section 37(1), must be satisfied that such a draft amendment of an LPS will meet the LPS criteria.*
- (2) *A planning authority, within 42 days after receiving a request under section 37(1) or a longer period allowed by the Commission, must –*
 - (a) *decide to agree to the amendment and prepare a draft amendment of the LPS; or*
 - (b) *decide to refuse to prepare the draft amendment of the LPS.*

4 ASSESSMENT

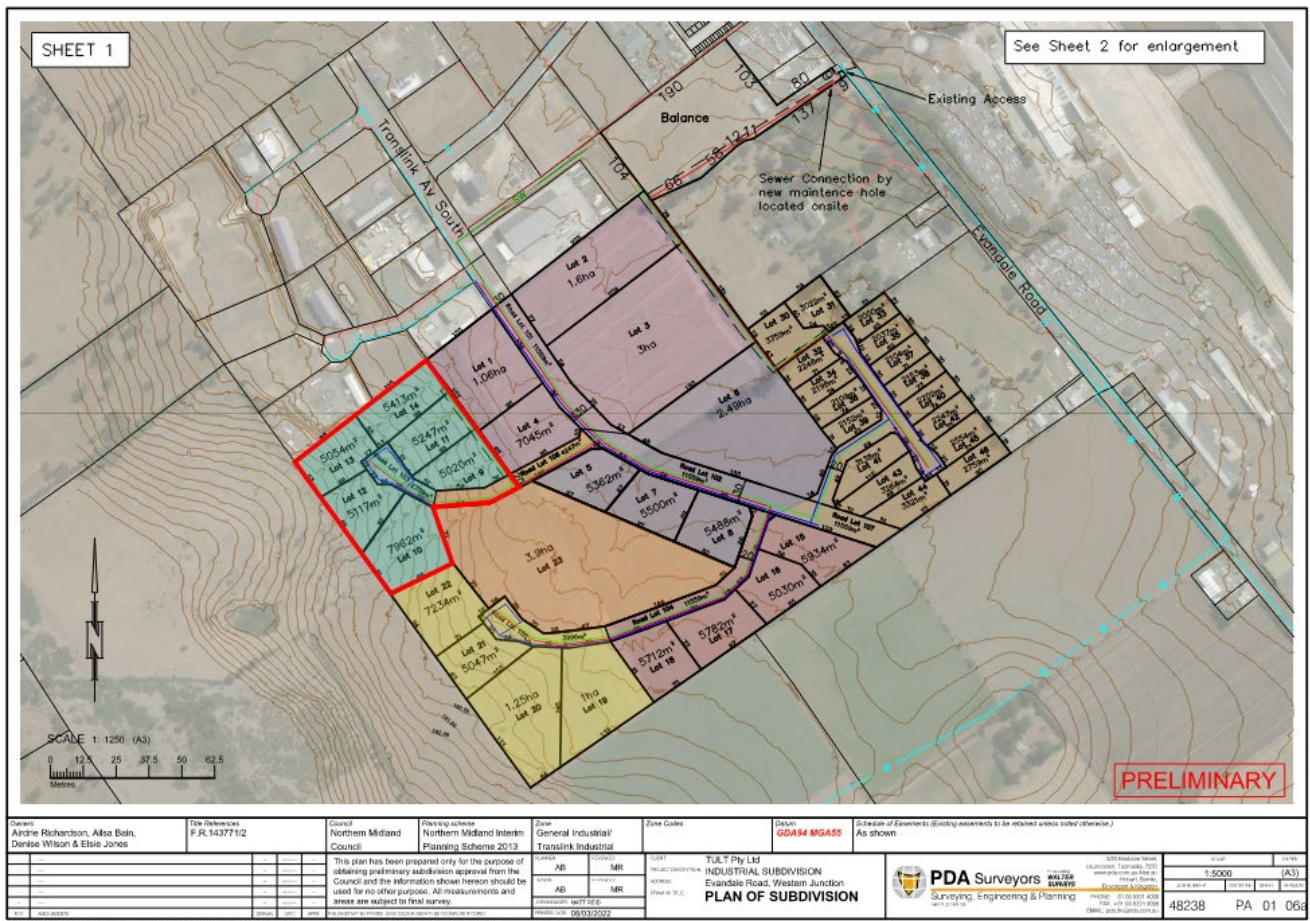
4.1 Proposal

The application proposes to:

- Within area 4, make 'Bulky Goods Sales', if on folio of the Register 182274/2 but excluding showrooms for electrical goods, furniture and floor coverings Permitted with Permit;
- Within Area 4 make Community Meeting and Entertainment prohibited if on if on folio of the Register 182274/2;
- Within Area 4, make 'Equipment and Machinery Sales and Hire', 'Manufacturing and Processing', 'Research and Development', 'Resource Processing', 'Service Industry', and 'Storage' Discretionary uses if on folio of the Register 182274/2;
- Within area 4, delete 'visitor accommodation' as an allowable use in Area 4; and
- Extend Area 4 of the Translink Specific Area Plan into part of what is currently Area 1 on folio of the Register 182274/2.

The draft amendment that has been prepared in response to this request is in accordance with the application, except that it deletes 'visitor accommodation' as an allowable use only on folio of the Register 182274/2. This is because the existing properties within Area 4 would lose potential development rights if 'visitor accommodation' were removed from the whole of Area 4.

Figure 1 - Proposed extension to Area 4 within red line



The applicant advises that:

There has been a growing need for smaller lots to host off the industrial/commercial development around the airport. Efforts to develop such around an existing quarry/brickworks/deport site off the Midland Highway were rejected by Council as they wanted to concentrate such developments around the Translink site.

This amendment is therefore a reflection of the desire of Council to consolidate industrial/commercial developments in this location. The smaller lots anticipated by the Area 4 provisions and the modifications to the Area 4 Use Table will allow a range of smaller businesses to locate close to the airport.

There is a lack of suitable industrial/commercial sites within the townships of Perth, Longford and Evandale meaning those wanting to locate close to the airport are driven to Youngtown, Kings Meadows and Invermay – where again there is a limited supply of such sites.

The use table which is associated with Area 4 has been modified to open up the range of uses which will go a long way to meet the needs of the type of client likely to be attracted to this expanded Area 4.

Topography – the area of the site under consideration in this submission is the steepest part of the site. To create and develop lots along the size envisaged by the current zoning (Area 1) (5000sqm minimum – average of 10,000sqm) the impact of cut and fill required to create a building footprint would be substantial – it would be visually intrusive and against the strategic objectives of the Translink SAP.



Smaller lots as envisaged formed to meet the needs of the type of industries which can host off this location will be well suited to this part of the site.

It is proposed that the land remain in the General Industrial Zone and that amended provisions of the Translink Specific Area Plan Area 4 apply rather than those of Area 1.

The proposed amendments have been highlighted so the clause would read:

NOR-S1.5.4 - Area 4

This clause is in substitution for General Industrial Zone – clause 19.2 Use Table.

Use Class	Qualification
No Permit Required	
Passive Recreation	
Utilities	If for minor utilities.
Permitted	
Bulky Goods Sales	If: (a) for existing motor vehicle, boat, or caravan sales; or (b) on folio of the Register 182274/2, but excluding showrooms for electrical goods, furniture and floor coverings.
Business and Professional Services	If for an office.
Community Meeting and Entertainment	If not on folio of the Register 182274/2.
Food Services	If for a restaurant.
Use Class	Qualification
Residential	If for a home-based business.
Visitor Accommodation	If: (a) not a motel; or (b) not on folio of the Register 182274/2.
Discretionary	
Equipment and Machinery Sales and Hire	If on folio of the Register 182274/2.
Food Services	If for a takeaway shop and not listed as Permitted.
General Retail and Hire	If for a gross floor area of not more than 250m ² .
Manufacturing and Processing	If on folio of the Register 182274/2.
Research and Development	If on folio of the Register 182274/2.



<i>Resource Processing</i>	<i>If on folio of the Register 182274/2.</i>
<i>Service Industry</i>	<i>If on folio of the Register 182274/2.</i>
<i>Storage</i>	<i>If on folio of the Register 182274/2.</i>
<i>Transport Depot and Distribution</i>	<i>If for a passenger transport depot.</i>
<i>Utilities</i>	<i>If not listed as No Permit Required.</i>
<i>Vehicle Fuel Sales and Service</i>	<i>If for a service station.</i>
<i>Visitor Accommodation</i>	<i>'If: (a) Not listed as Permitted; or (b) not on folio of the Register 182274/2.</i>
<i>Prohibited</i>	
<i>All other uses</i>	

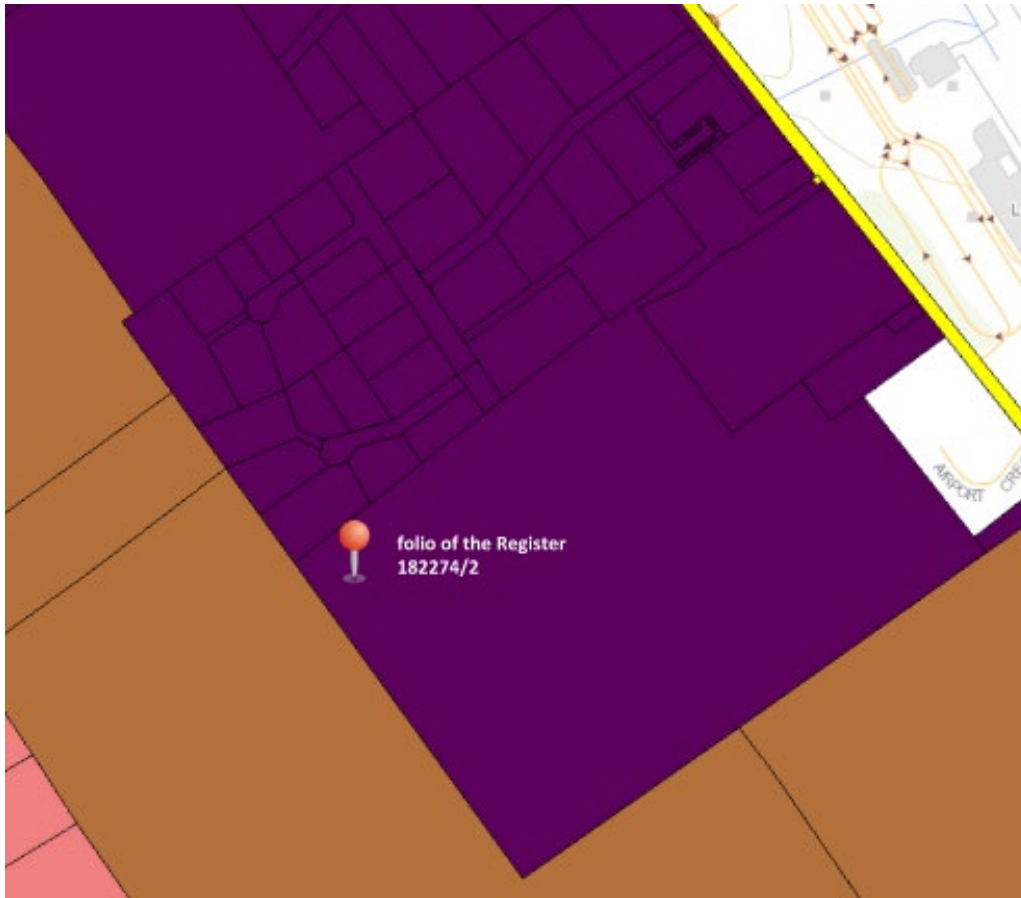
Subdivision:

- Area 1 (5,000m² which can be reduced to a minimum of 3,000m²).
- Area 4 (1,000m² which can be reduced to a minimum of 550m²).

4.2 Zone and Land Use

The land is currently in the General Industrial Zone and is currently within the Translink Specific Area Plan (Area 1).

Figure 2 - Zone Map - General Industrial



4.3 Subject Site and Locality

The author of this report conducted a site visit on 17 November 2022. The subject site is vacant. It is part of a larger title at the south-eastern end of the Translink estate. It adjoins development within the Translink estate to the north-west and farmland to the west/south-west.



Figure 3 - Photograph of subject site



4.4 Permit/Site History

- PLN-22-0213: 40 lot subdivision, balance lot & roads (staged subdivision) (vary frontage widths, creation of new roads, storm water discharge to adjoining detention basin and expansion of basin)

4.5 Notice to agencies and State authorities

If Council certifies the draft amendment, before exhibiting the draft amendment of an LPS, Section 40FA of the Land Use Planning and Approvals Act requires the planning authority to notify:

(a) the relevant agencies; and

(b) those State Service Agencies, or State authorities, that the planning authority considers may have an interest in the draft amendment of the LPS.

4.6 Notice of exhibition in relation to the draft amendment

Section 40G of the Land Use Planning and Approvals Act requires:

(1) A planning authority, as soon as practicable after providing to the Commission a copy of a draft amendment of an LPS, must ensure an exhibition notice in relation to the draft amendment of an LPS is published in accordance with this section.



(2) The exhibition notice is to be published once before, and once within 14 days after, the first day of the exhibition period, in a newspaper that is published in Tasmania and circulates generally in the area to which the draft amendment of an LPS relates.

(3) The exhibition notice is to –

(a) specify the period that is to be the exhibition period in relation to the draft amendment of the LPS; and

(b) specify that the draft amendment of the LPS is or will be –

(i) available for viewing by the public, during the exhibition period, at premises, that are offices of the planning authority, specified in the notice; and

(ii) available for viewing and downloading by the public, during the exhibition period, at an electronic address specified in the exhibition notice; and

(c) contain an invitation to all persons and bodies to, within the exhibition period, make to the planning authority a representation in relation to the draft amendment of the LPS by submitting the representation to –

(i) the premises specified in the notice in accordance with paragraph (b)(i) ; or

(ii) an electronic address specified in the notice.

(4) The exhibition period, in relation to a draft amendment of an LPS, is to be a period of 28 days –

(a) beginning on the day on which the draft amendment of the LPS begins to be available for viewing by the public at exhibition premises in accordance with section 40H ; and

(b) excluding any days on which the exhibition premises are closed during normal business hours.

Any representations received during the exhibition period will be considered by the Council as planning authority for reporting on to the Tasmanian Planning Commission.

4.7 Assessment Against LPS Criteria

34(2) The LPS criteria to be met by a relevant planning instrument are that the instrument –

(a) contains all the provisions that the SPPs specify must be contained in an LPS

The proposed rezoning has no impact on provisions required to be contained in an LPS.

(b) is in accordance with section 32

Under section 32:

(3) An LPS may, if permitted to do so by the SPPs, include

(b) a specific area plan, being a plan consisting of –

(i) a map or overlay that delineates a particular area of land; and

(ii) the provisions that are to apply to that land in addition to, in modification of, or in substitution for, a provision, or provisions, of the SPPs.



- (4) *An LPS may only include a provision referred to in subsection (3) in relation to an area of land if –*
- (a) *a use or development to which the provision relates is of significant social, economic or environmental benefit to the State, a region or a municipal area; or*
- (b) *the area of land has particular environmental, economic, social or spatial qualities that require provisions, that are unique to the area of land, to apply to the land in substitution for, or in addition to, or modification of, the provisions of the SPPs.*

The Translink Specific Area Plan (Area 4) will apply to the subject site. The draft amendment is in accordance with section 32.

(c) furthers the objectives set out in Schedule 1

Schedule 1, Part 1 – Objectives of the Resource Management and Planning System of Tasmania

to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity

The amendment will allow for subdivisions to promote the sustainable development of land within the existing General Industrial zone of Translink. Amending from Area 1 to Area 4 will not have an impact on ecological processes and biodiversity.

to provide for the fair, orderly and sustainable use and development of air, land and water

Subdivision and development allowed for by the amendment will provide for the development of land zoned General Industrial, and adjacent to similar development, providing for fair orderly and sustainably use and development.

to encourage public involvement in resource management and planning

If the draft amendment is certified by the planning authority will be placed on public notification in accordance with the act allowing for representations to the draft amendment to be submitted.

to facilitate economic development in accordance with the objectives set out in paragraphs (a) , (b) and (c)

The amendment will allow for development of the site, facilitating economic development in accordance with the objectives.

to promote the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State.

Notice of the draft amendment will be given to relevant agencies and State authorities before it is placed on public exhibition.

Schedule 1, Part 2 – Objectives of the Planning Process Established by this Act

to require sound strategic planning and co-ordinated action by State and local government

The draft amendment is consistent with the Northern Tasmania Regional Land Use Strategy which identifies Translink as a Specialist Centre which is to provide for activity of a specialist nature as defined through specific local area or precinct structure plans.

to establish a system of planning instruments to be the principal way of setting objectives, policies and controls for the use, development and protection of land

Consistent with that system, the planning authority determines whether to prepare the draft amendment. If the amendment is approved by the TPC future development will be assessed against the provision of the Translink Specific Area Plan (Area 4).

to ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land

The site is able to connect to services. The effects on the environment are low. The amendment will have positive social and economic effects by allowing additional industrial development and use.



to require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels

The proposed amendment is consistent with local, regional and state policies.

to provide for the consolidation of approvals for land use or development and related matters, and to co-ordinate planning approvals with related approvals

The Act allows for a development application to be assessed in conjunction with a scheme amendment, however the application is for a scheme amendment only.

to promote the health and wellbeing of all Tasmanians and visitors to Tasmania by ensuring a pleasant, efficient and safe environment for working, living and recreation

The proposal allows for industrial development within the provisions of the Translink Specific Area Plan, consistent with this objective.

to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value

The subject site is not an area or place of scientific, aesthetic, architectural or historical interest.

to protect public infrastructure and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community

The draft amendment will not have a negative impact on public infrastructure and future development will be able to connect to existing utilities.

to provide a planning framework which fully considers land capability.

LIST Map does not identify the land as being potentially suitable for agriculture.

(d) is consistent with each State policy

State Policy on the Protection of Agricultural Land 2009

LIST Map does not identify the land as being potentially suitable for agriculture. Amending from Translink Specific Area Plan Area 1 to Area 4 does not impact on the State Policy on the Protection of Agricultural Land.

Tasmanian State Coastal Policy 1996

The subject site is not in a coastal zone and the Coastal Policy does not apply.

State Policy on Water Quality Management 1997

Future development is able to be connected to existing reticulated stormwater and sewerage services. The draft amendment is consistent with this State policy.

National Environmental Protection Measures (NEPMs)

In accordance with the State Policies and Projects Act 1993, a NEMP is taken to be a State Policy. The following NEMPs are therefore State policies:

Air Toxics

Ambient Air Quality

Assessment of Site Contamination

Diesel Vehicle Emissions

Movement of Controlled Waste between States and Territories



National Pollutant Inventory

Used Packaging Materials

None of the NEPMs apply to the subject site and proposed amendment.

(da) satisfies the relevant criteria in relation to the TPPs

Such criteria have been addressed in the provision and approval of the LPS and are not impacted on by the proposed rezoning.

(e) as far as practicable, is consistent with the regional land use strategy, if any, for the regional area in which is situated the land to which the relevant planning instrument relates

The draft amendment is consistent with the Northern Tasmania Regional Land Use Strategy which identifies Translink as a Specialist Centre which is to provide for activity of a specialist nature as defined through specific local area or precinct structure plans.

(f) has regard to the strategic plan, prepared under section 66 of the Local Government Act 1993, that applies in relation to the land to which the relevant planning instrument relates

The current strategic plan for the Northern Midlands is the Northern Midlands Council Strategic Plan 2021-2027. The plan focusses on the unique elements of the Northern Midlands, an enviable place to live, work and play. The Plan is based upon four key priorities:

Lead: Serve with honesty, integrity, innovation and pride

Progress: Economic health and wealth – grow and prosper

People: Cultural and society – a vibrant future that respects the past

Place: Nurture our heritage environment

Each priority is supported by four strategic outcomes that describe what the Council aims to achieve, and that are consistent with its vision.

Actions and projects to achieve these outcomes will be included in the Council's Annual Plan. Performance measures will be included in the Annual Plan to enable the Council to track its progress against each of the strategic outcomes.

(g) as far as practicable, is consistent with and co-ordinated with any LPSs that apply to municipal areas that are adjacent to the municipal area to which the relevant planning instrument relates

While the site is not in close proximity to another municipal area, the draft amendment's consistency with the RLUS ensures a similar consistency and co-ordination with the LPSs of adjacent municipal areas.

(h) has regard to the safety requirements set out in the standards prescribed under the Gas Safety Act 2019

The site is not in the vicinity of the Tasmanian Gas Pipeline.

5 FINANCIAL IMPLICATIONS TO COUNCIL

Assessing planning scheme amendments is within budget allocations.

6 OPTIONS

Decision in relation to request



The planning authority can:

- decide to agree to the amendment and prepare a draft amendment of the LPS; or
- decide to refuse to prepare the draft amendment of the LPS.

Preparation of draft amendment

If the planning authority decides to agree to the amendment, it must prepare a draft amendment. A draft amendment has been prepared as shown in the recommendation of this report.

Certification of draft amendment

- The planning authority must consider whether it is satisfied that the draft amendment meets the LPS criteria, see section 4.7.
- If the planning authority satisfied that the draft amendment meets the LPS criteria, it must certify the draft as meeting the requirements of this Act; or
- If the planning authority is not satisfied that the draft amendment meets the LPS criteria it must modify the draft so that it meets the requirements and then certify the draft as meeting those requirements.

7 DISCUSSION

As discussed in this report, the draft amendment is in accordance with the LPS criteria. It is recommended that the planning authority certify the draft amendment. The draft amendment will then be placed on public exhibition and any representations received considered by the planning authority before providing a report on the representations to the Tasmanian Planning Commission.

8 ATTACHMENTS

1. Application to Amend [11.1.1 - 17 pages]



11.2 DRAFT AMENDMENT 02 OF THE NORTHERN MIDLANDS LOCAL PROVISIONS SCHEDULE: 21 MACQUARIE STREET, CRESSY

File: 1088001.1; PLN-22-0247
Responsible Officer: Des Jennings, General Manager
Report prepared by: Paul Godier, Senior Planner

MINUTE NO. 22/378

DECISION

Cr Terrett/Cr McCullagh

1. That, under section 38(2)(a) of the *Land Use Planning and Approvals Act 1993*, council decide to agree to the amendment and prepare draft amendment 02 of the Local Provisions Schedule; and
2. That, under section 40F(2)(a) of the *Land Use Planning and Approvals Act 1993*, council certify draft amendment 02 of the Northern Midlands Local Provisions Schedule as meeting the LPS criteria.

Draft Amendment 02 of the Northern Midlands Local Provisions Schedule

Rezone folio of the Register 21474/3 and the adjoining road casement to the road centreline of Gatenby Street, Cressy, to the General Residential Zone as shown below:



Carried Unanimously

Voting for the Motion:

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

Voting Against the Motion:

Nil

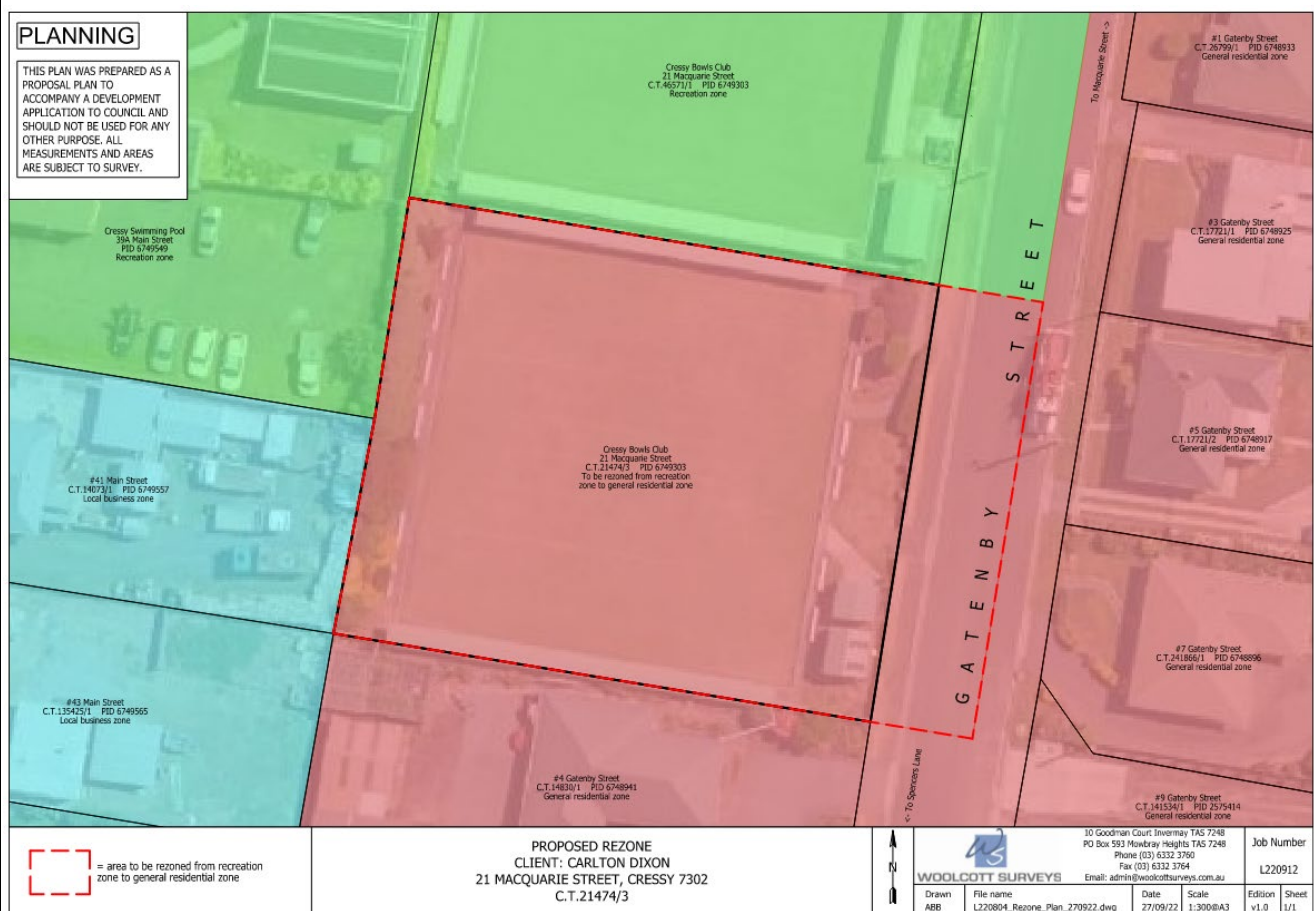


RECOMMENDATION

1. That, under section 38(2)(a) of the *Land Use Planning and Approvals Act 1993*, council decide to agree to the amendment and prepare draft amendment 02 of the Local Provisions Schedule; and
2. That, under section 40F(2)(a) of the *Land Use Planning and Approvals Act 1993*, council certify draft amendment 02 of the Northern Midlands Local Provisions Schedule as meeting the LPS criteria.

Draft Amendment 02 of the Northern Midlands Local Provisions Schedule

Rezone folio of the Register 21474/3 and the adjoining road casement to the road centreline of Gatenby Street, Cressy, to the General Residential Zone as shown below:



1 INTRODUCTION

This report assesses a draft amendment of the Northern Midlands Local Provisions Schedule to rezone the second Cressy Bowls Club green from the Recreation Zone to the General Residential Zone. In accordance with the Tasmanian Planning Commission's practice notes, the adjoining road is also to be rezoned to the General Residential Zone.



2 BACKGROUND

Applicant:

Woolcott Surveys

Zone:

Recreation Zone

Classification under the Scheme:

Planning Scheme Amendment

Decision Date:

Decision whether or not to agree to the amendment must be made by 13 December 2022

Owner:

Cressy Bowls & Community Club Incorporated

Codes/Specific Area Plans:

Cressy Specific Area Plan

Existing Use:

Sports and Recreation (bowls club green)

Recommendation:

That council agree to and certify the draft amendment

Planning Instrument:

Northern Midlands Local Provisions Schedule, Effective from 9 November 2022.

Preliminary Discussion:

The applicant has held preliminary discussions with council officers on this proposal.

3 STATUTORY REQUIREMENTS

Land Use Planning and Approvals Act 1993

37. Request for amendment of LPSs

- (1) *A person may request a planning authority to amend an LPS that applies to the municipal area of the planning authority.*
- (2) *A request under subsection (1) is to be in a form approved by the planning authority or, if a form has been approved by the Commission, is to be in that form.*
- (3) *A request under subsection (1) by a person to a planning authority to amend the zoning or use or development of one or more parcels of land specified in an LPS must, if the person is not the owner, or the sole owner, of the land –*
 - (a) *be signed by each owner of the land; or*
 - (b) *be accompanied by the written permission of each owner of the land to the making of the request.*

38. Decision in relation to request

- (1) *A planning authority, before deciding whether to prepare a draft amendment of an LPS in relation to a municipal area in accordance with a request under section 37(1), must be satisfied that such a draft amendment of an LPS will meet the LPS criteria.*
- (2) *A planning authority, within 42 days after receiving a request under section 37(1) or a longer period allowed by the Commission, must –*
 - (a) *decide to agree to the amendment and prepare a draft amendment of the LPS; or*
 - (b) *decide to refuse to prepare the draft amendment of the LPS.*

4 ASSESSMENT

4.1 Proposal

The application proposes to rezone the second bowls green (folio of the Register 21474/3) from the Recreation Zone to the General Residential Zone. In accordance with the Tasmanian Planning Commission's practice notes, the adjoining road is also to be rezoned to the General Residential Zone.

The applicant advises that Cressy Bowls and Community Club Inc. have arranged to sell the parcel of land known as CT 21474/3, their second green. The potential to develop land in the current Recreation Zone is limited and does not allow residential uses. The land to be rezoned is suited to the purpose of the General Residential Zone and it adjoins the General Residential Zone to the east and south. The subject site enjoys a high standard of amenity and can be fully serviced for sewer, stormwater and water. The development will contribute to consolidated residential use in Cressy, allowing residential development without further encroachment into the surrounding agricultural land.

4.2 Zone and Land Use

The land is in the Recreation Zone and is used as a second lawn bowls green for the Cressy Bowls Club.

Figure 4 - Current Zone (source: Woolcott Surveys Report, September 2022)



4.3 Subject Site and Locality

The author of this report conducted a site visit on 17 November 2022. The site contains a bowls green. It adjoins another bowls green to the north. To the south, west and east over Gatenby Street are single dwellings, with car parking for the Cressy Pool also to the west.



Figure 5 - Aerial Photograph (source: Woolcott Surveys Report, September 2022)





Figure 6 - Subject site from Gatenby Street



Figure 7 - subject second bowling green on left





Figure 8 - Subject site from Gatenby Street



4.4 Permit/Site History

- 81/79 – Clubroom Addition/Alteration
- DA83/96 – Toilet
- SD-152 – subdivision
- P05-316 – Club Room Additions
- PLN-22-0139 – Alterations and additions.

4.5 Notice to agencies and State authorities

If Council certifies the draft amendment, before exhibiting the draft amendment of an LPS, Section 40FA of the Land Use Planning and Approvals Act requires the planning authority to notify:

(a) the relevant agencies; and

(b) those State Service Agencies, or State authorities, that the planning authority considers may have an interest in the draft amendment of the LPS.

4.6 Notice of exhibition in relation to the draft amendment

Section 40G of the Land Use Planning and Approvals Act requires:

(1) A planning authority, as soon as practicable after providing to the Commission a copy of a draft amendment of an LPS, must ensure an exhibition notice in relation to the draft amendment of an LPS is published in accordance with this section.

(2) The exhibition notice is to be published once before, and once within 14 days after, the first day of the exhibition period, in a newspaper that is published in Tasmania and circulates generally in the area to which the draft amendment of an LPS relates.

(3) The exhibition notice is to –

(a) specify the period that is to be the exhibition period in relation to the draft amendment of the LPS; and



(b) specify that the draft amendment of the LPS is or will be –

(i) available for viewing by the public, during the exhibition period, at premises, that are offices of the planning authority, specified in the notice; and

(ii) available for viewing and downloading by the public, during the exhibition period, at an electronic address specified in the exhibition notice; and

(c) contain an invitation to all persons and bodies to, within the exhibition period, make to the planning authority a representation in relation to the draft amendment of the LPS by submitting the representation to –

(i) the premises specified in the notice in accordance with paragraph (b)(i) ; or

(ii) an electronic address specified in the notice.

(4) The exhibition period, in relation to a draft amendment of an LPS, is to be a period of 28 days –

(a) beginning on the day on which the draft amendment of the LPS begins to be available for viewing by the public at exhibition premises in accordance with section 40H ; and

(b) excluding any days on which the exhibition premises are closed during normal business hours.

Any representations received during the exhibition period will be considered by the Council as planning authority for reporting on to the Tasmanian Planning Commission.

4.7 Assessment Against LPS Criteria

34(2) The LPS criteria to be met by a relevant planning instrument are that the instrument –

(a) contains all the provisions that the SPPs specify must be contained in an LPS

The proposed rezoning has no impact on provisions required to be contained in an LPS.

(b) is in accordance with section 32

Under section 32:

(3) An LPS may, if permitted to do so by the SPPs, include

(b) a specific area plan, being a plan consisting of –

(i) a map or overlay that delineates a particular area of land; and

(ii) the provisions that are to apply to that land in addition to, in modification of, or in substitution for, a provision, or provisions, of the SPPs.

(4) An LPS may only include a provision referred to in subsection (3) in relation to an area of land if –

(a) a use or development to which the provision relates is of significant social, economic or environmental benefit to the State, a region or a municipal area; or

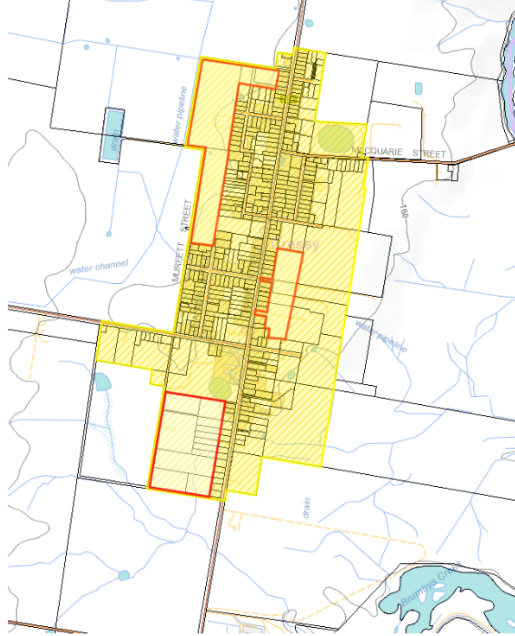
(b) the area of land has particular environmental, economic, social or spatial qualities that require provisions, that are unique to the area of land, to apply to the land in substitution for, or in addition to, or modification of, the provisions of the SPPs.



If rezoned to the General Residential Zone, the Cressy Specific Area Plan will apply to the subject site as follows.

In accordance with clause NOR-S3.2.1, the Cressy Specific Area Plan applies to the area of land designated as NOR-S3.0 Cressy Specific Area Plan on the overlay map and in Figure NOR-S3.2.1:

Figure NOR-S3.2.1 Cressy Specific Area Plan as shown in light yellow as required by clause NOR-S3.2.1, with precinct development masterplan locations outlined in red



In accordance with clause NOR-S3.2.5, in the area of land this plan applies to, the provisions of the specific area plan are in substitution for, and are in addition to the provisions of the General Residential Zone as specified in the relevant provisions below.

NOR-S3.7.1 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: makes efficient use of land for housing; is compatible with the rural township character of Cressy; and optimises the use of infrastructure and community services.	
Acceptable Solutions		Performance Criteria
A1 Multiple dwellings must have a site area per dwelling of not less than 400m ² .		P1 Multiple dwellings must only have a site area per dwelling that is less than 400m ² , if the development will not exceed the capacity of infrastructure services and: is compatible with the density of existing development on established



	<p>properties within the area; or</p> <p>provides for a significant social or community benefit and is:</p> <p>wholly or partly within 400m walking distance of a public transport stop; or</p> <p>wholly or partly within 400m walking distance of a Village Zone, Local Business Zone, or General Business Zone.</p>
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NOR-S3.8 Development Standards for Subdivision

NOR-S3.8.1 Lot design in development precincts

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, 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	Performance Criteria	
<p>A1</p> <p>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-S3.2.2, NOR-S3.2.3 and NOR-S3.2.4.</p>	<p>P1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must be consistent with the rural township character and provide an optimal location for public open space, having regard to:</p> <p>lot layout shown in the applicable precinct masterplans in Figures NOR-S3.2.2, NOR-S3.2.3 and NOR-S3.2.4;</p> <p>the road network as north south grid;</p> <p>fronting new lots onto existing roads where possible;</p> <p>minimising cul-de-sacs;</p> <p>the provision of public open spaces that facilitate pedestrian loops around the town;</p> <p>creating connections between new and existing public open spaces;</p> <p>creating road frontages around public open spaces;</p> <p>using public open spaces for stormwater detention;</p> <p>the relevant requirements for development of buildings on the lots;</p>	



	<p>the intended location of buildings on the lots; and</p> <p>the pattern of development existing on established properties within the area.</p>
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NOR-S3.8.2 Lot design

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

Objective:	<p>That each lot:</p> <p>has an area and dimensions appropriate for the use and development;</p> <p>is provided with appropriate access to a road;</p> <p>contains areas which are suitable for development appropriate to the purpose of the zone and specific area plan, located to avoid natural hazards; and</p> <p>is oriented to provide solar access for future dwellings.</p>	
Acceptable Solutions	Performance Criteria	
<p>A1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must:</p> <p>have an area of not less than 600m² and:</p> <p>be able to contain a minimum area of 10m x 15m with a gradient not steeper than 1 in 5, clear of:</p> <p>all setbacks required by clause 8.4.2 A1, A2 and A3, and 8.5.1 A1 and A2; and</p> <p>easements or other title restrictions that limit or restrict development; and</p> <p>existing buildings are consistent with the setback required by clause 8.4.2 A1, A2 and A3, and 8.5.1 A1 and A2; or</p> <p>be required for public use by the Crown, a council or a State authority; or</p> <p>be required for the provisions of Utilities; or</p>	<p>P1</p> <p>Each lot, or a lot proposed in a plan of subdivision must have sufficient useable area and dimensions suitable for its intended use, having regard to:</p> <p>(a) the relevant requirements for development of buildings on the lots;</p> <p>(b) the intended location of buildings on the lots;</p> <p>(c) the topography of the site;</p> <p>(d) the presence of any natural hazards;</p> <p>(e) adequate provision of private open space; and</p> <p>(f) the pattern of development existing on established properties within the area.</p>	



be for the consolidation of a lot with another lot provided each lot is within the same zone.	
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NOR-S3.8.3 Internal lots

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

Objective:	That subdivision layout of land outside the precinct masterplans in Figures NOR-S3.2.2, NOR-S3.2.3 and NOR-S3.2.4: minimises internal lots; is consistent with existing patterns of residential development in the surrounding area; and retains the rural township character.
Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution.	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: consistency with existing patterns of residential development of the surrounding area; the lot gaining access from a road existing prior to the planning scheme coming into effect; site constraints making an internal lot configuration the only reasonable option to efficiently use the land; the lot contributing to the more efficient use of residential land and infrastructure; the amenity of adjacent lots not being unreasonably affected by subsequent development and use; 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; passing bays being provided at appropriate distances to service the likely future use of the lot; 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



	<p>provide access via a public road;</p> <p>the lot addressing and providing for passive surveillance of public open space and public rights of way if it fronts such public spaces;</p> <p>the relevant requirements for development of buildings on the lots;</p> <p>the intended location of buildings on the lots;</p> <p>the topography of the site;</p> <p>the presence of any natural hazards;</p> <p>adequate provision of private open space; and</p> <p>the pattern of development existing on established properties in the area.</p>
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The draft amendment is in accordance with section 32.

(c) furthers the objectives set out in Schedule 1

Schedule 1, Part 1 – Objectives of the Resource Management and Planning System of Tasmania

to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity

The amendment will allow for residential subdivision, promoting the sustainable development of land within the existing settlement of Cressy. The site is modified with a bowling green and offers little contribution to ecological processes and biodiversity.

to provide for the fair, orderly and sustainable use and development of air, land and water

Subdivision allowed for by the rezoning will provide for the residential development of an underutilised site adjacent to residential development, providing for fair orderly and sustainably use and development.

to encourage public involvement in resource management and planning

If the draft amendment is certified by the planning authority it will be placed on public notification in accordance with the Act allowing for consideration by the public and public representations to the draft amendment to be submitted.

to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c)

The amendment will allow for development of the site, facilitating economic development in accordance with the objectives.

to promote the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State.

Notice of the draft amendment will be given to relevant agencies and State authorities before it is placed on public exhibition.

Schedule 1, Part 2 – Objectives of the Planning Process Established by this Act

to require sound strategic planning and co-ordinated action by State and local government

The Northern Tasmania Regional Land Use Strategy identifies Cressy as a Rural Town. With regard to Urban Growth Areas the Strategy states:

D.2.1.2 Urban Growth Areas:

For settlements (such as Cressy) not identified in the Regional Framework Plan Maps D.1, D.2 and D.3, Urban Growth Areas comprise land associated with a settlement identified in Table E.1 (Northern Tasmania Regional Settlement



Hierarchy), and identified in local strategy that will deliver the particular land use and development mix to provide for graduation and transition to land use and development outside the settlement, consistent with the policies and actions set out, or otherwise referenced in this document.

The Cressy Development Plan (Pitt & Sherry, 2012) indicates that there are infill opportunities that can yield additional residential development, “without detracting from the character of the town” and with “no extra burden on services”.

The proposal is consistent with this objective.

to establish a system of planning instruments to be the principal way of setting objectives, policies and controls for the use, development and protection of land

Consistent with that system, the planning authority determines whether to prepare and certify the draft amendment. If the amendment is approved by the Tasmanian Planning Commission future development will be assessed against the provisions of the Tasmanian Planning Scheme – Northern Midlands.

to ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land

The site is modified with a bowling green and future development is able to connect to reticulated services. The effects on the environment are low. The amendment will have positive social and economic effects by allowing additional residential development and use.

to require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels

The proposed amendment is consistent with local, regional and state policies.

to provide for the consolidation of approvals for land use or development and related matters, and to co-ordinate planning approvals with related approvals

The Act allows for a development application to be assessed in conjunction with a scheme amendment, however the application is for a scheme amendment only.

to promote the health and wellbeing of all Tasmanians and visitors to Tasmania by ensuring a pleasant, efficient and safe environment for working, living and recreation

The proposal allows for residential development and use within walking distance of services in Cressy, consistent with this objective.

to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value

The subject site is not an area or place of scientific, aesthetic, architectural or historical interest.

to protect public infrastructure and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community

The draft amendment will not have a negative impact on public infrastructure and future development will be able to connect to existing utilities.

to provide a planning framework which fully considers land capability.

LIST Map does not identify the land as being potentially suitable for agriculture.

(d) is consistent with each State policy

State Policy on the Protection of Agricultural Land 2009

LIST Map does not identify the land as being potentially suitable for agriculture. Rezoning from the Recreation Zone to the General Residential Zone does not impact on the State Policy on the Protection of Agricultural Land.

Tasmanian State Coastal Policy 1996

The subject site is not in a coastal zone and the Coastal Policy does not apply.

State Policy on Water Quality Management 1997



Future development is able to be connected to existing reticulated stormwater and sewerage services. The draft amendment is consistent with this State policy.

National Environmental Protection Measures (NEPMs)

In accordance with the State Policies and Projects Act 1993, a NEMP is taken to be a State Policy. The following NEMPs are therefore State policies:

Air Toxics

Ambient Air Quality

Assessment of Site Contamination

Diesel Vehicle Emissions

Movement of Controlled Waste between States and Territories

National Pollutant Inventory

Used Packaging Materials

None of the NEPMs apply to the subject site and proposed amendment.

(da) satisfies the relevant criteria in relation to the TPPs

Such criteria have been addressed in the provision and approval of the LPS and are not impacted on by the proposed rezoning.

(e) as far as practicable, is consistent with the regional land use strategy, if any, for the regional area in which is situated the land to which the relevant planning instrument relates

The Northern Tasmania Regional Land Use Strategy identifies Cress as a Rural Town. With regard to Urban Growth Areas the Strategy states:

D.2.1.2 Urban Growth Areas:

For settlements not identified in the Regional Framework Plan Maps D.1, D.2 and D.3 (such as Cressy), Urban Growth Areas comprise land associated with a settlement identified in Table E.1 (Northern Tasmania Regional Settlement Hierarchy), and identified in local strategy that will deliver the particular land use and development mix to provide for graduation and transition to land use and development outside the settlement, consistent with the policies and actions set out, or otherwise referenced in this document.

The Cressy Development Plan (Pitt & Sherry ,2012) indicates that there are infill opportunities that can yield additional residential development, “without detracting from the character of the town” and with “no extra burden on services”.

The proposal is consistent with the Regional Land Use Strategy.

(f) has regard to the strategic plan, prepared under section 66 of the Local Government Act 1993 , that applies in relation to the land to which the relevant planning instrument relates

The current strategic plan for the Northern Midlands is the Northern Midlands Council Strategic Plan 2021-2027. The plan focusses on the unique elements of the Northern Midlands, an enviable place to live, work and play. The Plan is based upon four key priorities:



Lead: Serve with honesty, integrity, innovation and pride

Progress: Economic health and wealth – grow and prosper

People: Cultural and society – a vibrant future that respects the past

Place: Nurture our heritage environment

Each priority is supported by four strategic outcomes that describe what the Council aims to achieve, and that are consistent with its vision.

Actions and projects to achieve these outcomes will be included in the Council's Annual Plan. Performance measures will be included in the Annual Plan to enable the Council to track its progress against each of the strategic outcomes.

(g) as far as practicable, is consistent with and co-ordinated with any LPSs that apply to municipal areas that are adjacent to the municipal area to which the relevant planning instrument relates

While the site is not in close proximity to another municipal area, the draft amendment's consistency with the RLUS ensures a similar consistency and co-ordination with the LPSs of adjacent municipal areas.

(h) has regard to the safety requirements set out in the standards prescribed under the Gas Safety Act 2019

The site is not in the vicinity of the Tasmanian Gas Pipeline.

5 FINANCIAL IMPLICATIONS TO COUNCIL

Assessing planning scheme amendments is within budget allocations.

6 OPTIONS

Decision in relation to request

The planning authority can:

- decide to agree to the amendment and prepare a draft amendment of the LPS; or
- decide to refuse to prepare the draft amendment of the LPS.

Preparation of draft amendment

If the planning authority decides to agree to the amendment, it must prepare a draft amendment. A draft amendment has been prepared as shown in the recommendation of this report.

Certification of draft amendment

- The planning authority must consider whether it is satisfied that the draft amendment meets the LPS criteria, see section 4.7.
- If the planning authority satisfied that the draft amendment meets the LPS criteria, it must certify the draft as meeting the requirements of this Act; or
- If the planning authority is not satisfied that the draft amendment meets the LPS criteria it must modify the draft so that it meets the requirements and then certify the draft as meeting those requirements.



7 DISCUSSION

As discussed in this report, the draft amendment is in accordance with the LPS criteria. It is recommended that the planning authority certify the draft amendment. The draft amendment will then be placed on public exhibition and any representations received considered by the planning authority before providing a report on the representations to the Tasmanian Planning Commission.

8 ATTACHMENTS

1. Application to Amend [11.2.1 - 31 pages]



11.3 PLN-22-0218: SILO DEVELOPMENT, POWRANNA ROAD

File: 111600.08
Responsible Officer: Des Jennings, General Manager
Report prepared by: Ryan Robinson, Planner

MINUTE NO. 22/379

DECISION

Cr Archer/Cr Terrett

That planning application PLN-22-0218 to develop and use land at Powranna Road, Cressy (folio of the Register 198031/1) for a grain silo development including ancillary buildings and new access (Resource Processing) be refused on the grounds that the proposal does not comply with clauses:

1. 26.3.1 P1.1 as the use is not consistent with the local area objective for the provision of processing as the long-term sustainability of the primary industry resources will be compromised;
2. 26.3.1 P3 a) as it has not been demonstrated that the conversion of non-prime agricultural land to non-agricultural use is minimised;
3. 26.3.1 P4 a) as it has not been demonstrated that emissions are not likely to cause an environmental nuisance through noise, odour and light spill;
4. 26.3.1 P4 b) as it has not been demonstrated that primary industry uses will not be unreasonably confined or restrained from conducting normal operations through the attraction of sulphur crested cockatoos into the area which will severely affect the neighbouring properties' ability to grow crops;
5. 26.3.1 P4 c) as it has not been demonstrated that the capacity of the local road network can accommodate the traffic generated by the use;
6. 26.3.1 P5 as it has not been demonstrated that the visual appearance of the 18.3m high silos is consistent with the local area;
7. 26.4.1 P1 a) as the silos with a height of 18.3m are obtrusive and do not complement the character of the surrounding landscape; and
8. E4.6.1 P3 and E4.7.2 P2 as it has not been demonstrated that the new access has been designed and located to maintain an adequate level of safety and efficiency for all road users.

Carried

Voting for the Motion:

Deputy Mayor Lambert, Cr Archer, Cr Brooks, Cr McCullagh and Cr Terrett

Voting Against the Motion:

Mayor Knowles, Cr Adams, Cr Andrews and Cr Goss

RECOMMENDATION

That planning application PLN-22-0218 to develop and use land at Powranna Road, Cressy (folio of the Register 198031/1) for a grain silo development, including ancillary buildings and new access (Resource Processing), be approved subject to the following conditions:

1 ENDORSED DOCUMENTS

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

- Drawing title Site Layout Proposal; Prepared by KOTZUR; Drawing number J14463-000; Revision A; Page 1; Dated 02/06/2022.
- Drawing title Site Layout Proposal; Prepared by KOTZUR; Drawing number J14463-000; Revision A; Page 2; Dated 02/06/2022.
- Drawing title Site Layout Proposal; Prepared by KOTZUR; Drawing number J14463-000; Revision A; Page 3; Dated 02/06/2022.
- Drawing title Site Layout Proposal; Prepared by KOTZUR; Drawing number J14463-000; Revision A; Page 4; Dated 02/06/2022.
- Document title Stormwater and sediment Runoff, Basis of Design, IPD Consulting, 5th September 2022.



- Drawing title Sediment Basing Details; Prepared by IPD Consulting; Drawing number 2150-01; Revision A; Page 1; Dated 05/09/2022.
- Drawing title Catchment Area; Prepared by IPD Consulting; Drawing number 2150-02; Revision A; Page 2; Dated 05/09/2022.
- Drawing title Title Sheet; Prepared by Inspiring Place; Drawing number DA000; Revision N/A; Page 1; Dated 10/10/2022.
- Drawing title Landscape Plan; Prepared by Inspiring Place; Drawing number DA100; Revision N/A; Page 1; Dated 10/10/2022.
- Document title XLD Commodities, Powranna Road, Cressy, Traffic Impact Assessment, Midson Traffic Pty Ltd, October 2022.

2 PLANS REQUIRED

Before the issue of a building permit, or the commencement of development whichever occurs first, engineering design plans to the approval of the Council's Works Manager must be submitted. When approved the plans will be endorsed and form part of this permit. The plans must demonstrate:

- That the internal accesses will be constructed to prevent erosion, sedimentation and siltation as a result of runoff or degradation of path materials; and
- The waterway crossing has been designed in accordance with the Wetlands and Waterways Works Manual for the siting and design of stream crossings.

3 ACCESS FROM POWRANNA ROAD

- Before the development commences, a Basic Auxiliary Right (BAR) turn lane must be constructed in accordance with the Traffic Impact Assessment. Details of the design must be included with the application for vehicular crossing.
- Before the use commences, a hotmix sealed driveway suitable for B-double truck access must be constructed in accordance with Council standard drawing TSD R05.
- Access works must not commence until an application for vehicular crossing has been approved by the Council's Works Manager.
- The application for vehicular crossing expires 12 months from the date of application.
- Works must not be undertaken within Powranna Road reserve without prior approval for the works by the Council's Works Manager.
- Forty-eight (48) hours' notice must be given to the Works & Infrastructure Department to inspect works within road reserve.

4 LANDSCAPING

- Before the issue of the Certificate of Completion under the Building Act 2016, landscaping must be established in accordance with the specifications of the endorsed Landscape Plan.
- Landscaping as shown on the endorsed Landscape Plan must be maintained for the duration of the use.

5 STORMWATER MANAGEMENT

- Before the issue of a Building Permit under the Building Act 2016 or the commencement of the development, whichever occurs first, a detailed design of the stormwater network and its accompanying erosion and sediment control system must be provided in accordance with the endorsed document 'Stormwater and sediment Runoff, Basis of Design' by IPD Consulting, 5th September 2022, to the approval of the Council's Works Manager. When approved the design will be endorsed and form part of this permit
- The design must be constructed in accordance with the endorsed documents before the issue of the Certificate of Completion under the Building Act 2016.

6 VEGETATION MANAGEMENT

Vegetation must be managed in accordance with the recommendation of the endorsed Traffic Impact Assessment, Midson Traffic Pty Ltd, October 2022.

1 INTRODUCTION

This report assesses an application to develop and use a grain silo development including ancillary buildings and new access folio of the Register 198031/1 at Powranna Road, Cressy.



2 BACKGROUND

Applicant:

Woolcott Surveys

Zone:

Rural Resource Zone

Classification under the Scheme:

Resource Processing

Deemed Approval Date:

6 December 2022

Owner:

Edward Casey and Paul Casey

Codes:

Road and Railway Assets Code

Car Parking and Sustainable Transport Code

Water Quality Code

Existing Use:

Resource Development

Recommendation:

Approve

Discretionary Aspects of the Application:

- Clause 26.3.1 P1.1, P4 and P5 - Discretionary uses if not a single dwelling.
- Clause 26.4.1 P1 – Variation to building height.
- Clause 26.4.1 P2 – Variation to building setbacks.
- Clause E4.6.1 P3 – Use of Road Infrastructure - New access to a road with a speed limit of more than 60km/h.
- Clause E4.7.2 P2 - Management of Road Accesses and Junctions – New access to a road with a speed limit of more than 60km/h.
- Clause E9.6.2 P1 and P2.1 - Water Quality Management – stormwater discharge to watercourse.
- Clause E9.6.4 P1 and P2 – Water Quality Management - new access point to watercourse.

Planning Instrument:

- *Northern Midlands Interim Planning Scheme 2013, Version 40, Effective from 12 September 2022.*



Preliminary Discussion:

Additional information was requested from the application before the application was placed on public exhibition.

Subject Site



3 STATUTORY REQUIREMENTS

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

4 ASSESSMENT

4.1 Proposal

It is proposed to develop and use:

- Ten grain silos, each 18.3m in height;
- Three grain silos, each 13.9m in height;
- Two grain bunkers, each 32m x 200m in area;
- One shed 60m x 24m x 7m (wall height);
- One shed 36m x 24m x 7m (wall height);
- One weighbridge;
- One testing area constructed from a shipping container with dimensions of 12.19m (L) x 2.44m (W) x 2.59m (H);
- A new access to Powranna Road; and
- A detention basin for stormwater management.

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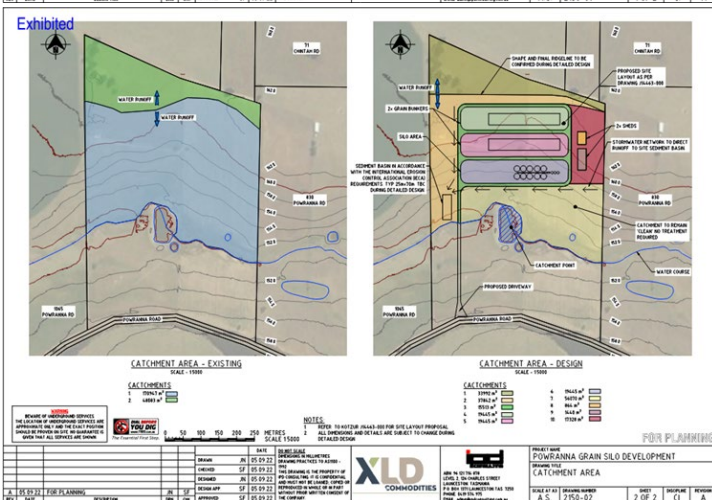




Photo Montages by Another Perspective

Exhibited



Photo Montages by Another Perspective

Exhibited





Photo Montages by Another Perspective

Exhibited



4.2 Zone and Land Use

The land is zoned Rural Resource, and the proposed development is within the Resource Processing use class.

The relevant Planning Scheme definition is:

<i>Resource processing</i>	<i>use of land for treating, processing or packing plant or animal resources. Examples include an abattoir, animal saleyard, cheese factory, fish processing, milk processing, winery and sawmilling.</i>
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Resource processing, If not directly associated with produce from the subject site, is Discretionary in the Rural Resource Zone.

4.3 Subject Site and Locality

The author of this report carried out a site visit on 29 July 2022. The site has an area of 52.97 hectares, and is located on the northern side of Powranna Road, approximately 7.7km west of the junction of Powranna Road and the Midland Highway.

The site is within an expansive area of primary resource land uses that include grazing and cropping, as well as resource processing. The subject site is located between 3.8km and 4.7km east of the Powranna Nature Reserve, and the Powranna Park dragway racetrack. Some properties surrounding the subject site include sensitive uses associated with dominant resource development or resource processing uses at the respective sites. These sensitive uses are located greater than 800m of the location of the proposed grain silos, bunker and ancillary buildings.

A stream runs through the site and feeds an existing dam located centrally within the site. The site contains pastures with very few trees or shrubs.



Aerial photograph of area





Photographs of subject site



4.4 Permit/Site History

Relevant permit history includes:

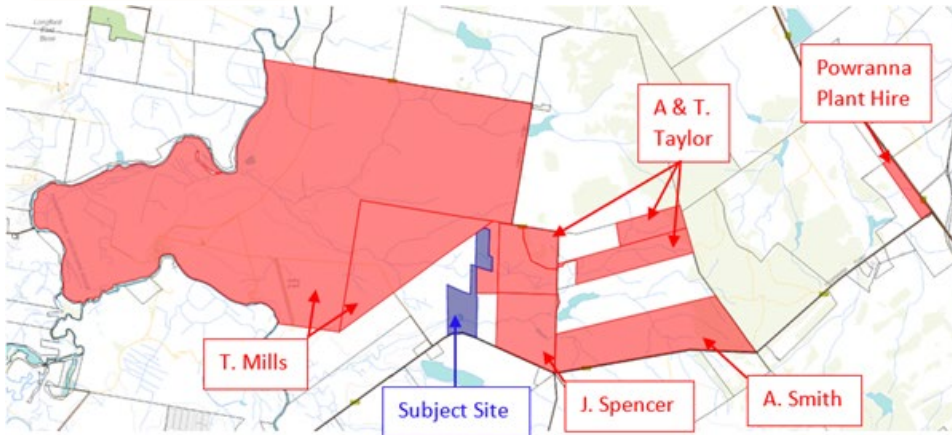
- DA05/90 - Sand Mining

4.5 Representations

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

1. E. Gibson, P.O. Box 40, Perth, Tasmania
2. Powranna Plant Hire, 18 Powranna Road, Longford
3. T. Mills, 366 Panshanger Road, Longford
4. G. Mills, P.O. Box 269, Longford, Tasmania
5. P & M Spencer
6. J. Spencer, 71 Chintah Road, Cressy
7. A. Taylor, 189 Chintah Road, Cressy
8. T. Taylor, 189 Chintah Road, Cressy
9. A. Smith, 566 Powranna Road, Cressy
10. C. Gregg of Metier Planning
11. Ingrid Dowling, Mayfield Farms
12. Nicholas Dennis, 192 Mt Joy Road, Cressy

Map showing location of representors' properties in relation to subject site (where provided in the representation):



The matters raised in the representations are outlined below followed by the planner's comments. Responses to the various representations have been provided by the applicant, including the Traffic Engineer that prepared the Traffic Impact Assessment for the proposal, and these responses are included as appendices to this report.

1. Roads and road safety

Concerns relating to road safety raised in the representations are summarised as follows:

1.1. The width of Powranna Road is too narrow for the type of vehicles and number of vehicle movements associated with the proposed use and development.

Planner's Comment

Powranna Road is identified as a category 4 road in Council's Road Hierarchy, which is described as follows:

- *Link roads provide the linkage between centres and they are supplementary to the arterial road system within the municipal area.*
- *Link roads generally have a relatively high vehicle count.*

As such, Powranna Road is one of the Council's preferred routes for heavy vehicle movements and is treated as such with respect to upgrade and maintenance schedules.

1.2. The bends in Powranna Road are dangerous, and the increased traffic on the relevant section of road will increase the level of risk to road users.

Planner's Comment

The Traffic Impact Assessment lodged with the application states that the proposed new site access complies with the relevant design requirements to ensure safe use of Powranna Road.

1.3. The proposed development will cause an increase in car and truck traffic movements on Powranna Road, which will lead to increased vehicle crashes, and cause damage to the road.

Planner's Comment

As stated above, Powranna Road is identified as a category 4 road in Council's Road Hierarchy, is one of the Council's preferred routes for heavy vehicle movements and is treated as such with respect to upgrade and maintenance schedules.



1.4. The proposed development will cause an increase in car and truck traffic movements on Powranna Road, which will lead to increased roadkill.

Planner's Comment

The application is not required under the Planning Scheme to provide for mitigation of potential wildlife accessing Powranna Road, or the potential for vehicles to collide with wildlife.

2. Impacts on amenity and inconsistent character

Concerns relating to visual impacts and inconsistent character raised in the representations are summarised as follows:

2.1. The (height and bulk of the) proposed grain silos will diminish the outlook from the representor's dwelling towards the Great Western Tiers.

Planner's Comment

One of the representors is concerned about potential visual amenity impacts for a potential new dwelling on their property. However, Council has not received a planning permit application for such a dwelling. The potential for visual impacts on a non-existent dwelling cannot inform the assessment of an application for development on an adjoining property.

One of the representations is concerned that the height of the silos, being greater than 12m, (which is the maximum height of a building in accordance with the Acceptable Solution to Clause 26.4.1) renders the 12m height limit pointless. However, the application relies on assessment against the Performance Criteria for the relevant clause, and the proposal has incorporated a landscaping plan intended to address the perception of the buildings as obtrusive to the surrounding area, and to limit the impact on amenity for adjoining land uses.

2.2. The proposed grain silos are inconsistent with the type of development on properties in the area.

One of the representations states that the landscape of the subject site and surrounding area are dominated by paddocks, and that the development of grain silos is inconsistent with the rural character.

The proposed development of grain silos is for a resource processing use that is part of an established grain processing operation and is considered to be an agricultural operation. Whilst the proposed silos will be different in form and scale to agricultural development in the area, the nature of the development is nonetheless suited to the rural character of the area.

2.3. The noise and light generated by vehicles accessing the site, and by machinery used on site, will impact the amenity of sensitive uses on adjoining properties.

Planner's Comment

The proposed use is not included in Table E11.1 of the Planning Scheme, and therefore does not require an associated attenuation distance.

The nearest sensitive use to the development area is greater than 800m from the location of the proposed silos and ancillary buildings, at 1065 Powranna Road. The two properties are greater than 215m from one another.

It is considered that the proposed use and development will not impact the amenity of sensitive uses on adjoining sites.

2.4. The proposed use and development is inconsistent with the character of development in the area.



Planner's Comment

The proposed use and development is for Resource Processing, which, whilst being a discretionary use in the zone, is for the processing of grain produced in the region, and as such is considered to fit the definition of "Agriculture" in the Planning Scheme. Specifically, that the proposed use and development is part of an established regional resource processing supply chain, which presently includes three sites (comprising grain silos, bunkers, and sheds) between approximately 6.4km and 8.4km east of the subject site.

It is considered that the proposed use and development is consistent with the character of the area.

3. Conflicting uses

Concerns relating to conflicting uses raised in the representations are summarised as follows:

- 3.1. The type of vehicles and machinery, and hours of their operation, will disturb livestock on adjoining properties. Specifically, the noise generated by vehicles and machinery, and lights from trucks and light spill from the silo facilities will harm the animals, including lambing ewes.**

Planner's Comment

As the proposed use is compatible with the agricultural use of land in the Rural Resource Zone, and the internal accesses, bunkers, and silos are set back from side boundaries by a minimum of 29m and side boundaries by 67m, it is considered that the proposed development will have minimal impact on animals on adjoining properties.

- 3.2. One representor states that their grandson wishes to renovate a farmhouse on the northern end of their property, and that if he does so the proposed development will be too close to the dwelling.**

Planner's Comment

The property in question includes two dwellings, with one located at the northern extent of the property approximately 150m south of Spencer's Lane and greater than 1.1km north of the proposed development area.

As the land is zoned Rural Resource under the Interim Planning Scheme, and Agriculture under the Tasmanian Planning Scheme, the residential use of the land must be associated with, or integral to a resource development use, or it must be demonstrated that the relevant land is incapable of supporting agricultural use and must demonstrate that the residential use or development does not constrain the use of land for primary industry uses. As such, the potential use of the relevant building as a dwelling would be subservient to primary industry uses on surrounding land, including resource processing for agricultural products as is proposed for the subject site.

- 3.3. One representor states that the application does not satisfy the provisions of the Zone Purpose Statement 26.1.1.3, which is as follows:**

To provide for economic development that is compatible with primary industry, environmental and landscape values.

Planner's Comment

The proposed development is for the processing of agricultural produce from throughout the region. As such, it is considered that the proposal is consistent with the rural landscape values of the area. Further, the proposed use and development does not prevent the continued use of the balance area of the site for agriculture.

The proposal includes landscaping intended to limit potential impact of the amenity of the area and surrounding land uses, and there is no information suggesting that the proposed development will conflict with environmental values,



noting that stormwater detention and a culvert for access over the watercourse are included in the development, which will assist in reducing potential impacts on the waterway.

4. Impacts on native flora and fauna

Concerns relating to potential impacts on native flora and fauna raised in the representations are summarised as follows:

- 4.1. One representor claims to have photographs of Tasmanian Wedge-tail Eagles nesting in a tree on their property, adjoining the subject site. However, no verified photographs were provided with the representation, and the representation did not provide a suggestion as to how the proposed development could impact the relevant species.**

Planners Comment

The ListMap map layer *Wedge-tailed Eagle Nesting Habitat – Low (under 850m) Elevation Model* indicates that a property titled 'Woodlands' at 189 Chintah Rd, Cressy has a low to medium likelihood of containing nesting habitat. However, that land is located approximately 1.2km north-east of the proposed development area, and a review of various fauna species observations indicates that there are no Wedge-tailed Eagle nests at the subject site, or an adjoining lot.

The nearest threatened avian species locations identified on the relevant mapping include a Wedge-tailed Eagle site approximately 3.3km north-east of the proposed development area, and a Masked Owl site approximately 3.4km south-west of the proposed development area.

The nearest threatened terrestrial species location identified on the relevant mapping is a Tasmanian Devil site approximately 600m south-west of the proposed development area, on Powranna Road.

The relevant mapping does not trigger a requirement for assessment of the proposal against the Biodiversity Code of the Planning Scheme. It is considered that the proposed development does not threaten native fauna species.

- 4.2. One representor claims that there is already a significant amount of roadkill on Powranna Road, and that this will increase as a result of the proposed development.**

Planners Comment

The proposed development may increase the number of traffic movements on Powranna Road, but it cannot alter the number of animals on the road at any given time. As such, it is not reasonable to assess the proposal on the basis that increased traffic movements may result in a larger number of animals being harmed along the relevant stretch of road.

5. Other locations would be more suitable for the proposed development

The idea that the proposed development would be better suited to other locations raised in the representations are summarised as follows:

- 5.1. Representations variously refer to the proposal as an industrial use, or a commercial/bulky goods sales use, and state that the development is better suited to a different location.**

Planners Comment

The application is assessed as a Resource Processing use for an agricultural product, which is suited to the intended use of the land.



4.6 Referrals

The following referrals were required:

Council's works and Infrastructure Department

Council's Engineering Officer discussed B-double use of Powranna Road with the Works Manager who is agreeable with the use. Conditions have been included regarding the access to the property from Powranna Road.

Council's Engineering Officer reviewed the application with regard to the potential impact of the proposed development on Powranna Road and provided conditions of approval accordingly.

4.7 Planning Scheme Assessment

26 Rural Resource Zone

26.1 Zone Purpose

26.1.1 Zone Purpose Statements

26.1.1.1 To provide for the sustainable use or development of resources for agriculture, aquaculture, forestry, mining and other primary industries, including opportunities for resource processing.

26.1.1.2 To provide for other use or development that does not constrain or conflict with resource development uses.

26.1.1.3 To provide for economic development that is compatible with primary industry, environmental and landscape values.

26.1.1.4 To provide for tourism-related use and development where the sustainable development of rural resources will not be compromised.

Planner's Assessment:

The proposed development will create new grain storage facilities as part of a Resource Processing use within an agricultural supply chain. As such, the proposal is consistent with the Zone Purpose.

26.1.2 Local Area Objectives

a) Primary Industries:

Resources for primary industries make a significant contribution to the rural economy and primary industry uses are to be protected for long-term sustainability.

The prime and non-prime agricultural land resource provides for variable and diverse agricultural and primary industry production which will be protected through individual consideration of the local context.

Processing and services can augment the productivity of primary industries in a locality and are supported where they are related to primary industry uses and the long-term sustainability of the resource is not unduly compromised.

b) Tourism

Tourism is an important contributor to the rural economy and can make a significant contribution to the value adding of primary industries through visitor facilities and the downstream processing of produce. The continued enhancement of tourism facilities with a relationship to primary production is supported where the long-term sustainability of the resource is not unduly compromised.

The rural zone provides for important regional and local tourist routes and destinations such as through the promotion of environmental features and values, cultural heritage and landscape. The continued enhancement of tourism facilities that capitalise on these attributes is supported where the long-term sustainability of primary industry resources is not unduly compromised.



c) Rural Communities

Services to the rural locality through provision for home-based business can enhance the sustainability of rural communities. Professional and other business services that meet the needs of rural populations are supported where they accompany a residential or other established use and are located appropriately in relation to settlement activity centres and surrounding primary industries such that the integrity of the activity centre is not undermined and primary industries are not unreasonably confined or restrained.

Planner's Assessment:

The proposed development will utilise non-prime agricultural land to create new grain storage facilities as part of a Resource Processing use within an agricultural supply chain. As such, the proposal is consistent with the Local Area Objectives.

26.1.3 Desired Future Character Statements

The visual impacts of use and development within the rural landscape are to be minimised such that the effect is not obtrusive.

Planner's Assessment:

The planning report provided with the application references images of silos located on Rural Resource Zoned land along Powranna Road, which includes silos at 117 Powranna Road. However, the immediate surrounds of the subject site and those of 117 Powranna Road are significantly different. The silo development at 117 Powranna Road adjoins a silo development established prior to the adoption of the *Northern Midlands Interim Planning Scheme 2013*. Further, the two properties are separated by a distance greater than 6.5km, with the Powranna Nature Reserve located between the two locations providing complete visual separation.

Views of the subject site from adjacent locations, and views from the subject site indicate that no other building or structure in the surrounding area has a height comparable to that of the proposed grain silos.

The topography of the site includes a fall of between 5m and 10m from the proposed new access to a stream and dam located within the site. The land rises on the northern side of the stream by between 5m and 10m at the approximate location of the proposed silos. The landscape surrounding the subject site rises to the north-east by approximately 10m over a distance of approximately 1.3km. As such, it is considered that due to the location of the development, and the height of the silos, the development is conspicuous.

However, the application includes landscaping featuring tree plantings along the property frontage, and immediately north and south of the internal access surrounding the proposed silos and bunkers. Proposed plantings include varieties that grow to a nominal height of between 6m and 20m, and nominal widths between 5m and 10m. The application also includes photo montages prepared by Another Perspective drafting and design specialists, which show how the proposed plantings will limit the conspicuousness of the development. As such, it is considered that the development will not be obtrusive within the rural landscape.

It is considered that the proposed development is consistent with the Desired Future Character Statements.

26.3 Use Standards

26.3.1 Discretionary Uses if not a single dwelling

Objective

a) To provide for an appropriate mix of uses that support the Local Area Objectives and the location of discretionary uses in the rural resources zone does not unnecessarily compromise the consolidation of commercial and industrial uses to identified nodes of settlement or purpose-built precincts.



- b) To protect the long term productive capacity of prime agricultural land by minimising conversion of the land to non-agricultural uses or uses not dependent on the soil as a growth medium, unless an overriding benefit to the region can be demonstrated.
- c) To minimise the conversion of non-prime land to a non-primary industry use except where that land cannot be practically utilised for primary industry purposes.
- d) Uses are located such that they do not unreasonably confine or restrain the operation of primary industry uses.
- e) Uses are suitable within the context of the locality and do not create an unreasonable adverse impact on existing sensitive uses or local infrastructure.
- f) The visual impacts of use are appropriately managed to integrate with the surrounding rural landscape.

Acceptable Solutions	Performance Criteria
A1 If for permitted or no permit required uses.	<p>P1.1 It must be demonstrated that the use is consistent with local area objectives for the provision of non-primary industry uses in the zone, if applicable; and</p> <p>P1.2 Business and professional services and general retail and hire must not exceed a combined gross floor area of 250m² over the site.</p>

Planner's Assessment:

A1 - Does not comply. The proposed development is for a Discretionary use.

P1.1 - The proposed development will utilise non-prime agricultural land to create new grain storage facilities as part of a Resource Processing use within an agricultural supply chain. As such, the proposal is consistent with the Local Area Objectives.

P1.2 - Not applicable. The proposal does not include business and professional services, or general retail and hire.

It is considered that the proposal complies with the provisions of the Performance Criteria.

A2 If for permitted or no permit required uses.	<p>P2.1 Utilities, extractive industries and controlled environment agriculture located on prime agricultural land must demonstrate that the:</p> <ul style="list-style-type: none"> i) amount of land alienated/converted is minimised; and ii) location is reasonably required for operational efficiency; and <p>P2.2 Uses other than utilities, extractive industries or controlled environment agriculture located on prime agricultural land, must demonstrate that the conversion of prime agricultural land to that use will result in a significant benefit to the region having regard to the economic, social and environmental costs and benefits.</p>
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Planner's Assessment:

A2 - Does not comply. The proposed development is for a Discretionary use.

P2.1 - Not applicable. The proposed use is not utilities, extractive industries and controlled environment agriculture.

P2.2 - Not applicable. The proposed development is not on Prime Agricultural Land.

A3 If for permitted or no permit required uses.	P3 The conversion of non-prime agricultural to non-agricultural use must demonstrate that:
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	<p>a) the amount of land converted is minimised having regard to:</p> <p>i) existing use and development on the land; and</p> <p>ii) surrounding use and development; and</p> <p>iii) topographical constraints; or</p> <p>b) the site is practically incapable of supporting an agricultural use or being included with other land for agricultural or other primary industry use, due to factors such as:</p> <p>i) limitations created by any existing use and/or development surrounding the site; and</p> <p>ii) topographical features; and</p> <p>iii) poor capability of the land for primary industry; or</p> <p>c) the location of the use on the site is reasonably required for operational efficiency.</p>
<p>Planner's Assessment:</p> <p>A3 - Does not comply. The proposed development is for a Discretionary use.</p> <p>P3 - Not applicable. The proposed development is for an agricultural use.</p>	
A4 If for permitted or no permit required uses.	<p>P4 It must demonstrated that:</p> <p>a) emissions are not likely to cause an environmental nuisance; and</p> <p>b) primary industry uses will not be unreasonably confined or restrained from conducting normal operations; and</p> <p>c) the capacity of the local road network can accommodate the traffic generated by the use.</p>
<p>Planner's Assessment:</p> <p>A4 - Does not comply. The proposed development is for a Discretionary use.</p> <p>P4 - The proposal will not produce emissions that cause an environmental nuisance and will not confine or constrain primary industry uses on adjoining properties. It is noted that some representations to the application claim that noise and light produced from vehicle movements will impact upon livestock. However, it is not clarified where the livestock will be located in relation to the proposed development and site access. Noting that internal access and circulation areas will have a boundary setback no less than 29m, and on average greater than 67m to 82m, it is considered that the proposed vehicle access will not impact upon livestock kept on adjoining properties.</p> <p>The application is supported by a Traffic Impact Assessment, which determines that the width of Powranna Road is sufficient for the proposed use and development.</p> <p>It is considered that the proposal complies with the provisions of the Performance Criteria.</p>	
<p>A5 The use must:</p> <p>a) be permitted or no permit required; or</p> <p>b) be located in an existing building.</p>	<p>P5 It must be demonstrated that the visual appearance of the use is consistent with the local area having regard to:</p> <p>a) the impacts on skylines and ridgelines; and</p>



	<p>b) visibility from public roads; and</p> <p>c) the visual impacts of storage of materials or equipment; and</p> <p>d) the visual impacts of vegetation clearance or retention; and</p> <p>e) the desired future character statements.</p>
<p>Planner's Assessment:</p> <p>A5 - Does not comply. The proposed development is for a Discretionary use.</p> <p>P5 The application includes landscaping featuring tree plantings along the property frontage, and immediately north and south of the internal access surrounding the proposed silos and bunkers. Proposed plantings include varieties that grow to a nominal height of between 6m and 20m, and nominal widths between 5m and 10m. The application also includes photo montages prepared by Another Perspective drafting and design specialists, which show how the proposed plantings will limit the conspicuousness of the development. As such, it is considered that the development will not be obtrusive within the rural landscape and complies with the desired future character statements.</p> <p>It is considered that the proposal complies with the provisions of the Performance Criteria.</p>	

<p>26.3.2 Dwellings</p> <p>Objective</p> <p>To ensure that dwellings are:</p> <p>a) incidental to resource development; or</p> <p>b) located on land with limited rural potential where they do not constrain surrounding agricultural operations.</p>	
Acceptable Solutions	Performance Criteria
<p>A1.1 Development must be for the alteration, extension or replacement of existing dwellings; or</p> <p>A1.2 Ancillary dwellings must be located within the curtilage of the existing dwelling on the property; or</p> <p>A1.3 New dwellings must be within the resource development use class and on land that has a minimum current capital value of \$1 million as demonstrated by a valuation report or sale price less than two years old.</p>	<p>P1.1 A dwelling may be constructed where it is demonstrated that:</p> <p>a) it is integral and subservient to resource development, as demonstrated in a report prepared by a suitably qualified person, having regard to:</p> <p>i) scale; and</p> <p>ii) complexity of operation; and</p> <p>iii) requirement for personal attendance by the occupier; and</p> <p>iv) proximity to the activity; and</p> <p>v) any other matters as relevant to the particular activity; or</p> <p>b) the site is practically incapable of supporting an agricultural use or being included with other land for agricultural or other primary industry use, having regard to:</p>



	<p>i) limitations created by any existing use and/or development surrounding the site; and</p> <p>ii) topographical features; and</p> <p>iii) poor capability of the land for primary industry operations (including a lack of capability or other impediments); and</p> <p>P1.2 A dwelling may be constructed where it is demonstrated that wastewater treatment for the proposed dwelling can be achieved within the lot boundaries, having regard to the rural operation of the property and provision of reasonable curtilage to the proposed dwelling; and</p> <p>P1.3 A dwelling may be constructed where it is demonstrated that the lot has frontage to a road or a Right of Carriageway registered over all relevant titles.</p>
<p>Planner's Assessment:</p> <p>Not applicable. The proposal does not include a dwelling or residential use.</p>	

<p>26.3.3 Irrigation Districts</p> <p>Objective</p> <p>To ensure that land within irrigation districts proclaimed under Part 9 of the Water Management Act 1999 is not converted to uses that will compromise the utilization of water resources.</p>	
Acceptable Solutions	Performance Criteria
A1 Non-agricultural uses are not located within an irrigation district proclaimed under Part 9 of the Water Management Act 1999.	<p>P1 Non-agricultural uses within an irrigation district proclaimed under Part 9 of the Water Management Act 1999 must demonstrate that the current and future irrigation potential of the land is not unreasonably reduced having regard to:</p> <p>a) the location and amount of land to be used; and</p> <p>b) the operational practicalities of irrigation systems as they relate to the land; and</p> <p>c) any management or conservation plans for the land.</p>
<p>Planner's Assessment:</p> <p>Not applicable. The subject site is not within an Irrigation District.</p>	

<p>26.4 Development Standards</p> <p>26.4.1 Building Location and Appearance</p> <p>Objective</p> <p>To ensure that the:</p> <p>a) ability to conduct extractive industries and resource development will not be constrained by conflict with sensitive uses; and</p>	
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b) development of buildings is unobtrusive and complements the character of the landscape.	
Acceptable Solutions	Performance Criteria
<p>A1 Building height must not exceed:</p> <p>a) 8m for dwellings; or</p> <p>b) 12m for other purposes.</p>	<p>P1 Building height must:</p> <p>a) be unobtrusive and complement the character of the surrounding landscape; and</p> <p>b) protect the amenity of adjoining uses from adverse impacts as a result of the proposal.</p>
<p>Planner's Assessment:</p> <p>A1 - Does not comply. The proposed grain silos are greater than 12m in height.</p> <p>P1 - The application demonstrates through a landscaping plan and photo montages that the visual impact of the height of the proposed silos will be minimised and unobtrusive to sensitive uses on adjoining uses, which are greater than 800m from the proposed location of the silos.</p> <p>It is considered that the proposal complies with the provisions of the Performance Criteria.</p>	
<p>A2 Buildings must be set back a minimum of:</p> <p>a) 50m where a non-sensitive use or extension to existing sensitive use buildings is proposed; or</p> <p>b) 200m where a sensitive use is proposed; or</p> <p>c) the same as existing for replacement of an existing dwelling.</p>	<p>P2 Buildings must be setback so that the use is not likely to constrain adjoining primary industry operations having regard to:</p> <p>a) the topography of the land; and</p> <p>b) buffers created by natural or other features; and</p> <p>c) the location of development on adjoining lots; and</p> <p>d) the nature of existing and potential adjoining uses; and</p> <p>e) the ability to accommodate a lesser setback to the road having regard to:</p> <p>i) the design of the development and landscaping; and</p> <p>ii) the potential for future upgrading of the road; and</p> <p>iii) potential traffic safety hazards; and</p> <p>iv) appropriate noise attenuation.</p>
<p>Planner's Assessment:</p> <p>A2 - Does not comply. The proposed development includes two sheds with eastern/side boundary setbacks of 24.35m.</p> <p>P2 - The proposed sheds are located adjacent to the proposed internal circulation area, which is itself located to avoid topographical constraints of the site. The sheds will be greater than 150m from another building on an adjoining property and will not constrain primary industry use on an adjoining property.</p> <p>It is considered that the proposal complies with the provisions of the Performance Criteria.</p>	

26.4.2 Subdivision

Objective

To ensure that subdivision is only to:

- a) improve the productive capacity of land for resource development and extractive industries; or
- b) enable subdivision for environmental and cultural protection or resource processing where compatible with the zone; or



c) facilitate use and development for allowable uses by enabling subdivision subsequent to appropriate development.	
Acceptable Solutions	Performance Criteria
<p>A1 Lots must be:</p> <p>a) for the provision of utilities and is required for public use by the Crown, public authority or a municipality; or</p> <p>b) for the consolidation of a lot with another lot with no additional titles created; or</p> <p>c) to align existing titles with zone boundaries and no additional lots are created.</p>	<p>P1 The subdivision</p> <p>a) must demonstrate that the productive capacity of the land will be improved as a result of the subdivision; or</p> <p>b) is for the purpose of creating a lot for an approved non-agricultural use, other than a residential use, and the productivity of the land will not be materially diminished.</p>
<p>Planner's Assessment:</p> <p>Not applicable. The proposal does not include subdivision.</p>	

E4 Road and Railway Assets Code	
<p>E4.6 Use Standards</p> <p>E4.6.1 Use and road or rail infrastructure</p> <p>Objective To ensure that the safety and efficiency of road and rail infrastructure is not reduced by the creation of new accesses and junctions or increased use of existing accesses and junctions.</p>	
Acceptable Solutions	Performance Criteria
<p>A1 Sensitive use on or within 50m of a category 1 or 2 road, in an area subject to a speed limit of more than 60km/h, a railway or future road or railway must not result in an increase to the annual average daily traffic (AADT) movements to or from the site by more than 10%.</p>	<p>P1 Sensitive use on or within 50m of a category 1 or 2 road, in an area subject to a speed limit of more than 60km/h, a railway or future road or railway must demonstrate that the safe and efficient operation of the infrastructure will not be detrimentally affected.</p>
<p>Planner's Assessment:</p> <p>A1 – Not applicable. Not a sensitive use.</p> <p>P1 - Not applicable. Not a sensitive use.</p>	
<p>A2 For roads with a speed limit of 60km/h or less the use must not generate more than a total of 40 vehicle entry and exit movements per day.</p>	<p>P2 For roads with a speed limit of 60km/h or less, the level of use, number, location, layout and design of accesses and junctions must maintain an acceptable level of safety for all road users, including pedestrians and cyclists.</p>
<p>Planner's Assessment:</p> <p>A2 – Not applicable. The speed limit of Powranna Road is greater than 60km/h.</p> <p>P2 - Not applicable. The speed limit of Powranna Road is greater than 60km/h.</p>	
<p>A3 For roads with a speed limit of more than 60km/h the use must not increase the annual average daily traffic (AADT) movements at the existing access or</p>	<p>P3 For limited access roads and roads with a speed limit of more than 60km/h:</p>



<p>junction by more than 10%.</p>	<p>a) access to a category 1 road or limited access road must only be via an existing access or junction or the use or development must provide a significant social and economic benefit to the State or region; and</p> <p>b) any increase in use of an existing access or junction or development of a new access or junction to a limited access road or a category 1, 2 or 3 road must be for a use that is dependent on the site for its unique resources, characteristics or locational attributes and an alternate site or access to a category 4 or 5 road is not practicable; and</p> <p>c) an access or junction which is increased in use or is a new access or junction must be designed and located to maintain an adequate level of safety and efficiency for all road users.</p>
<p>Planner's Assessment:</p> <p>A3 – Does not comply. The proposed development will cause an increase in traffic movements greater than 10%. Must be assessed against the Performance Criteria.</p> <p>P3 – Subclauses (a) and (b) do not apply. The proposal is assessed against the provisions of subclause (c) only.</p> <p>Representations received for this application raise concerns about the safety and efficiency of Powranna Road as a result of the proposed development. One representation was prepared by a qualified Traffic Engineer.</p> <p>The Traffic Impact Assessment lodged with the application states that the design of the site access will facilitate the safe movements of all design vehicles and provide an appropriate level of safety and efficiency. The Traffic Impact Assessment also recommends the construction of a Basic Auxiliary Right (BAR) turn lane at the site access to Powranna Road.</p> <p>It is considered that the proposed development will comply with the provisions of subclause c) if the new site access is designed and constructed in accordance with the relevant Local Government Association Tasmania guidelines. If a planning permit were to be conditioned accordingly it is considered that the development will comply with the provisions of the Performance Criteria.</p>	

<p>E4.7 Development Standards</p> <p>E4.7.1 Development on and adjacent to Existing and Future Arterial Roads and Railways</p> <p>Objective To ensure that development on or adjacent to category 1 or 2 roads (outside 60km/h), railways and future roads and railways is managed to:</p> <p>a) ensure the safe and efficient operation of roads and railways; and</p> <p>b) allow for future road and rail widening, realignment and upgrading; and</p> <p>c) avoid undesirable interaction between roads and railways and other use or development.</p>	
Acceptable Solutions	Performance Criteria
<p>A1 The following must be at least 50m from a railway, a future road or railway, and a category 1 or 2 road in an area subject to a speed limit of more than 60km/h:</p>	<p>P1 Development including buildings, road works, earthworks, landscaping works and level crossings on or within 50m of a category 1 or 2 road, in an area subject</p>



<p>a) new road works, buildings, additions and extensions, earthworks and landscaping works; and</p> <p>b) building areas on new lots; and</p> <p>c) outdoor sitting, entertainment and children's play areas.</p>	<p>to a speed limit of more than 60km/h, a railway or future road or railway must be sited, designed and landscaped to:</p> <p>a) maintain or improve the safety and efficiency of the road or railway or future road or railway, including line of sight from trains; and</p> <p>b) mitigate significant transport-related environmental impacts, including noise, air pollution and vibrations in accordance with a report from a suitably qualified person; and</p> <p>c) ensure that additions or extensions of buildings will not reduce the existing setback to the road, railway or future road or railway; and</p> <p>d) ensure that temporary buildings and works are removed at the applicant's expense within three years or as otherwise agreed by the road or rail authority.</p>
<p>Planner's Assessment:</p> <p>A1 - Complies. The subject site is not within 50m of a category 1 or 2 road, or railway or future road or railway.</p> <p>P1 - Complies. The subject site is not within 50m of a category 1 or 2 road, or railway or future road or railway.</p>	

<p>E4.7.2 Management of Road Accesses and Junctions</p> <p>Objective To ensure that the safety and efficiency of roads is not reduced by the creation of new accesses and junctions or increased use of existing accesses and junctions.</p>	
Acceptable Solutions	Performance Criteria
<p>A1 For roads with a speed limit of 60km/h or less the development must include only one access providing both entry and exit, or two accesses providing separate entry and exit.</p>	<p>P1 For roads with a speed limit of 60km/h or less, the number, location, layout and design of accesses and junctions must maintain an acceptable level of safety for all road users, including pedestrians and cyclists.</p>
<p>Planner's Assessment:</p> <p>A1 - Not applicable. Powranna Road has a speed limit greater than 60km/h.</p> <p>P2 - Not applicable. Powranna Road has a speed limit greater than 60km/h.</p>	
<p>A2 For roads with a speed limit of more than 60km/h the development must not include a new access or junction.</p>	<p>P2 For limited access roads and roads with a speed limit of more than 60km/h:</p> <p>a) access to a category 1 road or limited access road must only be via an existing access or junction or the development must provide a significant social and economic benefit to the State or region; and</p> <p>b) any increase in use of an existing access or junction or development of a new access or junction to a limited access road or a category 1, 2 or 3 road must be</p>



	<p>dependent on the site for its unique resources, characteristics or locational attributes and an alternate site or access to a category 4 or 5 road is not practicable; and</p> <p>c) an access or junction which is increased in use or is a new access or junction must be designed and located to maintain an adequate level of safety and efficiency for all road users.</p>
<p>Planner's Assessment:</p> <p>A2 - Does not comply. The proposed development will include a new site access. Must be assessed against the Performance Criteria.</p> <p>P2 – Subclauses a) and b) do not apply as the site does not access a category 1, 2, 3, 4, or 5 road, or a limited access road.</p> <p>Representations received for this application raise concerns about the safety and efficiency of Powranna Road as a result of the proposed development. One representation was prepared by a qualified Traffic Engineer.</p> <p>The Traffic Impact Assessment lodged with the application states that the design of the site access will facilitate the safe movements of all design vehicles and provide an appropriate level of safety and efficiency. The Traffic Impact Assessment also recommends the construction of a Basic Auxiliary Right (BAR) turn lane at the site access to Powranna Road.</p> <p>It is considered that the proposed development will comply with the provisions of subclause c) if the new site access is designed and constructed in accordance with the relevant Local Government Association Tasmania guidelines. If a planning permit were to be conditioned accordingly, it is considered that the development will comply with the provisions of the Performance Criteria.</p>	

<p>E4.7.3 Management of Rail Level Crossings</p> <p>Objective To ensure that the safety and the efficiency of a railway is not unreasonably reduced by access across the railway.</p>	
Acceptable Solutions	Performance Criteria
<p>A1 Where land has access across a railway:</p> <p>a) development does not include a level crossing; or</p> <p>b) development does not result in a material change onto an existing level crossing.</p>	<p>P1 Where land has access across a railway:</p> <p>a) the number, location, layout and design of level crossings maintain or improve the safety and efficiency of the railway; and</p> <p>b) the proposal is dependent upon the site due to unique resources, characteristics or location attributes and the use or development will have social and economic benefits that are of State or regional significance; or</p> <p>c) it is uneconomic to relocate an existing use to a site that does not require a level crossing; and</p> <p>d) an alternative access or junction is not practicable.</p>
<p>Planner's Assessment:</p>	



A1 - Not applicable. The site is not accessed across a railway.

P1 - Not applicable. The site is not accessed across a railway.

E4.7.4 Sight Distance at Accesses, Junctions and Level Crossings

Objective To ensure that use and development involving or adjacent to accesses, junctions and level crossings allows sufficient sight distance between vehicles and between vehicles and trains to enable safe movement of traffic.

Acceptable Solutions

A1 Sight distances at

a) an access or junction must comply with the Safe Intersection Sight Distance shown in Table E4.7.4; and

b) rail level crossings must comply with AS1742.7 Manual of uniform traffic control devices - Railway crossings, Standards Association of Australia; or

c) If the access is a temporary access, the written consent of the relevant authority has been obtained.

Performance Criteria

P1 The design, layout and location of an access, junction or rail level crossing must provide adequate sight distances to ensure the safe movement of vehicles.

Planner's Assessment:

A1 -The Traffic Impact Assessment submitted with this application advises that the proposed development will require minimum sight distances of 210m in each direction and finds that the proposed new site access will have sight distances of 245m to the east, and 230m to the west respectively. It is noted that available sight distance is limited by vegetation growing on the inside corner on both approaches to the access (at the extremities of the available sight distance). Vegetation maintenance is therefore recommended to maximise sight distance. As such, it is considered that the proposal complies with the provisions of the Performance Criteria.

E5 Car Parking & Sustainable Transport Code

The proposed development is for a Resource Processing use, other than abattoir, fish, cheese, or milk processing. The planning scheme sets no requirement for parking as show in the table below.

Parking Space Requirements

Use	Parking Requirement	
	Vehicle	Bicycle
Resource development:		
Aquaculture	2 spaces per 3 employees	1 spaces per 5 employees
Other	No requirement	No requirement
Resource processing (abattoir, fish/cheese/milk processing)	2 spaces per 3 employees	1 space per 5 employees

E9 Water Quality Code

E9.6 Development Standards

E9.6.1 Development and Construction Practices and Riparian Vegetation

Objective



To protect the hydrological and biological roles of wetlands and watercourses from the effects of development.	
Acceptable Solutions	Performance Criteria
<p>A1 Native vegetation is retained within:</p> <p>a) 40m of a wetland, watercourse or mean high water mark; and</p> <p>b) a Ben Lomond Water catchment area - inner buffer.</p>	<p>P1 Native vegetation removal must submit a soil and water management plan to demonstrate:</p> <p>a) revegetation and weed control of areas of bare soil; and</p> <p>b) the management of runoff so that impacts from storm events up to at least the 1 in 5-year storm are not increased; and</p> <p>c) that disturbance to vegetation and the ecological values of riparian vegetation will not detrimentally affect hydrological features and functions.</p>
<p>Planner's Assessment:</p> <p>A1 – Complies. Native vegetation within 40m of the watercourse running through the site will be retained.</p> <p>P2 – Not applicable as the proposal complies with the Acceptable Solution.</p>	
<p>A2 A wetland must not be filled, drained, piped or channelled.</p>	<p>P2 Disturbance of wetlands must minimise loss of hydrological and biological values, having regard to:</p> <p>(i) natural flow regimes, water quality and biological diversity of any waterway or wetland;</p> <p>(ii) design and operation of any buildings, works or structures on or near the wetland or waterway;</p> <p>(iii) opportunities to establish or retain native riparian vegetation;</p> <p>(iv) sources and types of potential contamination of the wetland or waterway.</p>
<p>Planner's Assessment:</p> <p>A2 – Complies. The application does not propose to fill, drain, pipe or channel a wetland.</p> <p>P2 - Not applicable as the proposal complies with the Acceptable Solution.</p>	
<p>A3 A watercourse must not be filled, piped or channelled except to provide a culvert for access purposes.</p>	<p>P3 A watercourse may be filled, piped, or channelled:</p> <p>a) within an urban environment for the extension of an existing reticulated stormwater network; or</p> <p>b) for the construction of a new road where retention of the watercourse is not feasible.</p>
<p>Planner's Assessment:</p> <p>A3 – Complies. The proposal will include not fill, pipe or channel a watercourse but will include a culvert beneath a proposed internal access.</p>	



P3 – Not applicable as the proposal complies with the Acceptable Solutions.

E9.6.2 Water Quality Management

Objective

To maintain water quality at a level which will not affect aquatic habitats, recreational assets, or sources of supply for domestic, industrial and agricultural uses.

Acceptable Solutions

A1 All stormwater must be:

- a) connected to a reticulated stormwater system; or
- b) where ground surface runoff is collected, diverted through a sediment and grease trap or artificial wetlands prior to being discharged into a natural wetland or watercourse; or
- c) meet emission limit guidelines from the Board of the Environment Protection Authority in accordance with the State Policy for Water Quality Management 1997.

Performance Criteria

P1 Stormwater discharges to watercourses and wetlands must minimise loss of hydrological and biological values, having regard to:

- (i) natural flow regimes, water quality and biological diversity of any waterway or wetland;
- (ii) design and operation of any buildings, works or structures, on or near the wetland or waterway;
- (iii) sources and types of potential contamination of the wetland or waterway;
- (iv) devices or works to intercept and treat waterborne contaminants;
- (v) opportunities to establish or retain native riparian vegetation or continuity of aquatic habitat.

Planner's Assessment:

A1 – Does not comply. Stormwater will be diverted to a detention basin within the site. Must be assessed against the Performance Criteria.

P1 – The proposal includes a detention system to collect stormwater before it is discharged to the stream within the site and is designed to limit interference with natural flow regimes. The landscaping plan for the development includes planting native shrubs along the banks of the stream, which will assist in maintaining the stream system. The development will not release contaminants to the stream system. It is considered that the proposal complies with the Performance Criteria.

A2.1 No new point source discharge directly into a wetland or watercourse.

A2.2 For existing point source discharges into a wetland or watercourse there is to be no more than 10% increase over the discharge which existed at the effective date.

P2.1 New and existing point source discharges to wetlands or watercourses must implement appropriate methods of treatment or management to ensure point sources of discharge:

- a) do not give rise to pollution as defined under the Environmental Management and Pollution Control Act 1994; and
- b) are reduced to the maximum extent that is reasonable and practical having regard to:
 - i) best practice environmental management; and
 - ii) accepted modern technology; and



	<p>c) meet emission limit guidelines from the Board of Environmental Management and Pollution Control in accordance with the State Policy for Water Quality Management 1997.</p> <p>P2.2 Where it is proposed to discharge pollutants into a wetland or watercourse, the application must demonstrate that it is not practicable to recycle or reuse the material.</p>
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Planner's Assessment:

A2.1 & A2.2 – Does not comply. The proposal will create a new point source discharge to a watercourse. Must be assessed against the provisions of the Performance Criteria.

P2.1 – The application provided advice from IPD Consulting which advises:

Due to an increase in stormwater runoff and proposed land use, onsite sediment detention basins will be required to manage discharged stormwater quality.

It is proposed to provide a stormwater management system which facilitates erosion and sediment control in line with current industry standards. In this instance, IPD recommend Part D – Erosion and Sediment Control of the department of state growth (DSG) specification Sec 176 – Environmental Management is adopted.

This specification requires the sediment and erosion control system to be in accordance with the International Erosion Control Association 'Best Practice Erosion and Sediment Control' (IECA, 2008). The sediment control infrastructure will likely comprise a Type C sediment basin – a general arrangement of such provided in Appendix A. The sediment basin would be sized to, as a minimum:

- Accommodate a minimum of 50% of the 1EY event in the settlement zone; and
- Provide emergency discharge capacity for up to a 2% AEP event

It is considered that the proposal complies with the Performance Criteria.

P2.2 – Not applicable as it is not proposed to discharge pollutants into a wetland or watercourse.

A3 No acceptable solution.	P3 Quarries and borrow pits must not have a detrimental effect on water quality or natural processes.
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Planner's Assessment:

A1 – No acceptable solution.

P1 – Not applicable.

E9.6.3 Construction of Roads

Objective

To ensure that roads, private roads or private tracks do not result in erosion, siltation or affect water quality.

Acceptable Solutions	Performance Criteria
A1 A road or track does not cross, enter or drain to a watercourse or wetland.	P1 Road and private tracks constructed within 50m of a wetland or watercourse must comply with the requirements of the Wetlands and Waterways Works Manual, particularly the guidelines for siting and designing stream crossings.



Planner's Assessment:

A1 – Does not comply. A private road/track is proposed to cross watercourse. Must be assessed against the Performance Criteria.

P1 – Condition required for the private road/track to comply with the requirements of the Wetlands and Waterways Works Manual for the siting and design of stream crossings. It is considered that the proposal complies with the Performance Criteria.

E9.6.4 Access

Objective

To facilitate appropriate access at suitable locations whilst maintaining the ecological, scenic and hydrological values of watercourses and wetlands.

Acceptable Solutions	Performance Criteria
A1 No acceptable solution.	P1 New access points to wetlands and watercourses are provided in a way that minimises: a) their occurrence; and b) the disturbance to vegetation and hydrological features from use or development.

Planner's Assessment:

A1 – No acceptable solution.

P1 – A single internal access road/track will pass over a stream within the site. A culvert will be placed in the watercourse to ensure water flow is not inhibited. Vegetation associated with the stream will not be removed. It is considered that the proposal complies with the Performance Criteria.

A2 No acceptable solution.	P2 Accesses and pathways are constructed to prevent erosion, sedimentation and siltation as a result of runoff or degradation of path materials.
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Planner's Assessment:

A2 – No acceptable solution.

P2 – A condition is required for design plans demonstrating that the internal accesses will be constructed to prevent erosion, sedimentation and siltation as a result of runoff or degradation of path materials. It is considered that these measures will protect the watercourse from sedimentation, erosion and siltation. It is considered that the proposal complies with the Performance Criteria.

E9.6.5 Sediment and Erosion Control

Objective

To minimise the environmental effects of erosion and sedimentation associated with the subdivision of land.

Acceptable Solutions	Performance Criteria
A1 The subdivision does not involve any works.	P1 For subdivision involving works, a soil and water management plan must demonstrate the:



	<p>a) minimisation of dust generation from susceptible areas on site; and</p> <p>b) management of areas of exposed earth to reduce erosion and sediment loss from the site.</p>
<p>Planner's Assessment:</p> <p>A1 - Not applicable – not a subdivision.</p> <p>P1 - Not applicable – not a subdivision.</p>	

<p>E9.6.6 Ben Lomond Water Catchment Areas</p> <p>Objective</p> <p>To facilitate appropriate access at suitable locations whilst maintaining the ecological, scenic and hydrological values of watercourses and wetlands.</p>	
Acceptable Solutions	Performance Criteria
A1 Development located within a Ben Lomond Water catchment area - outer buffer must be developed and managed in accordance with a soil and water management plan approved by Ben Lomond Water.	P1 No performance criteria.
<p>Planner's Assessment:</p> <p>A1 - Not applicable – not located within a Ben Lomond Water (now TasWater) catchment area.</p> <p>P1 – No performance criteria.</p>	
A2 Development located within a Ben Lomond Water catchment area - inner buffer must not involve disturbance of the ground surface.	P2 Development located within a Ben Lomond Water catchment area - inner buffer that involves disturbance of the ground surface must not have a detrimental effect on water quality for the reticulated water intakes.
<p>Planner's Assessment:</p> <p>A2 - Not applicable - not located within a Ben Lomond Water (now TasWater) catchment area.</p> <p>P2 - Not applicable - not located within a Ben Lomond Water (now TasWater) catchment area.</p>	

SPECIFIC AREA PLANS	
F1.0 Translink Specific Area Plan	Not applicable.
F2.0 Heritage Precincts Specific Area Plan	Not applicable.

SPECIAL PROVISIONS	
9.1 Changes to an Existing Non-conforming Use	Not applicable.
9.2 Development for Existing Discretionary Uses	Not applicable.



9.3 Adjustment of a Boundary	Not applicable.
9.4 Demolition	Not applicable.
9.5 Change of Use of a Place listed on the Tasmanian Heritage Register or a heritage place	Not applicable.
9.6 Change of Use	Not applicable.
9.7 Access and Provision of Infrastructure Across Land in Another Zone	Not applicable.
9.8 Buildings Projecting onto Land in a Different Zone	Not applicable.
9.9 Port and Shipping in Proclaimed Wharf Areas	Not applicable.

STATE POLICIES

The proposal is consistent with all State Policies.

OBJECTIVES OF LAND USE PLANNING & APPROVALS ACT 1993

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

STRATEGIC PLAN/ANNUAL PLAN/COUNCIL POLICIES

Strategic Plan 2017-2027

- *Statutory Planning*

5 FINANCIAL IMPLICATIONS TO COUNCIL

Assessment of this application is within budget allocation.

6 OPTIONS

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

7 DISCUSSION

Discretion to refuse the application is limited to:

- Clause 26.3.1 P1.1, P4 and P5 - Discretionary uses if not a single dwelling.
- Clause 26.4.1 P1 – Variation to building height.
- Clause 26.4.1 P2 – Variation to building setbacks.
- Clause E4.6.1 P3 – Use of Road Infrastructure - New access to a road with a speed limit of more than 60km/h.
- Clause E4.7.2 P2 - Management of Road Accesses and Junctions – New access to a road with a speed limit of more than 60km/h.
- Clause E9.6.2 P1 and P2.1 - Water Quality Management – stormwater discharge to watercourse.
- Clause E9.6.4 P1 and P2 – Water Quality Management - new access point to watercourse.

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. Application P 2 [11.3.1 - 1 page]
2. A - Annexure 1 - Folio Text-198031-1 [11.3.2 - 1 page]
3. B - Annexure 1 - Folio Plan-198031-1 [11.3.3 - 1 page]
4. C - L 220508 - Powranna Road CRESSY - Silo Development - Planning Report Version 4 [11.3.4 - 26 pages]
5. D - Annexure 2 - J 14463 -000 PROPOSAL 1 [11.3.5 - 4 pages]
6. E - Adequacy of TIA [11.3.6 - 1 page]
7. F - XLD Powranna Rd TIA [11.3.7 - 20 pages]
8. G - Stormwater Plan IP D. [11.3.8 - 4 pages]
9. H - 221010 Silo Development Cressy [11.3.9 - 2 pages]
10. I - Photo Montages by Another Perspective for advertising [11.3.10 - 3 pages]
11. Additional Information Request 220921 [11.3.11 - 1 page]
12. 2150 - XLD Grain Silo Development RFI [11.3.12 - 4 pages]
13. 221010 Silo Development Cressy [11.3.13 - 2 pages]
14. Photo Montages by Another Perspective [11.3.14 - 3 pages]
15. 1 - Representation - P& M Spencer [11.3.15 - 1 page]
16. 2 - Representation - J Spencer [11.3.16 - 1 page]
17. 3 - Representation N Dennis [11.3.17 - 2 pages]
18. 4 - Representation T Mills [11.3.18 - 2 pages]
19. 5 - Representation T Taylor [11.3.19 - 6 pages]
20. 6 - Representation - Metier planning [11.3.20 - 11 pages]
21. 7 - Representation A Taylor [11.3.21 - 77 pages]
22. 8 - Representation E. H Gibson [11.3.22 - 3 pages]
23. 9 - Representation A Smith [11.3.23 - 1 page]
24. 10 - Representation I Dowling [11.3.24 - 6 pages]
25. 11 - Representation Powranna Plant Hire [11.3.25 - 1 page]
26. 12 - Representation Panshanger G Mills [11.3.26 - 4 pages]
27. Response to Reps - Letter 151122 V 1 [11.3.27 - 4 pages]
28. Powranna Rd Response Objections Nov 22 [11.3.28 - 6 pages]



11.4 PLN-22-0180: DWELLING AND STABLES, MIDLAND HIGHWAY, CAMPBELL TOWN

File: 303600.32
Responsible Officer: Des Jennings, General Manager
Report prepared by: Rebecca Green, Consultant Planner

MINUTE NO. 22/380

DECISION

Cr Terrett/Cr Adams

That planning application PLN-22-0180 to develop and use land at Midland Highway, Campbell Town (folio of the Register 103891/1) for a single dwelling and stables (Resource Development) be approved subject to the following conditions:

1 Layout not altered

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

- Cover Sheet & Site Plan, C4 Architects Pty Ltd, Drawing No: 2018-T-PL000, Issue No: P3, Dated: 19.09.2022 (received: 22.09.2022); and
- Location Plan, C4 Architects Pty Ltd, Drawing No: 2018-T-PL001, Issue No: P2, Dated: 17.08.2022 (received: 22.09.2022); and
- House Floor Plan, C4 Architects Pty Ltd, Drawing No: 2018-T-PL100, Issue No: P4, Dated: 08.02.2022 (received: 22.09.2022); and
- Stables Floor Plan, C4 Architects Pty Ltd, Drawing No: 2018-T-PL101, Issue No: P1, Dated: 02.03.2022 (received: 22.09.2022); and
- House Elevations, C4 Architects Pty Ltd, Drawing No: 2018-T-PL200, Issue No: P4, Dated: 02.03.2022 (received: 22.09.2022); and
- House Elevations, C4 Architects Pty Ltd, Drawing No: 2018-T-PL201, Issue No: P1, Dated: 02.03.2022 (received: 22.09.2022); and
- Stables Elevations, C4 Architects Pty Ltd, Drawing No: 2018-T-PL202, Issue No: P1, Dated: 02.03.2022 (received: 22.09.2022); and
- Stables Elevations, C4 Architects Pty Ltd, Drawing No: 2018-T-PL203, Issue No: P1, Dated: 02.03.2022 (received: 22.09.2022); and

2 Widening of Driveway

Before the certificate of completion is issued, the driveway must be widened to 6m in accordance with the endorsed plans.

3 Use of Stables

The stables must not be used on a commercial basis, without further approval of the planning authority.

4 TasRail condition

Materials must not be placed within the rail corridor including any approaches within the State Rail Network land boundaries leading up to the proposed rail crossing (should it be approved by TasRail).

TasRail Notes

1. Where a building or other development is proposed to be located at a setback distance less than 50 metres from the boundary of the rail corridor, the occupants are likely to be exposed to train horn noise and vibration, noting that TasRail Freight Rail Services operate 24/7 and the configuration, frequency and time of these services is subject to change at any time.
2. Landowners, builders/developers and prospective residents should undertake appropriate due diligence to ensure they are aware of potential exposure to train horn noise and vibration, particularly in relation to building design, material specifications and lifestyle. The train horn is a safety device that is required to be sounded twice per level crossing, being on approach and on entry. The minimum duration of each train horn blow is one second. The train driver also has the discretion to sound the horn at any time he/she perceives a risk.
3. Using or creating an unlicensed railway crossing or stock crossing is unsafe and strictly prohibited. Rail Safety National Law requires all private crossings to be subject to an interface agreement (licence). Where a privately owned property interfaces with a rail crossing and/or State Rail Network land please contact property@tasrail.com.au to discuss the necessary authorisations and licencing process.
4. Stormwater or effluent is not permitted to be discharged onto rail land or into the rail drainage system. Should



there be a requirement for a service or asset to be installed on rail land in order to connect into an authorised stormwater or other outlet, a separate TasRail Permit is required and will only be approved subject to terms and conditions (costs apply). A Permit Application Form is available by contacting property@tasrail.com.au

5. Any excavation within 3 metres of the rail boundary line requires a separate TasRail Permit from property@tasrail.com.au in accordance with s44 of the Rail Infrastructure Act 2009. A minimum of seven (7) business days' notice is required, but earlier engagement is recommended
6. Rail land is not for private use and should not be encroached for any purpose including for gardens, storage, keeping of animals etc. Dumping of rubbish, including green waste, into the rail corridor is not permitted.
7. No obstruction, installation or works of any kind are permitted inside railway land for any purpose including for structures, unauthorised vehicles, drainage, water pipes, stormwater discharge, electrical or service infrastructure, storage of materials, vegetation clearing, inspections etc. Consideration should also be given to the orientation and siting of above ground structures on adjoining land as well as landscaping to ensure there is no potential to obscure or obstruct the line of sight with respect to a railway crossing.
8. As per the Rail Infrastructure Act 2007, the Rail Infrastructure Manager (TasRail) may remove and dispose of unauthorised or unlawful service infrastructure and take such other action as it sees fit. Where this occurs, TasRail may recover its costs of doing so as a debt due to TasRail from that person and retain if applicable any proceeds of disposal. No action lies against TasRail for removing or disposing of the unauthorised or unlawful service infrastructure.
9. No persons should enter rail land without formal authorisation from TasRail in the form of a TasRail Permit issued by property@tasrail.com.au
10. Rail Corridors are exempt from the Boundary Fences Act meaning that TasRail is not required to contribute to the cost of boundary fencing.

Carried Unanimously

Voting for the Motion:

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

Voting Against the Motion:

Nil

RECOMMENDATION

That planning application PLN-22-0180 to develop and use land at Midland Highway, Campbell Town (folio of the Register 103891/1) for a single dwelling and stables (Resource Development) be approved subject to the following conditions:

1 Layout not altered

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

- Cover Sheet & Site Plan, C4 Architects Pty Ltd, Drawing No: 2018-T-PL000, Issue No: P3, Dated: 19.09.2022 (received: 22.09.2022); and
- Location Plan, C4 Architects Pty Ltd, Drawing No: 2018-T-PL001, Issue No: P2, Dated: 17.08.2022 (received: 22.09.2022); and
- House Floor Plan, C4 Architects Pty Ltd, Drawing No: 2018-T-PL100, Issue No: P4, Dated: 08.02.2022 (received: 22.09.2022); and
- Stables Floor Plan, C4 Architects Pty Ltd, Drawing No: 2018-T-PL101, Issue No: P1, Dated: 02.03.2022 (received: 22.09.2022); and
- House Elevations, C4 Architects Pty Ltd, Drawing No: 2018-T-PL200, Issue No: P4, Dated: 02.03.2022 (received: 22.09.2022); and
- House Elevations, C4 Architects Pty Ltd, Drawing No: 2018-T-PL201, Issue No: P1, Dated: 02.03.2022 (received: 22.09.2022); and
- Stables Elevations, C4 Architects Pty Ltd, Drawing No: 2018-T-PL202, Issue No: P1, Dated: 02.03.2022 (received: 22.09.2022); and
- Stables Elevations, C4 Architects Pty Ltd, Drawing No: 2018-T-PL203, Issue No: P1, Dated: 02.03.2022 (received: 22.09.2022); and

2 Widening of Driveway

Before the certificate of completion is issued, the driveway must be widened to 6m in accordance with the endorsed plans.



3 Use of Stables

The stables must not be used on a commercial basis, without further approval of the planning authority.

4 TasRail condition

Materials must not be placed within the rail corridor including any approaches within the State Rail Network land boundaries leading up to the proposed rail crossing (should it be approved by TasRail).

TasRail Notes

1. Where a building or other development is proposed to be located at a setback distance less than 50 metres from the boundary of the rail corridor, the occupants are likely to be exposed to train horn noise and vibration, noting that TasRail Freight Rail Services operate 24/7 and the configuration, frequency and time of these services is subject to change at any time.
2. Landowners, builders/developers and prospective residents should undertake appropriate due diligence to ensure they are aware of potential exposure to train horn noise and vibration, particularly in relation to building design, material specifications and lifestyle. The train horn is a safety device that is required to be sounded twice per level crossing, being on approach and on entry. The minimum duration of each train horn blow is one second. The train driver also has the discretion to sound the horn at any time he/she perceives a risk.
3. Using or creating an unlicensed railway crossing or stock crossing is unsafe and strictly prohibited. Rail Safety National Law requires all private crossings to be subject to an interface agreement (licence). Where a privately owned property interfaces with a rail crossing and/or State Rail Network land please contact property@tasrail.com.au to discuss the necessary authorisations and licencing process.
4. Stormwater or effluent is not permitted to be discharged onto rail land or into the rail drainage system. Should there be a requirement for a service or asset to be installed on rail land in order to connect into an authorised stormwater or other outlet, a separate TasRail Permit is required and will only be approved subject to terms and conditions (costs apply). A Permit Application Form is available by contacting property@tasrail.com.au
5. Any excavation within 3 metres of the rail boundary line requires a separate TasRail Permit from property@tasrail.com.au in accordance with s44 of the Rail Infrastructure Act 2009. A minimum of seven (7) business days' notice is required, but earlier engagement is recommended
6. Rail land is not for private use and should not be encroached for any purpose including for gardens, storage, keeping of animals etc. Dumping of rubbish, including green waste, into the rail corridor is not permitted.
7. No obstruction, installation or works of any kind are permitted inside railway land for any purpose including for structures, unauthorised vehicles, drainage, water pipes, stormwater discharge, electrical or service infrastructure, storage of materials, vegetation clearing, inspections etc. Consideration should also be given to the orientation and siting of above ground structures on adjoining land as well as landscaping to ensure there is no potential to obscure or obstruct the line of sight with respect to a railway crossing.
8. As per the Rail Infrastructure Act 2007, the Rail Infrastructure Manager (TasRail) may remove and dispose of unauthorised or unlawful service infrastructure and take such other action as it sees fit. Where this occurs, TasRail may recover its costs of doing so as a debt due to TasRail from that person and retain if applicable any proceeds of disposal. No action lies against TasRail for removing or disposing of the unauthorised or unlawful service infrastructure.
9. No persons should enter rail land without formal authorisation from TasRail in the form of a TasRail Permit issued by property@tasrail.com.au
10. Rail Corridors are exempt from the Boundary Fences Act meaning that TasRail is not required to contribute to the cost of boundary fencing.

1 INTRODUCTION

This report assesses an application to develop and use a single dwelling and stables on folio of the Register 103891/1, Midland Highway, Campbell Town.

2 BACKGROUND

Applicant:

Chloe Lyne

Zone:

Owner:

Riccarton Pty Ltd

Codes:



Rural Resource Zone

Road and Railway Assets Code

Car Parking and Sustainable Transport Code

Scenic Management Code

Biodiversity Code

Classification under the Scheme:

Resource Development

Existing Use:

Resource Development

Deemed Approval Date:

29 October 2022

Recommendation:

Approve

Discretionary Aspects of the Application:

- Clause 26.4.1 P2 – Reduced setback in the Rural Resource Zone.
- Clause E4.6.1 P3 – Increase in the annual average daily traffic movements by more than 10% at the existing access to the Midland Highway, being a road with a speed limit of more than 60km/h.
- Clause E4.7.1 P1 – Construction of a new driveway from the railway line to the proposed dwelling (i.e., within 50m of a railway line).
- Clause E6.7.2 P2 – Passing bays not being provided every 30m.
- Clause E6.8.2 P1 – Bicycle parking.
- Clause E8.6.1 – Clearance of native vegetation.

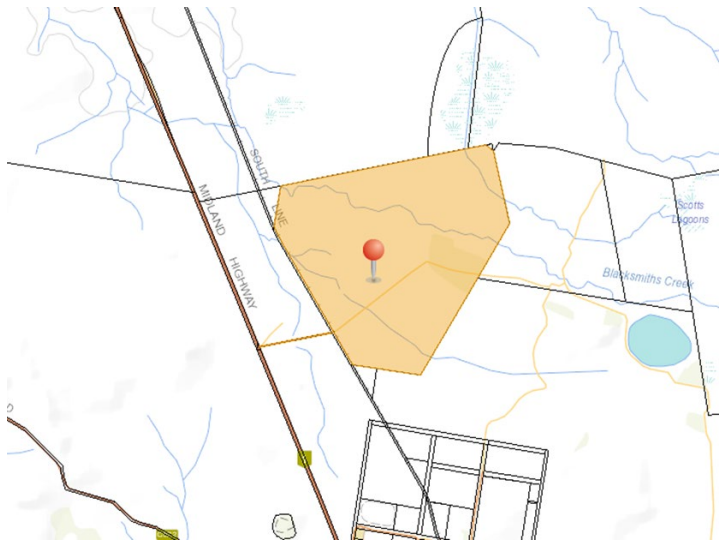
Planning Instrument:

- *Northern Midlands Interim Planning Scheme 2013, Version 39, Effective from 20th July 2022.*

Preliminary Discussion:

- Additional information was requested from the applicant before the application was placed on public exhibition.

Figure 9 - 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 a permit.

It is proposed to develop and use a single dwelling and associated stables for management of the farm.

Figure 10 - Site Plan

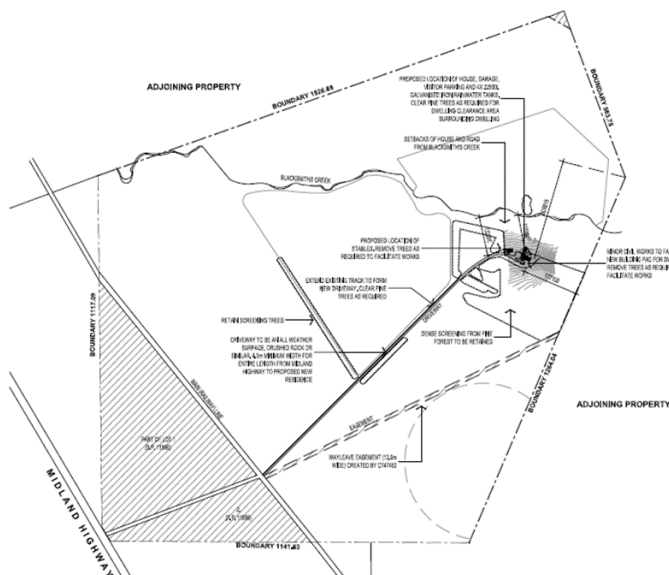


Figure 11 - Site Plan (extract)

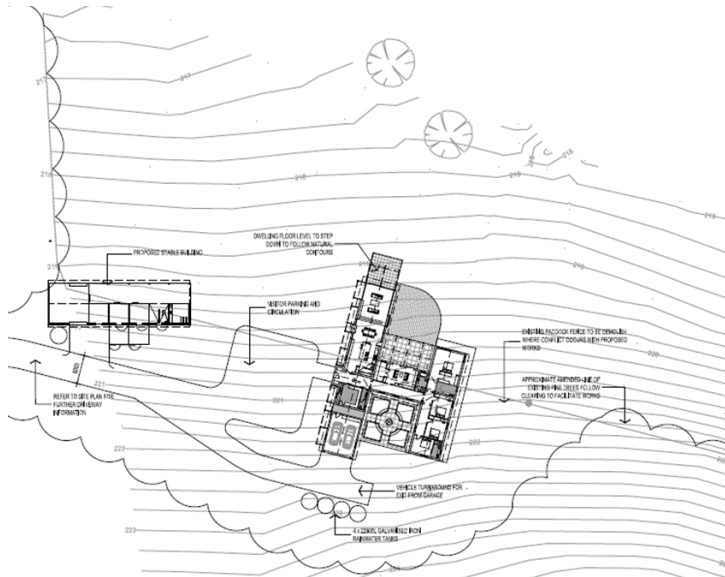


Figure 12 - Elevations

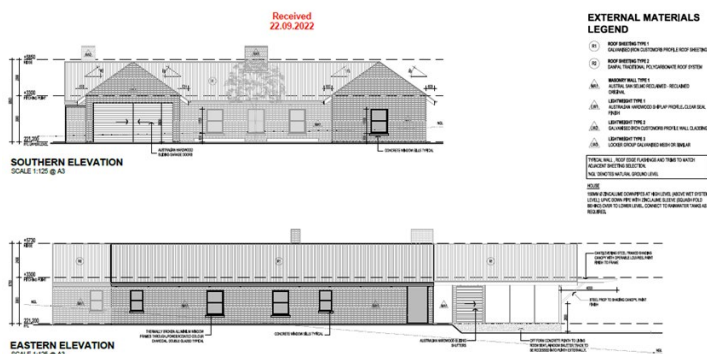


Figure 13- Elevations

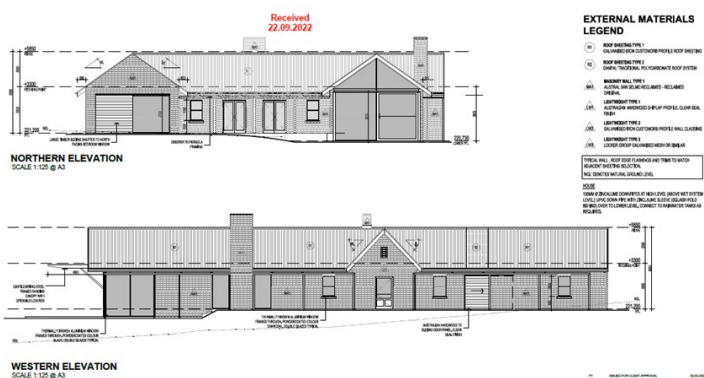


Figure 14- Elevations

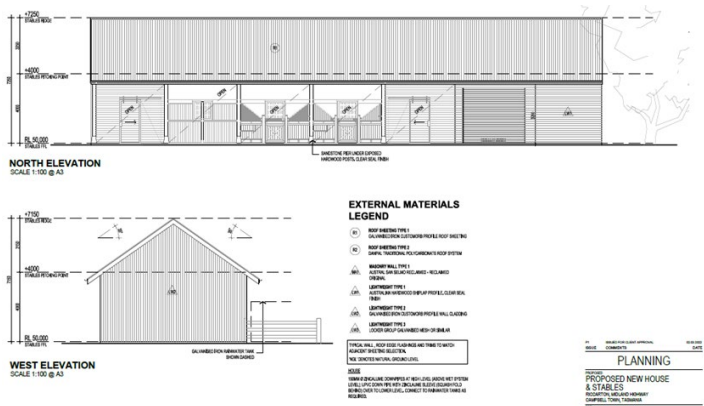
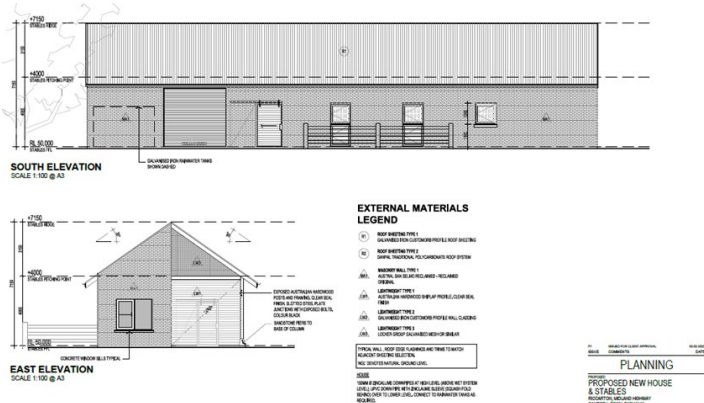
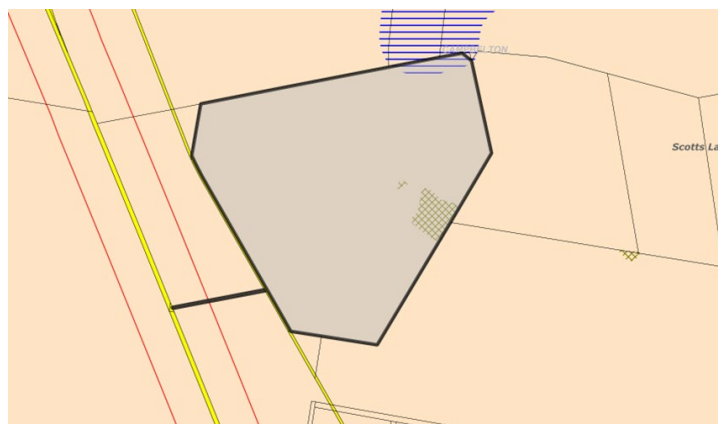


Figure 15 - Elevations



4.2 Zone and Land Use

Figure 16 - Zone map - Rural Resource Zone



The land is zoned Rural Resource. The proposed dwelling and associated stables building are within the Resource Development use class.

The relevant Planning Scheme definition is:

<i>single dwelling</i>	<i>means a dwelling on a lot on which no other dwelling is situated; or a dwelling and an ancillary dwelling on a lot on which no other dwelling is situated.</i>
<i>outbuilding</i>	<i>means a non-habitable detached building of Class 10a of the Building Code of Australia and includes a garage, carport or shed.</i>
<i>Resource development</i>	<i>use of land for propagating, cultivating or harvesting plants or for keeping and breeding of livestock or fishstock. If the land is so used, the use may include the handling, packing or storing of produce for dispatch to processors. Examples include agricultural use, aquaculture, bee keeping, controlled environment agriculture, crop production, horse stud, intensive animal husbandry, plantation forestry and turf growing.</i>

Resource Development (if for a dwelling) is Permitted (Permit Required) in the Rural Resource Zone. Variations scheme provisions caused the application to become discretionary.

4.3 Subject Site and Locality

A site inspection was undertaken on 30th September 2022. The subject site is situated on the eastern side of the Midland Highway north of Campbell Town. It is one of 10 titles that form the farming property 'Riccarton' which is a total landholding of 1888.67ha. The site is currently vacant in terms of built development and has access directly through to the Midland Highway via an access strip.



Figure 17 -Aerial photograph of area



Figure 18 - Photograph of subject site



Figure 19 - Photograph of subject site





4.4 Permit/Site History

There is no relevant permit or site history.

4.5 Representations

Notice of the application was given in accordance with Section 57 of the Land Use Planning & Approvals Act. A review of Council's records management system after completion of the public exhibition period revealed that one representation (attached) was received, from TasRail, 11 Techno Park Drive, Kings Meadows.

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

Issue 1

- The documentation shows that the location of the proposed residential dwelling will require access over the railway. TasRail can find no record of a private rail crossing licence for this property.

Planner's Comment:

Since receiving TasRail concerns on 30th September 2022, TasRail advised Council on 29th October 2022 that the applicant has applied for a rail crossing licence, meaning TasRail is satisfied they have complied with the request.

Issue 2

- Documentation shows the driveway from the highway to the proposed new residence will be an all-weather surface of crushed rock or similar. TasRail requests that any permit issued by Council needs to include a condition that prohibits any materials being placed within the rail corridor including any approaches.

Planner's Comment:

A condition ensuring compliance with TasRail requirements has been recommended in the permit conditions.

Issue 3

- The documentation shows a 'visitor parking' area, but TasRail queries why this is necessary for a residential property. Is there an intention for the stables to be operated on a commercial or semi commercial basis?

Planner's Comment:

Nowhere in the application does it indicate that the stables will be operated on a commercial basis. The visitor parking area adjacent to the dwelling is quite common on drawings which would normally indicate parking for visitors to the residents in the dwelling and where they may park as opposed to the residents' own vehicles. A condition is recommended that would ensure that the stables are not operate on a commercial basis, without the further approval of Council.

4.6 Referrals

The following referrals were required:

Department of State Growth

The Department advised Council on 17 November 2022 that they have no comment to make in relation to this application or requirement to impose any conditions, and noted that the access will be re-done as part of the Midland Highway works due to the widened road impacting the existing one.

4.7 Planning Scheme Assessment

26 RURAL RESOURCE ZONE

26.1 ZONE PURPOSE

26.1.1.1 To provide for the sustainable use or development of resources for agriculture, aquaculture, forestry, mining and other primary industries, including opportunities for resource processing.



26.1.1.2	<i>To provide for other use or development that does not constrain or conflict with resource development uses.</i>
26.1.1.3	<i>To provide for economic development that is compatible with primary industry, environmental and landscape values.</i>
26.1.1.4	<i>To provide for tourism-related use and development where the sustainable development of rural resources will not be compromised.</i>
Planner's Assessment: The proposal complies with the zone purpose.	

26.1.2 LOCAL AREA OBJECTIVES	
a)	<p>Primary Industries:</p> <p><i>Resources for primary industries make a significant contribution to the rural economy and primary industry uses are to be protected for long-term sustainability.</i></p> <p><i>The prime and non-prime agricultural land resource provides for variable and diverse agricultural and primary industry production which will be protected through individual consideration of the local context.</i></p> <p><i>Processing and services can augment the productivity of primary industries in a locality and are supported where they are related to primary industry uses and the long-term sustainability of the resource is not unduly compromised.</i></p>
b)	<p>Tourism</p> <p><i>Tourism is an important contributor to the rural economy and can make a significant contribution to the value adding of primary industries through visitor facilities and the downstream processing of produce. The continued enhancement of tourism facilities with a relationship to primary production is supported where the long-term sustainability of the resource is not unduly compromised.</i></p> <p><i>The rural zone provides for important regional and local tourist routes and destinations such as through the promotion of environmental features and values, cultural heritage and landscape. The continued enhancement of tourism facilities that capitalise on these attributes is supported where the long-term sustainability of primary industry resources is not unduly compromised.</i></p>
c)	<p>Rural Communities</p> <p><i>Services to the rural locality through provision for home-based business can enhance the sustainability of rural communities. Professional and other business services that meet the needs of rural populations are supported where they accompany a residential or other established use and are located appropriately in relation to settlement activity centres and surrounding primary industries such that the integrity of the activity centre is not undermined and primary industries are not unreasonably confined or restrained.</i></p>
Planner's Assessment: The proposal does not conflict with the local area objectives.	

26.1.3 DESIRED FUTURE CHARACTER STATEMENTS	
<i>The visual impacts of use and development within the rural landscape are to be minimised such that the effect is not obtrusive.</i>	
Planner's Assessment: The proposal complies with the Desired Future Character Statements.	

26.3 Use Standards	
26.3.1 Discretionary Uses if not a single dwelling	
Not applicable – the proposal is for a single dwelling.	
26.3.2 Dwellings	
Objective: To ensure that dwellings are:	
a)	incidental to resource development; or
b)	located on land with limited rural potential where they do not constrain surrounding agricultural operations.
Acceptable Solutions	Performance Criteria
A1.1 Development must be for the alteration, extension or	P1.1 A dwelling may be constructed where it is demonstrated that:



<p>replacement of existing dwellings; or</p> <p>A1.2 Ancillary dwellings must be located within the curtilage of the existing dwelling on the property; or</p> <p>A1.3 New dwellings must be within the resource development use class and on land that has a minimum current capital value of \$1 million as demonstrated by a valuation report or sale price less than two years old.</p>	<p>a) it is integral and subservient to resource development, as demonstrated in a report prepared by a suitably qualified person, having regard to:</p> <p>i) scale; and</p> <p>ii) complexity of operation; and</p> <p>iii) requirement for personal attendance by the occupier; and</p> <p>iv) proximity to the activity; and</p> <p>v) any other matters as relevant to the particular activity; or</p> <p>b) the site is practically incapable of supporting an agricultural use or being included with other land for agricultural or other primary industry use, having regard to:</p> <p>i) limitations created by any existing use and/or development surrounding the site; and</p> <p>ii) topographical features; and</p> <p>iii) poor capability of the land for primary industry operations (including a lack of capability or other impediments); and</p> <p>P1.2 A dwelling may be constructed where it is demonstrated that wastewater treatment for the proposed dwelling can be achieved within the lot boundaries, having regard to the rural operation of the property and provision of reasonable curtilage to the proposed dwelling; and</p> <p>P1.3 A dwelling may be constructed where it is demonstrated that the lot has frontage to a road or a Right of Carriageway registered over all relevant titles.</p>
<p>Planner's Assessment:</p> <p>A1.1 and A1.2 - Not applicable.</p> <p>A1.3 – Complies. The application provided a valuation report by Preston Row Paterson and advises that taking a conservative approach of adopting the \$12 000/ha value for arable land, the subject title is worth \$2,124,000.</p> <p>P1.1, P1.2 and P1.3 - Not applicable as the application complies with the acceptable solution.</p>	

26.3.3 Irrigation Districts

<p>Objective:</p> <p>To ensure that land within irrigation districts proclaimed under Part 9 of the <i>Water Management Act 1999</i> is not converted to uses that will compromise the utilisation of water resources.</p>	
Acceptable Solutions	Performance Criteria
<p>A1 Non-agricultural uses are not located within an irrigation district proclaimed under Part 9 of the <i>Water Management Act 1999</i>.</p>	<p>P1 Non-agricultural uses within an irrigation district proclaimed under Part 9 of the <i>Water Management Act 1999</i> must demonstrate that the current and future irrigation potential of the land is not unreasonably reduced having regard to:</p> <p>a) the location and amount of land to be used; and</p> <p>b) the operational practicalities of irrigation systems as they relate to the land; and</p> <p>c) any management or conservation plans for the land.</p>
<p>Planner's Assessment:</p> <p>A1 – Not applicable - the subject title is not within an irrigation district.</p> <p>P1 – Not applicable as the application complies with the acceptable solution.</p>	

26.4 Development Standards

26.4.1 Building Location and Appearance

<p>Objective: To ensure that the:</p>
--



a) ability to conduct extractive industries and resource development will not be constrained by conflict with sensitive uses; and	
b) development of buildings is unobtrusive and complements the character of the landscape.	
Acceptable Solutions	Performance Criteria
A1 Building height must not exceed:	P1 Building height must:
a) 8m for dwellings; or	a) be unobtrusive and complement the character of the surrounding landscape; and
b) 12m for other purposes.	b) protect the amenity of adjoining uses from adverse impacts as a result of the proposal.
Planner's Assessment:	
A1 – Complies.	
P1 – Not applicable as the application complies with the acceptable solution.	
A2 Buildings must be set back a minimum of:	P2 Buildings must be setback so that the use is not likely to constrain adjoining primary industry operations having regard to:
a) 50m where a non-sensitive use or extension to existing sensitive use buildings is proposed; or	a) the topography of the land; and
b) 200m where a sensitive use is proposed; or	b) buffers created by natural or other features; and
c) the same as existing for replacement of an existing dwelling.	c) the location of development on adjoining lots; and
	d) the nature of existing and potential adjoining uses; and
	e) the ability to accommodate a lesser setback to the road having regard to:
	i) the design of the development and landscaping; and
	ii) the potential for future upgrading of the road; and
	ii) potential traffic safety hazards; and
	iv) appropriate noise attenuation.
Planner's Assessment:	
A2 - Does not comply with A2. Must be assessed against performance criteria P2.	
P2 - Reduced setbacks are proposed for the dwelling to the east boundary. This is considered acceptable as the adjoining agricultural operation is held in the same ownership and therefore will not constrain the adjoining land use. There is a large expanse of a pine forest that will be retained that will create a buffer between the dwelling and the adjoining agricultural use. The proposal is considered compliant with the performance criteria.	

CODES		
E1.0	BUSHFIRE PRONE AREAS CODE	Not applicable. The code does not apply to single dwellings.
E2.0	POTENTIALLY CONTAMINATED LAND	Not applicable.
E3.0	LANDSLIP CODE	Not applicable.
E4.0	ROAD AND RAILWAY ASSETS CODE	Complies. See code assessment below
E5.0	FLOOD PRONE AREAS CODE	Not applicable.
E6.0	CAR PARKING AND SUSTAINABLE TRANSPORT CODE	Complies. See code assessment below
E7.0	SCENIC MANAGEMENT CODE	Exempt. No development is proposed within the Scenic Road Corridor.
E8.0	BIODIVERSITY CODE	Complies. See code assessment below
E9.0	WATER QUALITY CODE	Not applicable.
E10.0	RECREATION AND OPEN SPACE CODE	Not applicable.
E11.0	ENVIRONMENTAL IMPACTS & ATTENUATION CODE	Not applicable.
E12.0	AIRPORTS IMPACT MANAGEMENT CODE	Not applicable.
E13.0	LOCAL HISTORIC HERITAGE CODE	Not applicable.



E14.0	COASTAL CODE	Not applicable.
E15.0	SIGNS CODE	Not applicable.

**ASSESSMENT AGAINST E4.0
ROAD & RAILWAY ASSETS CODE**

E4.6 Use Standards

E4.6.1 Use and road or rail infrastructure

Objective To ensure that the safety and efficiency of road and rail infrastructure is not reduced by the creation of new accesses and junctions or increased use of existing accesses and junctions.	
Acceptable Solutions	Performance Criteria
A1 Sensitive use on or within 50m of a category 1 or 2 road, in an area subject to a speed limit of more than 60km/h, a railway or future road or railway must not result in an increase to the annual average daily traffic (AADT) movements to or from the site by more than 10%.	P1 Sensitive use on or within 50m of a category 1 or 2 road, in an area subject to a speed limit of more than 60km/h, a railway or future road or railway must demonstrate that the safe and efficient operation of the infrastructure will not be detrimentally affected.
Planner's Assessment: A1 – Not applicable. The sensitive use will be at least 50m from the road and railway. P1 – Not applicable as the application complies with the acceptable solution.	
A2 For roads with a speed limit of 60km/h or less the use must not generate more than a total of 40 vehicle entry and exit movements per day	P2 For roads with a speed limit of 60km/h or less, the level of use, number, location, layout and design of accesses and junctions must maintain an acceptable level of safety for all road users, including pedestrians and cyclists.
Planner's Assessment: A2 – Not applicable. The road has a speed limit of more than 60km/h. P2 – Not applicable as the application complies with the acceptable solution.	
A3 For roads with a speed limit of more than 60km/h the use must not increase the annual average daily traffic (AADT) movements at the existing access or junction by more than 10%.	P3 For limited access roads and roads with a speed limit of more than 60km/h: a) access to a category 1 road or limited access road must only be via an existing access or junction or the use or development must provide a significant social and economic benefit to the State or region; and b) any increase in use of an existing access or junction or development of a new access or junction to a limited access road or a category 1, 2 or 3 road must be for a use that is dependent on the site for its unique resources, characteristics or locational attributes and an alternate site or access to a category 4 or 5 road is not practicable; and c) an access or junction which is increased in use or is a new access or junction must be designed and located to maintain an adequate level of safety and efficiency for all road users.
Planner's Assessment: A3 – Does not comply. Must be assessed against performance criteria P3. P3 - The application provided a Traffic Impact Assessment demonstrating compliance with the performance criteria	



as follows:

- a) *The access point is existing.*
- b) *The site only has frontage onto the Midland Highway, which is a Category 1 road, and there is no alternative access to a category 4 or 5 road.*
- c) *The proposed dwelling is likely to generate no more than 1 or 2 vehicle movements per hour at any given time, the proposal is not anticipated to have any traffic efficiency issues at the existing access point. The proposed design of the Midland Highway corridor in this area includes consideration of this existing site access, and it would be incorporated into a formal G-Turn facility which meets the relevant design standards.*

It is considered that the existing access in its current form, and future configuration, would maintain an adequate level of safety and efficiency for all road users given the proposed level of use.

It is considered that the proposal complies with the performance criteria.

E4.7 Development Standards

E4.7.1 Development on and adjacent to Existing and Future Arterial Roads and Railways

Objective

To ensure that development on or adjacent to category 1 or 2 roads (outside 60km/h), railways and future roads and railways is managed to:

- a) ensure the safe and efficient operation of roads and railways; and
- b) allow for future road and rail widening, realignment and upgrading; and
- c) avoid undesirable interaction between roads and railways and other use or development.

Acceptable Solutions

A1 The following must be at least 50m from a railway, a future road or railway, and a category 1 or 2 road in an area subject to a speed limit of more than 60km/h:

- a) new road works, buildings, additions and extensions, earthworks and landscaping works; and
- b) building envelopes on new lots; and
- c) outdoor sitting, entertainment and children's play areas

Performance Criteria

P1 Development including buildings, road works, earthworks, landscaping works and level crossings on or within 50m of a category 1 or 2 road, in an area subject to a speed limit of more than 60km/h, a railway or future road or railway must be sited, designed and landscaped to:

- a) maintain or improve the safety and efficiency of the road or railway or future road or railway, including line of sight from trains; and
- b) mitigate significant transport-related environmental impacts, including noise, air pollution and vibrations in accordance with a report from a suitably qualified person; and
- c) ensure that additions or extensions of buildings will not reduce the existing setback to the road, railway or future road or railway; and
- d) ensure that temporary buildings and works are removed at the applicant's expense within three years or as otherwise agreed by the road or rail authority.

Planner's Assessment:

A1 – Does not comply. Although there are no works proposed for within 50 metres of the Midland Highway, there would be a new driveway constructed from the railway line to the location of the proposed dwelling (i.e., within 50m of the railway line). Must be assessed against performance criteria P1.

P1 - The application provided a Traffic Impact Assessment demonstrating compliance with the performance criteria as follows:

- a) *The proposed development would not restrict visibility at the existing level crossing as there are no structures proposed to be constructed in the vicinity. The existing railway alignment is straight and there*



are no significant obstructions to sight distance. Where there would be increased traffic volumes across the railway, the impacts of this traffic would be mitigated by improvements to the driveway including the proposed all-weather track which would reduce any incidence of vehicles getting stuck crossing the railway.

- b) No significant transport-related environmental impacts are expected given that the development is a low intensity use.*
- c) Not relevant as there are no proposed buildings within 50 metres of the rail line.*
- d) Any temporary buildings or works areas would be removed within three years.*

It is considered that the proposal complies with the performance criteria.

E4.7.2 Management of Road Accesses and Junctions

Objective

To ensure that the safety and efficiency of roads is not reduced by the creation of new accesses and junctions or increased use of existing accesses and junctions.

Acceptable Solutions

A1 For roads with a speed limit of 60km/h or less the development must include only one access providing both entry and exit, or two accesses providing separate entry and exit.

Performance Criteria

P1 For roads with a speed limit of 60km/h or less, the number, location, layout and design of accesses and junctions must maintain an acceptable level of safety for all road users, including pedestrians and cyclists.

Planner's Assessment:

A1 & P1 – Not applicable. The road has a speed limit of more than 60km/h.

A2 For roads with a speed limit of more than 60km/h the development must not include a new access or junction.

P2 For limited access roads and roads with a speed limit of more than 60km/h:

- a) access to a category 1 road or limited access road must only be via an existing access or junction or the development must provide a significant social and economic benefit to the State or region; and
- b) any increase in use of an existing access or junction or development of a new access or junction to a limited access road or a category 1, 2 or 3 road must be dependent on the site for its unique resources, characteristics or locational attributes and an alternate site or access to a category 4 or 5 road is not practicable; and
- c) an access or junction which is increased in use or is a new access or junction must be designed and located to maintain an adequate level of safety and efficiency for all road users.

Planner's Assessment:

A1 - Complies – the access is existing.

P1 – Not applicable as the proposal complies with the acceptable solution.

E4.7.3 Management of Rail Level Crossings

Objective

To ensure that the safety and the efficiency of a railway is not unreasonably reduced by access across the railway.

Acceptable Solutions

A1 Where land has access across a railway:
a) development does not include a level crossing; or
b) development does not result in a material change onto an existing level crossing.

Performance Criteria

P1 Where land has access across a railway:
a) the number, location, layout and design of level crossings maintain or improve the safety and efficiency of the railway; and
b) the proposal is dependent upon the site



	<p>due to unique resources, characteristics or location attributes and the use or development will have social and economic benefits that are of State or regional significance; or</p> <p>c) it is uneconomic to relocate an existing use to a site that does not require a level crossing; and</p> <p>d) an alternative access or junction is not practicable.</p>
<p>Planner's Assessment:</p> <p>A1 - Complies. The Traffic Impact Assessment advises, 'The proposed development does not include a new level crossing. The level of traffic associated with the proposed development is around 10 vehicle movements per day and no more than 1-2 vehicle movements per hour during peak times. This level of traffic is not considered material and therefore the proposed development complies with Clause E4.7.3'.</p> <p>P1 – Not applicable as the proposal complies with the acceptable solution.</p>	

E4.7.4 Sight Distance at Accesses, Junctions and Level Crossings

<p>Objective</p> <p>To ensure that use and development involving or adjacent to accesses, junctions and level crossings allows sufficient sight distance between vehicles and between vehicles and trains to enable safe movement of traffic.</p>	
Acceptable Solutions	Performance Criteria
<p>A1 Sight distances at</p> <p>a) an access or junction must comply with the Safe Intersection Sight Distance shown in Table E4.7.4; and</p> <p>b) rail level crossings must comply with <i>AS1742.7 Manual of uniform traffic control devices - Railway crossings</i>, Standards Association of Australia; or</p> <p>c) If the access is a temporary access, the written consent of the relevant authority has been obtained.</p>	<p>P1 The design, layout and location of an access, junction or rail level crossing must provide adequate sight distances to ensure the safe movement of vehicles.</p>
<p>Planner's Assessment:</p> <p>A1 – Complies. The Traffic Impact Assessment advises that 'Table E4.7.4 of the Planning Scheme sets out the Safe Intersection Sight Distance (SISD) requirements at access points and junctions. For a speed limit of 110 km/h, the SISD requirement is 290 metres. Given that the Midland Highway is very straight in the vicinity of the site access (1.8 km to the south and 2.7 km to the north) and there are no major obstructions to sight distance, the requirements of Table E4.7.4 are considered to be met. The existing driveway crosses the South Line at a private, passive level crossing approximately 520 metres east of the Midland Highway access point. The South Line is an important freight route connecting between Brighton and Western Junction. The rail line at this location is straight for a minimum of 700 metres either side of the level crossing. The area is generally clear of vegetation such that there are no obstructions to sight distances'.</p> <p>P1 – Not applicable as the proposal complies with the acceptable solutions.</p>	

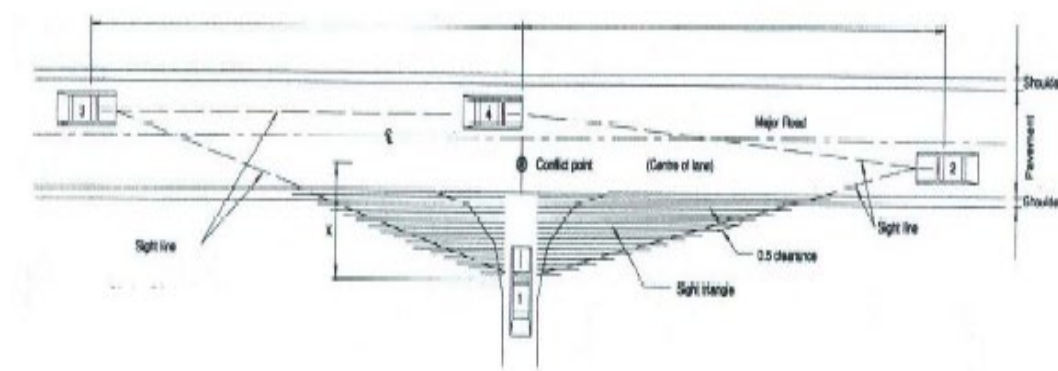


Figure E4.7.4 Sight Lines for Accesses and Junctions

X is the distance of the driver from the conflict point.

For category 1, 2 and 3 roads X = 7m minimum and for other roads X = 5m minimum.

Table E4.7.4 Safe Intersection Sight Distance (SISD)

Vehicle Speed	Safe Intersection Sight Distance (SISD) metres, for speed limit of:	
km/h	60 km/h or less	Greater than 60 km/h
50	80	90
60	105	115
70	130	140
80	165	175
90		210
100		250
110		290

Notes:

- (a) Vehicle speed is the actual or recorded speed of traffic passing along the road and is the speed at or below which 85% of passing vehicles travel.
- (b) For safe intersection sight distance (SISD):
 - (i) All sight lines (driver to object vehicle) are to be between points 1.2 metres above the road and access surface at the respective vehicle positions with a clearance to any sight obstruction of 0.5 metres to the side and below, and 2.0 metres above all sight lines;
 - (ii) These sight line requirements are to be maintained over the full sight triangle for vehicles at any point between positions 1, 2 and 3 in Figure E4.7.4 and the access junction;
 - (iii) A driver at position 1 must have sight lines to see cars at any point between the access and positions 3 and 2 in Figure E4.7.4;
 - (iv) A driver at any point between position 3 and the access must have sight lines to see a car at position 4; and
 - (v) A driver at position 4 must have sight lines to see a car at any point between position 2 and the access.

ASSESSMENT AGAINST E6.0

CAR PARKING & SUSTAINABLE TRANSPORT CODE

E6.6 Use Standards

E6.6.1 Car Parking Numbers

Objective: To ensure that an appropriate level of car parking is provided to service use.	
Acceptable Solutions	Performance Criteria
A1 The number of car parking spaces must not be less than the requirements of:	P1 The number of car parking spaces provided must have regard to:
a) Table E6.1; or	a) the provisions of any relevant location specific



<p>b) a parking precinct plan contained in Table E6.6: Precinct Parking Plans (except for dwellings in the General Residential Zone).</p>	<p>car parking plan; and</p> <p>b) the availability of public car parking spaces within reasonable walking distance; and</p> <p>c) any reduction in demand due to sharing of spaces by multiple uses either because of variations in peak demand or by efficiencies gained by consolidation; and</p> <p>d) the availability and frequency of public transport within reasonable walking distance of the site; and</p> <p>e) site constraints such as existing buildings, slope, drainage, vegetation and landscaping; and</p> <p>f) the availability, accessibility and safety of on-road parking, having regard to the nature of the roads, traffic management and other uses in the vicinity; and</p> <p>g) an empirical assessment of the car parking demand; and</p> <p>h) the effect on streetscape, amenity and vehicle, pedestrian and cycle safety and convenience; and</p> <p>i) the recommendations of a traffic impact assessment prepared for the proposal; and</p> <p>j) any heritage values of the site; and</p> <p>k) for residential buildings and multiple dwellings, whether parking is adequate to meet the needs of the residents having regard to:</p> <p>i) the size of the dwelling and the number of bedrooms; and</p> <p>ii) the pattern of parking in the locality; and</p> <p>iii) any existing structure on the land.</p>
<p>Planner's Assessment:</p> <p>A1 - Complies. There is enough room on the site and within the garage component of the dwelling and driveway for the 4 car parking spaces required for the 4 bedroom dwelling.</p> <p>P1 – Not applicable as the application complies with the acceptable solution.</p>	

Table E6.1: Parking Space Requirements

Use Residential:	Parking Requirement	
	Vehicle	Bicycle
<i>Residential use in any zone other than General Residential</i>	<i>1 space per bedroom</i>	<i>1 space per unit or 1 spaces per 5 bedrooms in other forms of accommodation.</i>

E6.6.2 Bicycle Parking Numbers

<p>Objective: To encourage cycling as a mode of transport within areas subject to urban speed zones by ensuring safe, secure and convenient parking for bicycles.</p>	
Acceptable Solutions	Performance Criteria
A1.1 Permanently accessible bicycle parking or storage spaces must be provided either on the site or within 50m of the site in accordance with the requirements of Table E6.1; or	
A1.2 The number of spaces must be in accordance with a parking precinct plan contained in Table E6.6: Precinct Parking Plans.	
P1 Permanently accessible bicycle parking or storage spaces must be provided having regard to the:	
a) likely number and type of users of the site and their opportunities and likely preference for bicycle travel; and	



- b) location of the site and the distance a cyclist would need to travel to reach the site; and
c) availability and accessibility of existing and planned parking facilities for bicycles in the vicinity.

Planner's Assessment:

A1.1 - Complies. Space for bicycle parking is available within the garage.

A1.2 – Not applicable.

P1 – Not applicable as the application complies with the acceptable solution.

E6.6.3 Taxi Drop-off and Pickup

Objective: To ensure that taxis can adequately access developments.

Acceptable Solutions	Performance Criteria
A1 One dedicated taxi drop-off and pickup space must be provided for every 50 car spaces required by Table E6.1 or part thereof (except for dwellings in the General Residential Zone).	P1 No performance criteria.
Planner's Assessment: A1 - Not applicable to single dwellings. P1 – Not applicable.	

E6.6.4 Motorbike Parking Provisions

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

Acceptable Solutions	Performance Criteria
A1 One motorbike parking space must be provided for each 20 car spaces required by Table E6.1 or part thereof.	P1 No performance criteria.
Planner's Assessment: A1 – Not applicable to single dwellings. P1 – Not applicable.	

E6.7 Development Standards

E6.7.1 Construction of Car Parking Spaces and Access Strips

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

Acceptable Solutions	Performance Criteria
A1 All car parking, access strips manoeuvring and circulation spaces must be: a) formed to an adequate level and drained; and b) except for a single dwelling, provided with an impervious all-weather seal; and c) except for a single dwelling, line marked or provided with other clear physical means to delineate car spaces.	P1 All car parking, access strips manoeuvring and circulation spaces must be readily identifiable and constructed to ensure that they are useable in all weather conditions.
Planner's Assessment: A1 a) – Complies. A1 b) & c) – Not applicable for a single dwelling. P1 – Not applicable as the application complies with the acceptable solution.	

E6.7.2 Design and Layout of Car Parking

Objective: To ensure that car parking and manoeuvring space are designed and laid out to an appropriate standard.

Acceptable Solutions	Performance Criteria
A1.1 Where providing for 4 or more spaces, parking	P1 The location of car parking and



<p>areas (other than for parking located in garages and carports for dwellings in the General Residential Zone) must be located behind the building line; and</p> <p>A1.2 Within the General residential zone, provision for turning must not be located within the front setback for residential buildings or multiple dwellings.</p>	<p>manoeuvring spaces must not be detrimental to the streetscape or the amenity of the surrounding areas, having regard to:</p> <p>a) the layout of the site and the location of existing buildings; and</p> <p>b) views into the site from the road and adjoining public spaces; and</p> <p>c) the ability to access the site and the rear of buildings; and</p> <p>d) the layout of car parking in the vicinity; and</p> <p>e) the level of landscaping proposed for the car parking.</p>
<p>Planner's Assessment:</p> <p>A1.1 – Complies.</p> <p>A1.2 - Not applicable.</p> <p>P1 – Not applicable as the application complies with the acceptable solution.</p>	
<p>A2.1 Car parking and manoeuvring space must:</p> <p>a) have a gradient of 10% or less; and</p> <p>b) where providing for more than 4 cars, provide for vehicles to enter and exit the site in a forward direction; and</p> <p>c) have a width of vehicular access no less than prescribed in Table E6.2 and Table E6.3, and</p> <p>A2.2 The layout of car spaces and access ways must be designed in accordance with <i>Australian Standards AS 2890.1 - 2004 Parking Facilities, Part 1: Off Road Car Parking</i>.</p>	<p>P2 Car parking and manoeuvring space must:</p> <p>a) be convenient, safe and efficient to use having regard to matters such as slope, dimensions, layout and the expected number and type of vehicles; and</p> <p>b) provide adequate space to turn within the site unless reversing from the site would not adversely affect the safety and convenience of users and passing traffic.</p>
<p>Planner's Assessment:</p> <p>A2.1 a), b) and A2.2 – Complies.</p> <p>A2.1 c) – Does not have passing bays every 30m. Must be assessed against performance criteria P2.</p> <p>P2 – The Traffic Impact Assessment finds that 'The access driveway is very long, and it would not be reasonable to provide formal passing bays every 30 metres given the low traffic generation expected from the residence (1-2 vehicle movements per hour). It is noted that vehicles can physically pass within the access strip if required, by pulling over adjacent to the driveway and allowing another vehicle to pass. The driveway is considered to be convenient, safe and efficient to use in accordance with performance criteria (E6.7.2-P2)'.</p> <p>It is considered that the proposal complies with the performance criteria.</p>	

Table E6.2: Access Widths for Vehicles

Number of parking spaces served	Access width (see note 1)	Passing bay (2.0m wide by 5.0m long plus entry and exit tapers) (see note 2)
1 to 5	3.0m	Every 30m

E6.7.3 Car Parking Access, Safety and Security

Objective: To ensure adequate access, safety and security for car parking and for deliveries.	
Acceptable Solutions	Performance Criteria
<p>A1 Car parking areas with greater than 20 parking spaces must be:</p> <p>a) secured and lit so that unauthorised persons cannot enter or;</p>	<p>P1 Car parking areas with greater than 20 parking spaces must provide for adequate security and safety for users of the site, having regard to the:</p> <p>a) levels of activity within the vicinity; and</p>



b) visible from buildings on or adjacent to the site during the times when parking occurs.	b) opportunities for passive surveillance for users of adjacent building and public spaces adjoining the site.
Planner's Assessment: A1 & P1 – Not applicable – car parking is for less than 20 spaces.	

E6.7.4 Parking for Persons with a Disability

Objective: To ensure adequate parking for persons with a disability.	
Acceptable Solutions	Performance Criteria
A1 All spaces designated for use by persons with a disability must be located closest to the main entry point to the building.	P1 The location and design of parking spaces considers the needs of disabled persons, having regard to: <ul style="list-style-type: none"> a) the topography of the site; b) the location and type of relevant facilities on the site or in the vicinity; c) the suitability of access pathways from parking spaces, and d) applicable Australian Standards.
Planner's Assessment: A1 & P1 - Not applicable for a private residence.	
A2 One of every 20 parking spaces or part thereof must be constructed and designated for use by persons with disabilities in accordance with <i>Australian Standards AS/NZ 2890.6 2009</i> .	P2 The number of parking spaces provided is appropriate for the needs of disabled persons, having regard to: <ul style="list-style-type: none"> a) characteristics of the populations to be served; b) their means of transport to and from the site; and c) applicable Australian Standards.
Planner's Assessment: A2 & P2 - Not applicable for a private residence.	

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

Objective: To ensure adequate access for people and goods delivery and collection and to prevent loss of amenity and adverse impacts on traffic flows.	
Acceptable Solutions	Performance Criteria
A1 For retail, commercial, industrial, service industry or warehouse or storage uses: <ul style="list-style-type: none"> a) at least one loading bay must be provided in accordance with Table E6.4; and b) loading and bus bays and access strips must be designed in accordance with <i>Australian Standard AS/NZS 2890.3 2002</i> for the type of vehicles that will use the site. 	P1 For retail, commercial, industrial, service industry or warehouse or storage uses adequate space must be provided for loading and unloading the type of vehicles associated with delivering and collecting people and goods where these are expected on a regular basis.
Planner's Assessment: A1 & P1 – Not applicable for a single dwelling.	

E6.8 Provisions for Sustainable Transport

E6.8.1 Bicycle End of Trip Facilities

Not used in this planning scheme



E6.8.2 Bicycle Parking Access, Safety and Security

Objective: To ensure that parking and storage facilities for bicycles are safe, secure and convenient.	
Acceptable Solutions	Performance Criteria
<p>A1.1 Bicycle parking spaces for customers and visitors must:</p> <p>a) be accessible from a road, footpath or cycle track; and</p> <p>b) include a rail or hoop to lock a bicycle to that meets <i>Australian Standard AS 2890.3 1993</i>; and</p> <p>c) be located within 50m of and visible or signposted from the entrance to the activity they serve; and</p> <p>d) be available and adequately lit in accordance with <i>Australian Standard AS/NZS 1158 2005 Lighting Category C2</i> during the times they will be used; and</p> <p>A1.2 Parking space for residents' and employees' bicycles must be under cover and capable of being secured by lock or bicycle lock.</p>	<p>P1 Bicycle parking spaces must be safe, secure, convenient and located where they will encourage use.</p>
<p>Planner's Assessment:</p> <p>A1.1 & A1.2 – Does not comply.</p> <p>P1 – It is considered that bicycle parking in the garage complies with the performance criteria.</p>	
<p>A2 Bicycle parking spaces must have:</p> <p>a) minimum dimensions of:</p> <p>i) 1.7m in length; and</p> <p>ii) 1.2m in height; and</p> <p>iii) 0.7m in width at the handlebars; and</p> <p>b) unobstructed access with a width of at least 2m and a gradient of no more 5% from a public area where cycling is allowed.</p>	<p>P2 Bicycle parking spaces and access must be of dimensions that provide for their convenient, safe and efficient use.</p>
<p>Planner's Assessment:</p> <p>A2 – Does not comply. Must be assessed against the performance criteria P2.</p> <p>P2 – It is considered that bicycle parking in the garage complies with the performance criteria.</p>	

E6.8.5 Pedestrian Walkways

Objective: To ensure pedestrian safety is considered in development	
Acceptable Solution	Performance Criteria
<p>A1 Pedestrian access must be provided for in accordance with Table E6.5.</p>	<p>P1 Safe pedestrian access must be provided within car park and between the entrances to buildings and the road.</p>
<p>Planner's Assessment:</p> <p>A1 – Complies – less than 10 car parking spaces - no separate access required.</p> <p>P1 – Not applicable as the application complies with the acceptable solution.</p>	

Table E6.5: Pedestrian Access

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

Notes



- a) *In parking areas containing spaces allocated for disabled persons, a footpath having a minimum width of 1.5m and a gradient not exceeding 1 in 14 is required from those spaces to the principal building.*
- b) *Separation is deemed to be achieved by:*
- i) *a horizontal distance of 2.5m between the edge of the driveway and the footpath; or*
- ii) *protective devices such as bollards, guard rails or planters between the driveway and the footpath; and*
- iii) *signs and line marking at points where pedestrians are intended to cross driveways or parking aisles.*

**Assessment against E8
Biodiversity Code**

E8.6 Development Standards

E8.6.1 Habitat and Vegetation Management

<p>Objective To ensure that:</p> <p>a) vegetation identified as having conservation value as habitat has priority for protection and is appropriately managed to protect those values; and</p> <p>b) the representation and connectivity of vegetation communities is given appropriate protection when considering the impacts of use and development.</p>	
Acceptable Solutions	Performance Criteria
<p>A1.1 Clearance or disturbance of priority habitat is in accordance with a certified Forest Practices Plan or;</p> <p>A1.2 Development does not clear or disturb native vegetation within areas identified as priority habitat.</p>	<p>P1 Clearance or disturbance of native vegetation within priority habitat may be allowed where a flora and fauna report prepared by a suitably qualified person demonstrates that development does not unduly compromise the representation of species or vegetation communities in the bioregion having regard to the:</p> <p>a) quality and extent of the vegetation or habitat affected by the proposal, including the maintenance of species diversity and its value as a wildlife corridor; and</p> <p>b) means of removal; and</p> <p>c) value of riparian vegetation in protecting habitat values; and</p> <p>d) impacts of siting of development (including effluent disposal) and vegetation clearance or excavations, in proximity to habitat or vegetation; and</p> <p>e) need for and adequacy of proposed vegetation or habitat management; and</p> <p>f) conservation outcomes and long-term security of any offset in accordance with the <i>General Offset Principles</i> for the RMPS, Department of Primary Industries, Parks, Water and Environment.</p>
<p>Planner's Assessment:</p> <p>A1.1 – Forest Practices Plan not provided.</p> <p>A1.2 – Does not comply. Must be assessed against performance criteria P1.</p> <p>P1 - A Natural Values Report accompanied the application and found that 0.4ha of pine plantation is incorrectly coded as the threatened vegetation community <i>Eucalyptus amygdalina</i> on woodland on Cainozoic deposits. A single white gum will be required to be removed during the construction. Its removal will not affect the representation of species, native vegetation communities, riparian values. No specific vegetation management is required and no offsetting is deemed to be required. It is considered that the proposal complies with the performance criteria.</p>	



<p>A2 Clearance or disturbance of native vegetation is in accordance with a certified Forest Practices Plan.</p>	<p>P2 Clearance or disturbance of native vegetation must be consistent with the purpose of this Code and not unduly compromise the representation of species or vegetation communities of significance in the bioregion having regard to the:</p> <ul style="list-style-type: none"> a) quality and extent of the vegetation or habitat affected by the proposal, including the maintenance of species diversity and its value as a wildlife corridor; and b) means of removal; and c) value of riparian vegetation in protecting habitat values; and d) impacts of siting of development (including effluent disposal) and vegetation clearance or excavations, in proximity to habitat or vegetation; and e) need for and adequacy of proposed vegetation or habitat management; and f) conservation outcomes and long-term security of any offset in accordance with the <i>General Offset Principles</i> for the RMPS, Department of Primary Industries, Parks, Water and Environment.
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Planner's Assessment:

A2 – Does not comply. Must be assessed against performance criteria P2.

P2 - A Natural Values Report accompanied the application and found that 0.4ha of pine plantation is incorrectly coded as the threatened vegetation community *Eucalyptus amygdalina* on woodland on Cainozoic deposits. A single white gum will be required to be removed during the construction. Its removal will not affect the representation of species, native vegetation communities, riparian values. No specific vegetation management is required and no offsetting is deemed to be required. It is considered that the proposal complies with the performance criteria.

SPECIFIC AREA PLANS

F1.0 Translink Specific Area Plan	Not applicable.
F2.0 Heritage Precincts Specific Area Plan	Not applicable.

SPECIAL PROVISIONS

9.1 Changes to an Existing Non-conforming Use	Not applicable.
9.2 Development for Existing Discretionary Uses	Not applicable.
9.3 Adjustment of a Boundary	Not applicable.
9.4 Demolition	Not applicable.
9.5 Change of Use of a Place listed on the Tasmanian Heritage Register or a heritage place	Not applicable.
9.6 Change of Use	Not applicable.
9.7 Access and Provision of Infrastructure Across Land in Another Zone	Not applicable.
9.8 Buildings Projecting onto Land in a Different Zone	Not applicable.
9.9 Port and Shipping in Proclaimed Wharf Areas	Not applicable.

STATE POLICIES

The proposal is consistent with all State Policies.

OBJECTIVES OF LAND USE PLANNING & APPROVALS ACT 1993

The proposal is consistent with the objectives of the <i>Land Use Planning & Approvals Act 1993</i> .



STRATEGIC PLAN/ANNUAL PLAN/COUNCIL POLICIES

Strategic Plan 2017-2027

- *Statutory Planning*

5 FINANCIAL IMPLICATIONS TO COUNCIL

Assessment of this application is within budget allocation.

6 OPTIONS

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

7 DISCUSSION

Discretion to refuse the application is limited to:

- Clause 26.4.1 P2 – Reduced setback in the Rural Resource Zone.
- Clause E4.6.1 P3 – Increase in the annual average daily traffic movements by more than 10% at the existing access to the Midland Highway, being a road with a speed limit of more than 60km/h.
- Clause E4.7.1 P1 – Construction of a new driveway from the railway line to the proposed dwelling (i.e., within 50m of a railway line).
- Clause E6.7.2 P2 – Passing bays not being provided every 30m.
- Clause E6.8.2 P1 – Bicycle parking.
- Clause E8.6.1 – Clearance of native vegetation.

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

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

8 ATTACHMENTS

1. CPD Planning Application - New Dwelling DA FINAL 12.9.22 [**11.4.1** - 7 pages]
2. 2018- T PL 20220817 [**11.4.2** - 8 pages]
3. 2018- T PL 20220919 [**11.4.3** - 8 pages]
4. 12593037- LET Midland Highway Campbell Town TIS [**11.4.4** - 4 pages]
5. TIA Approval - DSG [**11.4.5** - 4 pages]
6. RE Midland Highway - Campbell Town - NMC DA 22-0180 - Traffic Statement [**11.4.6** - 4 pages]
7. PL N-22-0180 public exhibition documents [**11.4.7** - 83 pages]
8. Additional Information Request 13 September 2022 [**11.4.8** - 2 pages]
9. Additional Information Request 16 August 2022 [**11.4.9** - 2 pages]
10. Additional Information Request 23 August 2022 [**11.4.10** - 2 pages]
11. Response to RFI [**11.4.11** - 5 pages]
12. Tas Rail response to referral [**11.4.12** - 2 pages]
13. Tas Rail response [**11.4.13** - 3 pages]
14. DSG Referral Response [**11.4.14** - 2 pages]
15. PL N 22-0180 - RFI response [**11.4.15** - 1 page]



12 COUNCIL ACTING AS A PLANNING AUTHORITY: CESSATION

MINUTE NO. 22/381

DECISION

Cr Adams/Deputy Mayor Lambert

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

Carried Unanimously

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.

Mayor Knowles adjourned the meeting for the meal break at 6.14pm, at which time Mr Robinson left the meeting.

Mayor Knowles reconvened the meeting after the meal break at 6.45pm.



13 GOVERNANCE REPORTS

13.1 COUNCIL CALENDAR: 2023 SCHEDULE OF COUNCIL MEETINGS AND WORKSHOPS DATES

Responsible Officer: Des Jennings, General Manager

Report prepared by: Gail Eacher, Executive Assistant

MINUTE NO. 22/388

DECISION

Cr Goss/Cr Andrews

That

i) Ordinary Council Meetings for the period January to December 2023 (commencing at 5.00pm) be held as follows:

- Monday, 30 January 2023*
- Monday, 20 February 2023
- Monday, 20 March 2023
- Wednesday, 26 April 2023*
- Monday, 15 May 2023
- Monday 26 June 2023*
- Monday, 17 July 2023
- Monday, 21 August 2023
- Monday, 18 September 2023
- Monday, 16 October 2023
- Monday, 20 November 2023
- Monday, 11 December 2023*

****Not third Monday in the month***

ii) Council Workshops for the period January to December 2023 (commencing at 5.15pm) be held as follows:

- Monday, 6 February 2023
- Monday, 6 March 2023
- Monday, 3 April 2023
- Monday, 1 May 2023
- Monday, 5 June 2023
- Monday, 3 July 2023
- Monday, 7 August 2023
- Monday, 4 September 2023
- Monday, 2 October 2023
- Tuesday, 7 November 2023
- Monday, 27 November 2023

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

iv) a Bus Tour take place at a date to be determined.

v) the Councillors Christmas function be held on **30 November 2023**.

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

Carried Unanimously

Voting for the Motion:

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

Voting Against the Motion:

Nil



RECOMMENDATION

That

- i) Ordinary Council Meetings for the period January to December 2023 (commencing at 5.00pm) be held as follows:
 - Monday, 30 January 2023*
 - Monday, 20 February 2023
 - Monday, 20 March 2023
 - Wednesday, 26 April 2023*
 - Monday, 15 May 2023
 - Monday 26 June 2023*
 - Monday, 17 July 2023
 - Monday, 21 August 2023
 - Monday, 18 September 2023
 - Monday, 16 October 2023
 - Monday, 20 November 2023
 - Monday, 11 December 2023*

***Not third Monday in the month**
- ii) Council Workshops for the period January to December 2023 (commencing at 5.15pm) be held as follows:
 - Monday, 6 February 2023
 - Monday, 6 March 2023
 - Monday, 3 April 2023
 - Monday, 1 May 2023
 - Monday, 5 June 2023
 - Monday, 3 July 2023
 - Monday, 7 August 2023
 - Monday, 4 September 2023
 - Monday, 2 October 2023
 - Tuesday, 7 November 2023
 - Monday, 27 November 2023
- iii) a Council Workshop be scheduled for 4pm, prior to each Ordinary Council Meeting for the period January to December.
- iv) a Special Council Workshop to take place on **2023**.
- v) the Councillors Christmas function be held on **23 November or 30 November 2023**.
- vi) Council consider other dates for inclusion in the Annual Council Calendar.

1 PURPOSE OF REPORT

The purpose of this report is to set up a calendar of dates for the holding of Ordinary Council Meetings and workshops for the 2023 year and other scheduled meetings/ functions.

2 INTRODUCTION/BACKGROUND

In accordance with the provisions of the *Local Government (Meeting Procedures) Regulations 2015*, an Ordinary Meeting of a Council is to be held at least once in each month and the schedule as shown hereunder fulfils this requirement.



3 STRATEGIC PLAN & INTEGRATED PRIORITY PROJECTS PLAN

3.1 Strategic Plan 2021-2027

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

Lead: Serve with honesty, integrity, innovation and pride

Leaders with Impact

Strategic outcomes:

1.3 Management is efficient, proactive and responsible

3.2 Integrated Priority Projects Plan 2021

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

Not applicable.

4 POLICY IMPLICATIONS

N/a

5 STATUTORY REQUIREMENTS

Local Government (Meeting Procedures) Regulations 2015.

4. *Convening council meetings*
 - (1) *The mayor of a council may convene –*
 - (a) *an ordinary meeting of the council; and*
 - (b) *a special meeting of the council.*
 - (2) *The general manager of an existing council is to convene the first ordinary meeting of the council following an ordinary election.*
 - (3) *The Minister is to convene the first ordinary meeting of a newly established council on a date determined by the Minister.*
 - (4) *An ordinary meeting of a council is to be held at least once in each month.*
 - (5) *The general manager is to convene an ordinary meeting of a council if the mayor has not convened such a meeting in the previous calendar month.*
 - (6) *The mayor of a council, or the general manager if the mayor has not done so, must convene a special meeting of the council at the request of a majority of councillors or if the council so determines.*
 - (7) *A request for a special meeting of a council must –*
 - (a) *be in writing and signed by the councillors making the request; and*
 - (b) *include details of the subject matter and any motion to be dealt with by the meeting; and*
 - (c) *be lodged with the mayor.*
6. *Times of meetings*
 - (1) *A meeting is not to start before 5:00 p.m. unless otherwise determined by the council by absolute majority or by the council committee by simple majority.*
 - (2) *After each ordinary election, a council and a council committee are to review the times of commencement of their meetings.*

6 FINANCIAL IMPLICATIONS

N/a



7 RISK ISSUES

N/a

8 CONSULTATION WITH STATE GOVERNMENT

N/a

9 COMMUNITY CONSULTATION

N/a

10 OPTIONS FOR COUNCIL TO CONSIDER

Council can agree or not agree to the dates proposed.

11 OFFICER'S COMMENTS/CONCLUSION

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

The following key dates have been taken into consideration in determining possible suitable dates for the 2023 schedule:

- Easter weekend 7 April to 11 April
- LGAT Elected Members' Professional Development Weekend (usually February, dates to be confirmed)
- ALGA National General Assembly (NGA) of Local Government – (to be confirmed usually Sunday to Wednesday 3rd week of June)
- LGAT AGM – (July, date to be confirmed)
- LGAT Local Government Conference (December, date to be confirmed).
- Annual National Local Roads and Transport Congress (conference is usually held in November).

The following Ordinary Council Meeting dates are recommended for 2023, each Council Meeting to be preceded by a Councillor Workshop at 4.00pm, with Council Meetings to commence at 5.00pm:

- Monday, 30 January 2023*
- Monday, 20 February 2023
- Monday, 20 March 2023
- Wednesday, 26 April 2023*
- Monday, 15 May 2023
- Monday 26 June 2023*
- Monday, 17 July 2023
- Monday, 21 August 2023
- Monday, 18 September 2023
- Monday, 16 October 2023
- Monday, 20 November 2023
- Monday, 11 December 2023*

****Not third Monday in the month***

Councillor Workshops commencing at 5.15pm

- Monday, 6 February 2023
- Monday, 6 March 2023
- Monday, 3 April 2023
- Monday, 1 May 2023
- Monday, 5 June 2023



- Monday, 3 July 2023
- Monday, 7 August 2023
- Monday, 4 September 2023
- Monday, 2 October 2023
- Tuesday, 7 November 2023
- Monday, 27 November 2023

In past years it has been common practice for Council to undertake a Municipal Bus Tour to inspect projects that have been identified for inclusion in the forthcoming budget and also to meet with Local District Committee representatives to discuss their issues of priority. However, in 2022 this was not possible due to COVID-19 protocols, and Council invited the local district committees to attend a special workshop and present to Councillors on their budget list which had been submitted by the Committee for Council's consideration. This format was deemed a success by both the Committees and Councillors. Following the success of the format, Councillors discussed the change of format from the bus tour to this format in future years.

Consideration should be given to the following dates for a Special Workshop to be held at 5.15pm to receive presentations from Committees:

- Monday, 27 March or
- Monday, 17 April.

In considering the Calendar for 2023 it may also be prudent to identify the date that the Councillor Christmas function be held, the following dates are suggested:

- Thursday, 23 November or
- Thursday, 30 November.

12 ATTACHMENTS

Nil



13.2 APPOINTMENT OF COUNCIL'S EXECUTIVE

Responsible Officer: Des Jennings, General Manager

Report prepared by: Gail Eacher, Executive Assistant

MINUTE NO. 22/389

DECISION

Cr Andrews/Cr Terrett

That Council appoint an Executive Committee to consider issues that arise in emergency situations and other responsibilities as delegated by the Council with membership comprising of the Mayor, Deputy Mayor and Councillor Archer.

Carried Unanimously

Voting for the Motion:

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

Voting Against the Motion:

Nil

RECOMMENDATION

That Council appoint an Executive Committee to consider issues that arise in emergency situations and other responsibilities as delegated by the Council with membership comprising of the Mayor, Deputy Mayor and Councillor

1 PURPOSE OF REPORT

This report considers the appointment of a Council Executive which considers issues relating to emergencies and other responsibilities as delegated by Council.

2 INTRODUCTION/BACKGROUND

Although the *Local Government Act of Tasmania 1993* does not require Council to appoint an Executive Committee, it has been practice for several years for Council to appoint an Executive Committee to consider issues relating to emergencies or other responsibilities as delegated by the Council.

There are only a small number of occasions each year that the Council Executive meet, however, they do have an important role within the governance operations of the Council.

It has been the protocol over a number of years that the Council Executive comprise the Mayor, Deputy Mayor and one other Councillor with the previous Executive being Mayor Knowles, Deputy Mayor Goss and Cr Lambert.

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

3.2 Integrated Priority Projects Plan 2021

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

Not applicable.

4 POLICY IMPLICATIONS

N/a

5 STATUTORY REQUIREMENTS

N/a

6 FINANCIAL IMPLICATIONS

N/a

7 RISK ISSUES

N/a

8 CONSULTATION WITH STATE GOVERNMENT

N/a

9 COMMUNITY CONSULTATION

N/a

10 OPTIONS FOR COUNCIL TO CONSIDER

Council can opt to appoint an Executive Committee or not.

11 OFFICER'S COMMENTS/CONCLUSION

It is recommended that Council appoint an Executive Committee to consider issues relating to emergencies or other responsibilities as delegated by the Council.

12 ATTACHMENTS

Nil



13.3 APPOINTMENT OF COUNCIL REPRESENTATIVES TO SPECIAL COMMITTEES, ADVISORY COMMITTEES & OUTSIDE BODIES

Responsible Officer: *Des Jennings, General Manager*

Report prepared by: *Gail Eacher, Executive Assistant*

MINUTE NO. 22/390

DECISION

Cr McCullagh/Deputy Mayor Lambert

That Council make appointments in respect of the membership of Committees of Council and Outside Bodies as reflected within this report for the 2022-2026 period.

Carried Unanimously

Voting for the Motion:

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

Voting Against the Motion:

Nil

RECOMMENDATION

That Council make appointments in respect of the membership of Committees of Council and Outside Bodies as reflected within this report for the 2022-2026 period.

1 PURPOSE OF REPORT

To enable the appointment of Councillors to Special Committees, Advisory Committees and Outside Bodies that have been established to manage, operate and undertake specific tasks as required.

2 INTRODUCTION/BACKGROUND

In accordance with the provisions of *Section 24 of the Local Government Act 1993*, Special Committees have been established by Council to manage assets within the municipal area and also Advisory Committees and Outside Authorities require Council representation to attend meetings and deal with a range of issues.

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

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

Sense of Place - Sustain, Protect, Progress

Strategic outcomes:

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



Place: Nurture our heritage environment

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

Strategic outcomes:

4.2 Meet environmental challenges

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:

Not applicable.

4 POLICY IMPLICATIONS

The appointment process for Council Representatives to Committees of Council and Outside Bodies has been undertaken in accordance with the Meeting Procedures Policy:

- Adopted by Council on 23 September 2002 (and in the Review of Council Procedures undertaken on 16 October 2006 (min. ref. 388/06))
- Revised 25 January 2010 (Min. No: 15/10)
- Amended 22 March 2010 (Min. No. 69/10)
- Amended 21 September 2015 and incorporating Recording of Meeting Policy (Min. No. 253/14)
- Amended 20 August 2018 (Min. No. 218/18)
- Amended 28 June 2021 – Min. No. 214/21

5 STATUTORY REQUIREMENTS

5.1 Local Government Act 1993

The appointment of Council representatives is in accordance with *Section 24* of the *Local Government Act 1993*:

- (1) *A council may establish, on such terms and for such purposes as it thinks fit, special committees.*
- (2) *A special committee consists of such persons appointed by the council as the council thinks appropriate.*
- (3) *The council is to determine the procedures relating to meetings of a special committee.*

6 FINANCIAL IMPLICATIONS

N/a

7 RISK ISSUES

N/a

8 CONSULTATION WITH STATE GOVERNMENT

N/a

9 COMMUNITY CONSULTATION

N/a

10 OPTIONS FOR COUNCIL TO CONSIDER

Council can opt to **appoint or not appoint** representatives to the various Special Committees, Advisory Committees and Outside Bodies listed.



11 OFFICER'S COMMENTS/CONCLUSION

Representation on Special and Other Committees of Council has been an excellent mechanism in providing a link with the organisation and Council and is appreciated by other members.

Council Officers provide Avoca, Royal George & Rossarden, Campbell Town, Cressy, Evandale, Longford, Perth and Ross Local District Committees with secretarial assistance or a budget allocation in lieu of secretarial support or projects as approved by Council.

The following table reflects the Councillor appointments to Committees of Council and Outside Bodies made during the 2018-2022, these appointments should now be reviewed given the recent Councillor elections and new appointments made and/or existing appointments confirmed:

Name of Outside Body or Special Committee of Council (Section 24 Local Government Act 1993)	2018-2022 Council Representative	2022-2026 Council Representative
Audit Committee	Cr Adams /Cr Goninon	Cr Adams / Cr Terrett
Avoca, Royal George & Rossarden Local District Committee	Mayor Knowles	Mayor Knowles
Avoca Community Centre & Memorial Hall Management Committee	Mayor Knowles	Mayor Knowles / Cr McCullagh
Avoca Museum & Tourist Centre	Mayor Knowles	Mayor Knowles / Cr McCullagh
Campbell Town Area Community Services Group (CT MPS)	Cr Lambert	Cr Lambert
Campbell Town District Forum	Cr Calvert	Cr Andrews / Cr Terrett
Campbell Town Museum Special Committee of Council		
Cressy District High School Council	Cr Adams / Cr Calvert	Cr Adams
Cressy Local District Committee	Cr Goss	Cr Goss
Cressy Memorial Hall Management Committee	Cr Goss	Cr Goss
Cressy War Memorial Swimming Pool Committee	Cr Goss	Cr Goss
Cressy Recreation Ground Management Committee	Cr Goss	Cr Goss
Devon Hills Resident's Committee	Cr Goninon / Cr Lambert	Cr Lambert / Cr Terrett
Disability Access Advisory Committee	Cr Adams	Cr Adams
Elizabeth Macquarie Irrigation Trust	Mayor Knowles	Mayor Knowles / Cr Archer
Evandale Advisory Committee	Cr Lambert / Cr Davis	Cr Lambert / Cr Terrett
Evandale Community Centre/ Evandale Memorial Hall Committee of Management	Cr Goninon	Cr Adams
Junior Action Group	Cr Lambert	
Launceston City Council's Homelessness Advisory Committee	Cr Lambert	Cr Lambert
Liffey Hall Management Committee	Cr Adams	Cr Adams
Local Government Association of Tasmania (LGAT) – Voting Delegate	Mayor / Deputy Mayor or General Manager	Mayor / Deputy Mayor or General Manager
Longford Local District Committee	Cr Adams / Cr Brooks	Cr Adams / Cr Brooks
Longford Recreation Ground Management Committee	Cr Adams / Cr Calvert	Cr Adams / Cr Archer / Cr Brooks / Cr McCullagh
Longford Town Hall Management Committee	Cr Goss	Cr McCullagh
Morven Park Management & Development Association	Cr Goss	Cr Goss / Cr Terrett
NRM North Association Group A Representation	Mayor Knowles / Cr Adams	Mayor Knowles / Cr Adams
Northern Midlands Council Australia Day Selection Committee	Council Executive	Council Executive
Northern Midlands Council Bicycle Advisory Committee	Cr Adams / Cr Lambert	Cr Lambert / Cr McCullagh
Northern Midlands Council Local Recycling Committee	Cr Brooks / Cr Goninon	Cr Adams / Cr Brooks
Northern Tasmania Development Corporation Ltd	Mayor Knowles / Deputy Mayor Goss / General Manager	Mayor / Deputy Mayor / General Manager
Perth Local District Committee	Cr Davis / Cr Lambert	Cr Lambert / Cr Terrett
Perth Recreation Ground Management Committee	Cr Goninon	Cr Adams
Perth Community Centre Management Committee	Cr Adams	Cr Adams
Ross Local District Committee	Cr Lambert / Cr Calvert	Cr Andrews / Cr Archer
Ross Community Sports Club Inc	Cr Calvert	Cr Archer / Cr McCullagh
Tamar Estuary Management Taskforce	Cr Davis / Mayor Knowles (proxy)	Mayor Knowles / Cr Adams
Tasmanian Game Management Board		Mayor Knowles
TasWater (Tasmanian Water & Sewerage Corporation Pty Ltd) Owners Representative	Mayor Knowles, with Deputy Mayor and General Manager as proxy	Mayor, with Deputy Mayor and General Manager as proxy

Does Council wish to retain this committee - no longer active



12 ATTACHMENTS

Nil



13.4 PRESENTATION OF THE 2022 NORTHERN MIDLAND FURTHER EDUCATION BURSARIES

Responsible Officer: Des Jennings, General Manager

Report prepared by: Lorraine Green, Project Officer

MINUTE NO. 22/391

DECISION

Deputy Mayor Lambert/Cr McCullagh

That Council appoint Mayor Knowles, Mayor Knowles and Cr Brooks to present the bursaries at Campbell Town District High School, Cressy District High School and Kings Meadows High School respectively.

Carried Unanimously

Voting for the Motion:

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

Voting Against the Motion:

Nil

RECOMMENDATION

That Council appoint Cr _____, Cr _____ and Cr _____ to present the bursaries at Campbell Town District High School, Cressy District High School and Kings Meadows High School respectively.

1 PURPOSE OF REPORT

The purpose of this report is

- i) to provide Council with background on the Northern Midlands Further Education Bursary Program, and
- ii) request the appointment of Councillors to present the 2022 Further Education Bursaries to successful recipients at the Leavers Assemblies at Campbell Town District High School, Cressy District High School and Kings Meadows High School.

2 INTRODUCTION/BACKGROUND

In 2014 Council introduced the Northern Midlands Further Education Bursary Program to provide students residing in the Northern Midlands with bursaries to foster confidence at the recognition of their educational potential, as well as funding to assist with the cost of their education for the two years post Year Ten. The bursary program has operated annually since 2014 and currently funds five bursaries each year.

The criteria for the awarding of the bursaries has remained consistent across the years. The value of the bursaries increased from \$1,000 across two years, to \$2,000 across two years in 2017.

In August each year, Year Ten students residing in the Northern Midlands are invited to apply for the bursaries. The applications are depersonalised before being reviewed by the members of a Council appointed committee (Councillors Knowles, Lambert and Calvert).

The five students selected to receive the 2022 Further Education bursaries were endorsed by Council at the 24 October 2022 Council Meeting. The matter was in Closed Council as the successful recipients are not advised of the awarding of a bursary until their school leavers assembly.

The 2022 bursary recipients are students at Campbell Town District High School (one student), Cressy District High School (one student), Kings Meadows High School (two students) and St Patrick's College (one student). St Patrick's College



advised external presenters were able to attend their leavers assembly; the other schools are yet to advise if COVID restrictions will allow external presenters to attend their leavers assemblies.

It is requested that Council appoint the Councillors to present the bursaries, subject to the schools' advice regarding COVID restrictions.

The school leavers assemblies are being held:

Campbell Town District High School: Tuesday 20 December 2022, 11am start

Cressy District High School: Friday 16 December 2022, 11.30am start

Kings Meadows High School: Thursday 15 December 2022, 11.15am start

St Patrick's College: Tuesday 22 November 2022, 11.15 start

Given that the St Patrick's College leavers assembly was being held prior to this Council meeting, Mayor Knowles was asked if she could attend to present this bursary. Mayor Knowles was attending another function at that time, and Deputy Mayor Lambert attended to present this bursary.

3 STRATEGIC PLAN & INTEGRATED PRIORITY PROJECTS PLAN

3.1 Strategic Plan 2021-2027

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

Lead: Serve with honesty, integrity, innovation and pride

Leaders with Impact

Strategic outcomes:

1.1 Council is connected to the community

3.2 Integrated Priority Projects Plan 2021

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

Not applicable.

4 POLICY IMPLICATIONS

N/A

5 STATUTORY REQUIREMENTS

N/A

6 FINANCIAL IMPLICATIONS

Council funds five bursaries at a cost of \$10,000 annually.

7 RISK ISSUES

The schools have yet to advise if COVID restrictions will prevent the attendance of external presenters at the leavers assemblies.



8 CONSULTATION WITH STATE GOVERNMENT

N/A

9 COMMUNITY CONSULTATION

N/A

10 OPTIONS FOR COUNCIL TO CONSIDER

Council can either appoint or not appoint Councillors to present the bursaries at the three schools.

11 OFFICER'S COMMENTS/CONCLUSION

The Northern Midlands Further Education Bursary Program demonstrates Council's commitment to assisting prepare Northern Midlands students to successfully navigate their post Year Ten educational pathways by nurturing in them the desire, motivation and opportunity to succeed.

The bursary program is highly valued by the bursary recipients and schools alike; with the feedback received from bursary recipients across the years confirming the program is achieving its desired goals.

12 ATTACHMENTS

Nil



13.5 AVOCA PRIMARY SCHOOL PREMISES

Responsible Officer: Des Jennings, General Manager

Report prepared by: Des Jennings, General Manager

MINUTE NO. 22/392

DECISION

Cr Terrett/Cr Andrews

That Scouts Tasmania be requested to:

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

Carried Unanimously

Voting for the Motion:

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

Voting Against the Motion:

Nil

RECOMMENDATION

That Scouts Tasmania be

a) requested to:

- i) provide Council with a Business Plan; and
- ii) make a presentation to a Council Workshop

OR

b) advised that Council does not wish to purchase or acquire the property and their request should be made direct to the Tasmanian Department of Education as the current owners of the facility.

1 PURPOSE OF REPORT

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

2 INTRODUCTION/BACKGROUND

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

YMCA Launceston has previously shown interest in the site, detailed below are the steps taken to achieve an outcome with regard to that request. It should be noted that they resolved not to continue with the leasing of the site (extract from minute 139/21 below):

The Avoca Primary School closed in late 2019. The Education Department has approached Council advising of two options available regarding its disposal. These options include:

- Sale on the open market; or
- Transfer to Council for ongoing community purposes.

Initially, the YMCA Launceston informally approached Council's Mayor and the Education Department seeking access to the site for community purposes. A formal submission in this regard has been received by Council.



On 27 April 2020 (min. ref. 109/20) a report was tabled in open Council to consider the formal submission received. The following was the decision of Council at that time:

That Council defer a decision on this matter subject to further information being available, with a further report to Council.

A report was tabled in Closed Council on 29 June 2020, which provided details relating to the condition and ongoing maintenance requirements of the property. At which time the following was the decision of Council:

That Council

- A) request a Business Plan from the YMCA;*
- B) Officers hold further discussions with the YMCA Launceston to confirm their intent for the property and request a presentation be made to a Council workshop;*
- C) Officers report back to Council; and*
- D) in relation to this matter:*
 - i) considered whether any discussion, decision, report or document is kept confidential or released to the public; and*
 - ii) determined to release the decision to the public.*

Following further discussion with the YMCA, Council received a copy of a letter dated 20 August 2020 from Jodie Johnson, CEO (addressed to the Department of Education). The content of the letter is as follows:

The YMCA of Launceston remains interested in engaging with the Northern Midlands community with the proposal for Avoca Primary School. I have also been considering activities in Campbell Town after we have received numerous positive feedback from the surveys recently mailed out.

However, in light of COVID and the factors arising from this we will not be able to provide the Northern Midlands Council with the business case for our proposal by the end of August 2020 as requested.

During our recent Board meeting Avoca was discussed at length and it was resolved that we need to postpone this project for a minimum of six months. We understand that this may cause the Education Department and Northern Midlands Council to reconsider your options, but please know we are still very keen and enthused to continue with our intended proposal and hope you can see fit for us to do so and allow us the extended time we need.

Council officers consequently contacted Ms Johnson re the proposed attendance of the YMCA and presentation at a Council workshop. Ms Johnson advised that a business case would not be able to be completed in the short term, and the earliest possible date likely to present would be at the workshop in February 2021.

In early 2021 the YMCA advised Council that the matter had been included on the Agenda for their Board Meeting to be held on 15 February 2021, and that advice would be provided following that meeting.

On 16 February 2021, the YMCA sent the following letter to Todd Williams (Director, Facility Services Department of Education), Council's Mayor and Council:

Firstly I would like to thank you all for your continue support and patience regarding our proposal for Avoca Primary School.

At the Board of Directors meeting held last night it was resolved that we are not in a good position at this time to continue. With COVID and other matters arising the need to rebuild our current operations and growth is requiring our full attention at this time. Therefore, it is with much regret we decline the offer to commence further with the Avoca Primary School project.

It is the YMCA's intention to provide programming for the Northern Midlands residents later this year, especially in Campbell Town; Longford, Cressy & Avoca which a need has been identified. In December 2020 we wrote to the many residents indicating this who took part in our initial survey.

I believe the Avoca Primary School holds many opportunities for the right group to develop and I wish all well with this. If a sale does not go ahead and further down the track the opportunity arise, please consider the Y as a continued interested party.

Once again on behalf of the Y, I thank you for the opportunity.

3 STRATEGIC PLAN & INTEGRATED PRIORITY PROJECTS PLAN

3.1 Strategic Plan 2021-2027

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



Lead: Serve with honesty, integrity, innovation and pride

Leaders with Impact

Strategic outcomes:

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

Progress: Economic health and wealth - grow and prosper

Strategic Project Delivery - Build Capacity for a Healthy Wealthy Future

Strategic outcomes:

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

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

Sense of Place - Sustain, Protect, Progress

Strategic outcomes:

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

Place: Nurture our heritage environment

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

Strategic outcomes:

- 4.2 Meet environmental challenges

3.2 Integrated Priority Projects Plan 2021

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

Not applicable.

4 POLICY IMPLICATIONS

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

5 STATUTORY REQUIREMENTS

N/a

6 FINANCIAL IMPLICATIONS

Annual cost estimates:

- Building maintenance estimate say \$10,000 - \$15,000
- (with additional capital works undertaken every 5 years, i.e. painting, etc.)
- Grounds maintenance estimate say \$20,000



7 RISK ISSUES

A number of risks have been identified and include:

- Council accepting the maintenance and renewal costs relating to a significant asset.
- The loss of services to the community that would be provided by Scouts Tasmania if the Education Department did not directly lease the property to Scouts Tasmania, or if Council accepted ownership of the property and did not lease the property to Scouts Tasmania.

8 CONSULTATION WITH STATE GOVERNMENT

N/a.

9 COMMUNITY CONSULTATION

N/a.

10 OPTIONS FOR COUNCIL TO CONSIDER

Options include:

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

11 OFFICER'S COMMENTS/CONCLUSION

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

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

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

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

School building

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

Residence

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



Staff accommodation

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

Tennis court

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

Green house

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

Pool, change rooms and toilets

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

Grounds shed

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

Site container.

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

Tennis Wall

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

Play equipment

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

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

Scouts Tasmania have expressed an interest in the site. If Council agrees to accept the transfer of the property from the Crown, it is recommended that Scouts Tasmania be requested to produce a business case for the site and once prepared, make a presentation to a Council Workshop.

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

12 ATTACHMENTS

1. Correspondence - Scouts Tasmania [**13.5.1** - 2 pages]
2. Avoca Primary School building inspection report 11- May-2020 - D Wilson [**13.5.2** - 34 pages]



13.6 REQUEST FOR LANDOWNER'S CONSENT TO USE BRIDGE STREET AND PEDDER STREET, CAMPBELL TOWN FOR CAR PARKING

Responsible Officer: Des Jennings, General Manager

Report prepared by: Paul Godier, Senior Planner

DECISION

Cr Terrett/Cr McCullagh

That Council recommend that the General Manager to provide the consent required under section 52 (1B) of the *Land Use Planning and Approvals Act 1993* to the making of planning application 22-0143.

Lost

Voting for the Motion:

Cr Andrews, Cr Brooks, Cr McCullagh and Cr Terrett

Voting Against the Motion:

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

MINUTE NO. 22/393

DECISION

Cr Adams/Cr Archer

That Council recommend that the General Manager to provide the consent required under section 52 (1B) of the *Land Use Planning and Approvals Act 1993* to the making of planning application 22-0143 on the condition that the applicant provides plans showing car parking as specified below:

Nine 45-degree sealed parking spaces in Bridge Street with kerb and channel and footpath connecting to the property access.

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

RECOMMENDATION

That Council recommend that the General Manager to provide the consent required under section 52 (1B) of the *Land Use Planning and Approvals Act 1993* to the making of planning application 22-0143 on the condition that the applicant provides plans showing car parking as specified below:

Nine 45-degree sealed parking spaces in Bridge Street with kerb and channel and footpath connecting to the property access.

1 PURPOSE OF REPORT

This report provides information for Council to consider the attached request from Mr Chris Triebe which states:

Thank you for providing my client the opportunity to explain her reasons for requesting the car parking proposed in the above development application, be considered by the elected members of the Northern Midlands Council. That is, the 9 spaces be provided within the western side of the Bridge Street road reserve, at 90 degrees to the boundary and constructed of a coarse gravel that is not easily tracked onto the sealed surface. Some reasons are presented in this letter while several more will be presented in the attached letter.



Management of the stormwater from this parking area will be undertaken with an open swale drain to allow for dissipation to the ground water. Excess runoff will be via Council's existing reticulated system at the Bridge Street intersection with High Street. It is suggested such a method of stormwater management will reduce the amount of stormwater to be directed to the reticulated system.

It is noted Campbell Town has only 13 existing 45 degree parking spaces on the eastern side of High Street, beside Valentine Park. Parking outside of the shops on the opposite side of High St is parallel. The provision of 45 degree parking in Bridge Street will make parking difficult for patrons entering this street from the north.

Lastly, it is understood people using the swimming pool and football ground park in Bridge Street either parallel or at 90 degrees. During the recent construction works on the High Street pedestrian underpass, the attached photos show the work vehicles parked in Bridge Street were done so at 90 degrees.

2 INTRODUCTION/BACKGROUND

Mr Triebe submitted a planning application for a café and functions at 55 High Street, Campbell Town. The application included a traffic impact statement from a traffic engineer.

The traffic impact statement finds that:

- The proposed café needs to provide 9 parking spaces including 1 accessible space.
- The use for private functions needs to provide 30 parking spaces.

The application proposes no parking on site.

The traffic impact statement recommends that:

- Application be made for Northern Midlands Council consent to access Bridge Street and Pedder Street on-street parking for the proposed private functions (30 spaces).
- Application be made for Northern Midlands Council consent to access Bridge Street 90 degree on-street parking for the proposed café and shop (9 spaces).
- Construction of the proposed Bridge Street 90 degree on-street parking for the proposed café and shop consistent with LGAT standard drawings TSD-R03 & R04 and/or as required by Northern Midlands Council.

Mr. Triebe also submitted a letter with the application stating:

The application relies on the use of an area within the Bridge Street road reserve for the provision of car parking. As this section of road reserve is owned and maintained by the Northern Midlands Council, in accordance with section 52 (1B) of the Land Use Planning and Approvals Act 1993 the development application form is to be signed by the General Manager and accompanied by their written consent. On behalf of the owners / developer this letter is seeking the written permission and signature on the application form, to submit the development application.

Mr. Triebe was advised that the General Manager will give consent to the making of the application in accordance with section 52 (1B) of the Land Use Planning and Approvals Act, once amended plans are provided which either:

- Provide for all car parking required / proposed within the title boundaries of the subject site; or
- Provide for amended parallel or angle parking (not 90 degrees) in Bridge Street. Kerb and channel, sealed car parking pavement and drainage is to be provided as well as a footpath leading from the parking area to the property boundary. Kerb and channel shall be in line with that on Bridge Street located on the southern side of High Street, and as a result there may be the need for some resurfacing of Bridge Street from the current road edge to the kerb and channel. Plans are required to show kerb and channel immediately adjacent to the parking area(s) only, as well as surface materials, and footpath.



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

Progress: Economic health and wealth - grow and prosper

Strategic Project Delivery - Build Capacity for a Healthy Wealthy Future

Strategic outcomes:

- 2.1 Strategic, sustainable, infrastructure is progressive

3.2 Integrated Priority Projects Plan 2021

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

This matter is not related to the Integrated Priority Projects Plan 2021.

4 POLICY IMPLICATIONS

There are no policy implications.

5 STATUTORY REQUIREMENTS

5.1 Section 52 (1B) of the Land Use Planning and Approvals Act 1993

land in respect of which an application for a permit is required is owned by a council, the application must –

(a) be signed by the general manager of the council; and

(b) be accompanied by the written permission of that general manager to the making of the application.

6 FINANCIAL IMPLICATIONS

There are financial implications to Council for ongoing maintenance of parking spaces on Council land, and for the potential of having to upgrade substandard parking.

Councils Officer's have provided high level estimates of:

- \$40,000 for 9 sealed car parking spaces, kerb and channel and footpath.
- \$160,000 for 39 sealed car parking spaces, kerb and channel and footpath.

7 RISK ISSUES

It is considered that risk issues associated with the car parking are addressed within the traffic impact statement.



8 CONSULTATION WITH STATE GOVERNMENT

Consultation has not been undertaken with State Government.

9 COMMUNITY CONSULTATION

Once a valid planning application is received, it will be placed on public exhibition, providing an opportunity for representations from the public.

10 OPTIONS FOR COUNCIL TO CONSIDER

Council can recommend that the General Manager to provide written consent to the making of the application:

- Nine (or specify a greater number) of 90-degree gravel parking spaces in Bridge Street
- Nine (or specify a greater number) of 45-degree gravel parking spaces in Bridge Street
- Nine (or specify a greater number) 90-degree sealed parking spaces in Bridge Street, with or without kerb and channel and footpath connecting to the property access.
- Nine (or specify a greater number) 45 -degree sealed parking spaces in Bridge Street with or without kerb and channel and footpath connecting to the property access.
- Council will allow all parking in the road reserve if constructed to the required standard.

11 OFFICER'S COMMENTS/CONCLUSION

The following developments in Campbell Town have been required to provide car parking on site:

71-73 High Street - Anglican Church – proposed new building

- 55 spaces required by the scheme.
- 44 spaces proposed on site.
- Council conditioned an additional 11 spaces be provided on site (total 55).

4A Commonwealth Lane - The Grange – meeting rooms/function centre

- 32 spaces required by the scheme.
- 32 spaces provided on site.

84-86 High Street – Banjo's redevelopment

- 16 spaces required by the scheme.
- 24 spaces provided on site.

Council recently installed five 45-degree angle parking in Queen Street, Campbell Town.

It is advised that regardless of the what the plans show at the time the General Manager grants consent to the making of the application, the council acting a planning authority will consider the application against the provisions of the planning scheme and may condition the planning permit differently. Council's approval to works being undertaken in the road reserve will also be required following the grant of any planning permit.

12 ATTACHMENTS

1. Letter - Request item to Council Meeting [**13.6.1** - 66 pages]



14 COMMUNITY & DEVELOPMENT REPORTS

14.1 DEVELOPMENT SERVICES: MONTHLY REPORT

Responsible Officer: Des Jennings, General Manager

Cr Goss left the meeting at 7.38pm.

MINUTE NO. 22/394

DECISION

Cr Adams/Cr Andrews

That the report be noted.

Carried Unanimously

Voting for the Motion:

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

Voting Against the Motion:

Nil

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 end.

2 DEVELOPMENT SERVICES REPORTING

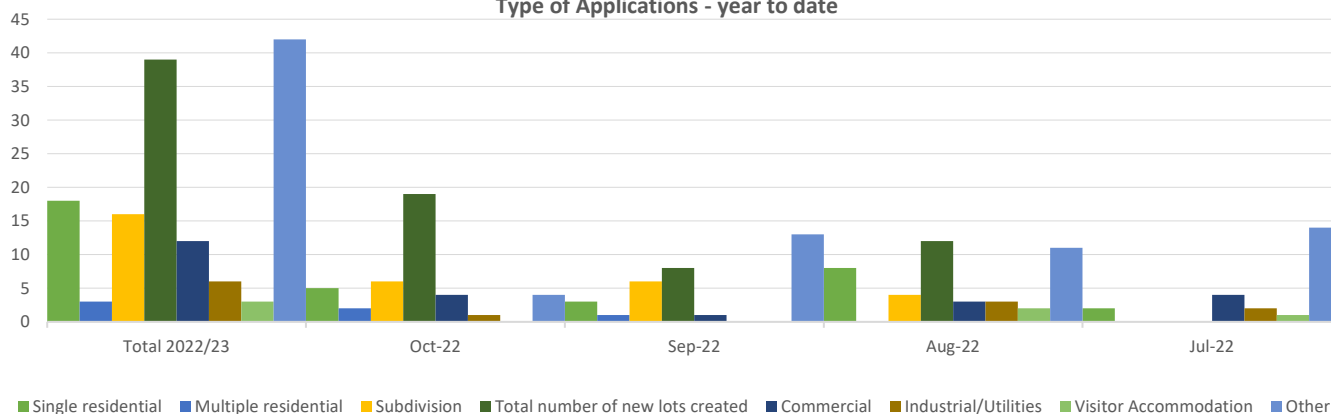
2.1 Planning Decisions

	Total YTD	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June
Number of valid applications	69	15	16	17	21								
Applications on STOP for further information		47	51	50	38								
Single residential	18	2	8	3	5								
Multiple residential	3	0	0	1	2								
Subdivision	16	0	4	6	6								
Total number of new lots created	39	0	12	8	19								
Commercial	12	4	3	1	4								
Industrial/Utilities	6	2	3	0	1								
Visitor Accommodation	3	1	2	0	0								
Total permitted	0	0	0	0	0								
Total discretionary	3	1	2	0	0								
Other (includes all residential development on existing dwellings [alterations/ additions, sheds, solar, fences, pools etc])	42	14	11	13	4								
Total No. Applications Approved:	98	24	30	23	21								
Total Permitted:	8	3	3	1	1								
Average Days for Permitted	15	11	15	11	23								
Days allowed for approval by LUPAA	28	28	28	28	28								
Total Exempt under IPS:	28	12	5	5	6								
Total Refused:	2	0	1	0	1								
Total Discretionary:	90	21	27	22	20								
Average Days for Discretionary:	31.625	32	30	29	35.5								
Days allowed for approval under LUPAA:	42	42	42	42	42								

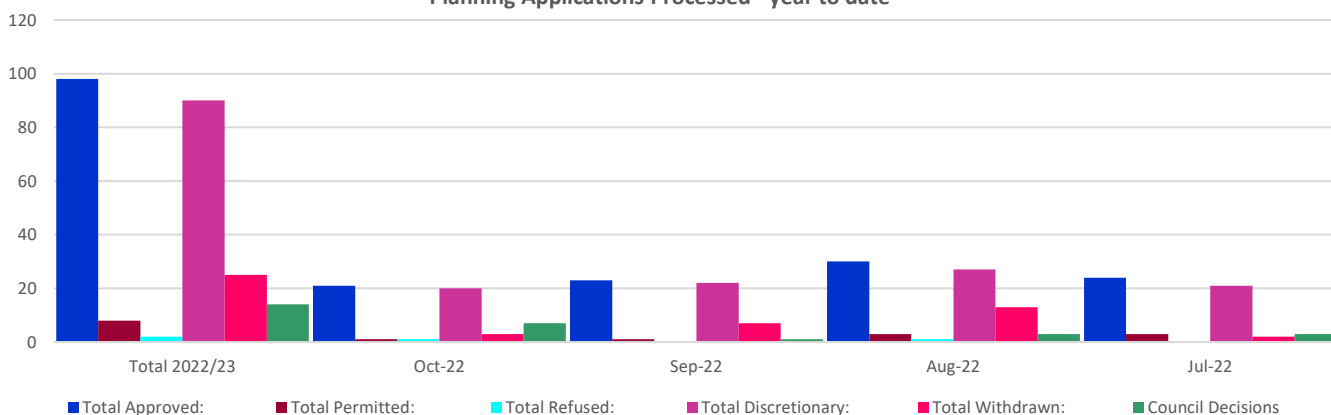


Total Withdrawn:	25	2	13	7	3								
Council Decisions	14	3	3	1	7								
Appeals lodged by the Applicant	3	0	1	1	1								
Appeals lodged by third party	1	0	0	0	1								

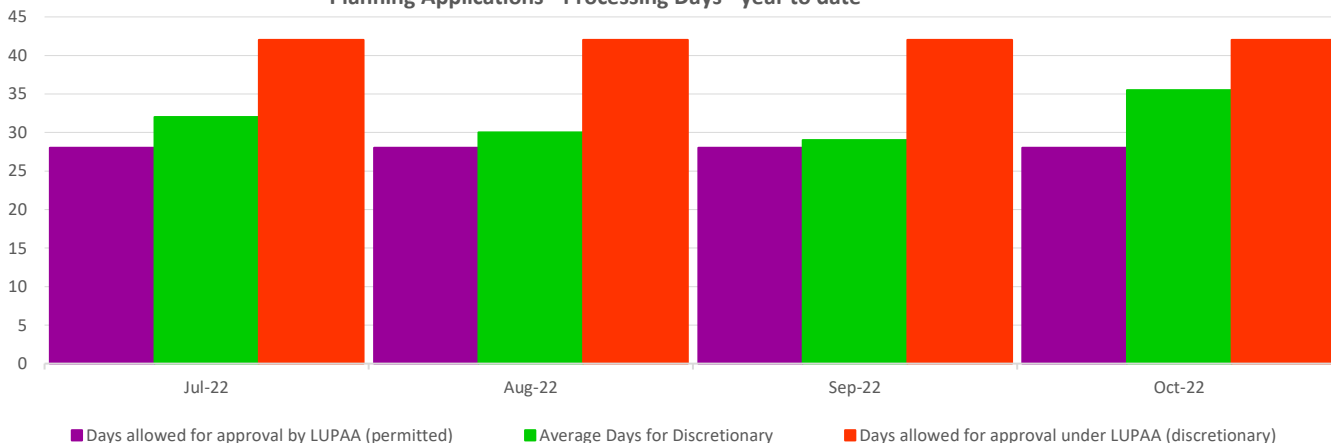
Type of Applications - year to date



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-21-0258	Dwelling & Shed (Heritage Precinct, Road & Railways Assets Code, Flood Prone Areas Code)	2 Park Street, Ross TAS 7209	Narelle Lobdale obo Engineering Plus	42	D
PLN-22-0069	Alterations & Additions to Existing Dwelling (Vary E3.6.1 Development on Land Subject to Risk of Landslip)	103 Caledonia Drive, Relbia TAS 7258	Mark Evans	34	D
PLN-22-0169	Part change of use to Business and Professional	500 & 502 Hobart Road,	TMK Design Solutions	41	D

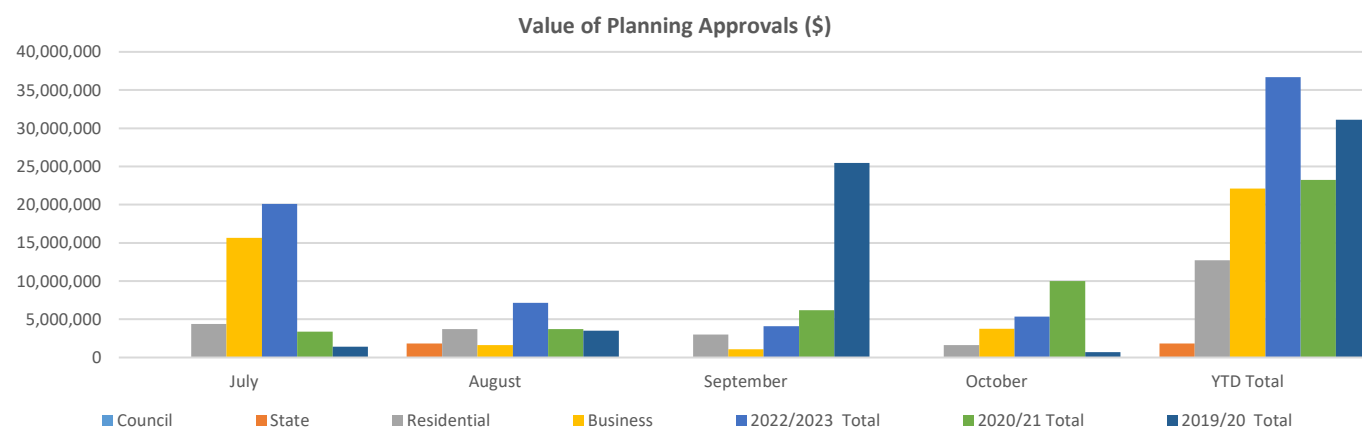


Project	Details	Address	Applicant	No of LUPAA days	Perm / Disc / Exempt
	Services, Extension to building (vary side setback, car parking and sustainable transport code, scenic corridor, water quality code, signage)	Youngtown TAS 7250			
PLN-22-0184	Dwelling & Shed (Vary outbuilding size >80m2, outbuilding height >4.5m, passing bay provisions)	58-70 Franklin Street, Campbell Town TAS 7210	BVZ Designs	31	D
PLN-22-0191	Storage Shed - 8.5mx3.8m (Road & Railways Asset Code)	2 Carins Street, Longford TAS 7301	RT & NJ Construction Services	29	D
PLN-22-0193	Ancillary Dwelling (heritage listed)	116 Fairtlough Street, Perth TAS 7300	Ludovic Vilbert	32	D
PLN-22-0194	Warehouse, Access & Parking (Parking and Transport Code; Translink Specific Area Plan)	9 Translink Avenue, Western Junction TAS 7212	6ty° Pty Ltd	41	D
PLN-22-0196	2 Lot Subdivision (Vary Frontage Lot 2, Attenuation)	1 Hay Street, Longford TAS 7301	PDA Surveyors, Engineers & Planners obo Madonna Paul	28	D
PLN-22-0203	9 Lot Subdivision (vary lot sizes, attenuation)	144 Marlborough St, works at 153 Marlborough St, 119 Catherine St, 344 Cressy Rd,, Queen St (unmade), Marlborough St, Cressy Rd, Catherine St and Cracroft St road reserves , Longford TAS 7301	Woolcott Surveys	40	D
PLN-22-0205	2 Lot subdivision including works in the Esplanade (126969/2, High Street) and the Macquarie River (Heritage Precinct, Water Quality Code)	28 Church Street, the Esplanade (126969/2 High Street) and the Macquarie River, Ross TAS 7209	Woolcott Surveys	35	D
PLN-22-0206	Vegetation Removal (Heritage Listed Place, Flood Prone Areas Code)	658 Woolmers Lane, Longford TAS 7301	Gayle Plunkett	40	D
PLN-22-0209	Shed (14mx7mx3.6m) (Vary Gross Floor Area of Outbuildings greater than 80m2, Scenic Management Area)	2B Sinclair St (CT182777-1), PERTH TAS 7300	Samuel Vallance	38	D
PLN-22-0221	Proposed Shed (vary side setback)	19 Caledonia Dr Relbia TAS 7258	Design to Live	29	D
PLN-22-0223	Shed (6mx6m+3m Awning) (Vary Side Setback)	6 Drovers Court, Evandale TAS 7212	Brayden McGowan	23	D
PLN-22-0213	Re-Subdivision Between 2 Lots (Bush Fire Prone Area)	78 Main St & 26A Charles St, Cressy TAS 7302	6ty° Pty Ltd	23	P
COUNCIL DECISIONS					
PLN-22-0101	Multiple Dwellings x 3 (1 Existing, 2 New) (Vary Design and Layout of Car Parking - access width)	20 Lewis Street, Longford TAS 7301	Design to Live	42	C
PLN-22-0160	Ancillary Dwelling (Vary location of ancillary dwelling; Vary non-agricultural use within irrigation district; Vary western [rear] setback, and southern [side] setback)	662 Cressy Road, Longford TAS 7301	Design Intent Architecture & Management	42	C
PLN-22-0174	4 Lot Subdivision - Staged (10.4.15.2 Provision of stormwater services)	37 Bridge Street, Ross TAS 7209	Woolcott Surveys	42	C
PLN-22-0188	4 Lot Subdivision, crossovers and stormwater main (Vary lot sizes, Bushfire Prone Areas Code, Road & Railway Assets Code)	274 Perth Mill Road and Perth Mill Road road reserve, Perth TAS 7300	Woolcott Surveys	26	C
PLN-22-0190	Convert retail shop into a takeaway shop (Heritage Precinct, Car Parking and Sustainable Transport Code)	108 High Street, Campbell Town TAS 7210	Prabim & Anju Panday Kharel	42	C
PLN-22-0214	Garage and Two Sheds (6mx4mx2m Awning) (Road & Railway Assets Code)	310 Perth Mill Road, Perth TAS 7300	Steve Jordan Drafting	14	C
COUNCIL DECISIONS - REFUSAL					
PLN-22-0185	6 Lot Subdivision (Vary Lots Sizes, Bushfire Prone Area)	81 Brickendon Street, Longford TAS 7301	Woolcott Surveys	42	CR
DELEGATED DECISIONS - REFUSAL					



2.2 Value of Planning Approvals

	Current Year				2022/2023	2021/2022	2020/2021	2019/2020
	Council	State	Residential	Business	Total	Total	Total	Total
July	50,000	0	4,399,020	15,650,000	20,099,020	4,380,747	3,377,500	1,429,000
August	0	1,820,000	3,710,844	1,625,000	7,155,844	3,781,274	3,709,500	3,503,000
September	0	0	3,027,900	1,070,000	4,097,900	14,817,000	6,189,000	25,457,550
October	0	0	1,603,800	3,749,700	5,353,500	2,638,795	9,987,000	717,900
YTD Total	50,000	1,820,000	12,741,564	22,094,700	36,706,264	25,617,816	23,263,000	31,107,450
Annual Total						91,715,427	59,101,247	55,891,900



2.3 Matters Awaiting Decision by TASCAT & TPC

TASCAT	TASMANIAN CIVIL AND ADMINISTRATIVE TRIBUNAL
PLN-22-0185	Appeal P/2022/169. 81 Brickendon Street, Longford. Appeal against Council's refusal of a 6 lot subdivision. The Tribunal held a preliminary conference on 21 November 2022. Hearing set for February 2023.
PLN-21-0223	Appeal 152/215. 102 & 104 Marlborough Street, Longford. Appeal against Council's refusal of 7 multiple dwellings. The Tribunal held a preliminary conference on 17 January 2022. Mediation being undertaken.
PLN-21-0073	Appeal P/2022/136. 5 Eskleigh Road, Perth. Appeal against Council's refusal of a 2 lot subdivision. The appellant requested the matter be stood down for a time. The hearing date of 22 November 2022 was adjourned.
PLN-22-0045	Appeal P/2022/120. 21 Drummond Crescent, Perth. Appeal against Council's refusal of 16 multiple dwellings. Hearing held 11 October 2022. Tribunal upheld the appeal. Directed Council to issue a permit by 5 December 2022.
PLN-22-0160	Appeal P/2022/171 662 Cressy Road Longford Appeal against Council's granting of a permit for an ancillary dwelling. The Tribunal held a preliminary conference on 23 November 2022.
Decisions received	
PLN-21-0195	Appeal P/2022/77. 47 Marlborough Street, Longford. Appeal against Council's refusal of 21 multiple dwellings. Preliminary conference held 9 May 2022. Council agreed at its July 2022 meeting to resolve the appeal by replacing its refusal with a permit subject to conditions. Conditions mediated with the appellant. Tribunal's decision received. Permit issued.

TPC	TASMANIAN PLANNING COMMISSION
LPS-NOR-TPS	<p>Tasmanian Planning Scheme. The State Planning Provisions (SPPs) came into effect on 2/3/2017. They will have no practical effect until the Local Provisions Schedule (LPS) is in effect in a municipal area. Northern Midlands Council's Draft Local Provisions Schedule submitted to the Commission 19/12/2019. Post lodgement meeting held 5/5/2020. Matters raised by the Commission and recommended response tabled at the 29/6/2020 Council meeting. Remaining responses to post lodgement enquiries provided 28/08/2020. Submission of response to post lodgement enquiries made by TPC due 5/2/2021. Meeting held between Council and Commission staff to discuss these matters held 20/1/2021. Response provided to TPC 12/2/2021. TPC requested further clarifications 16/3/2021. Response provided 8/4/2021. Section 32(4) responses to final TPC queries provided 6/5/2021. Minister's declarations issued 31 May 2021 were included on 28 June Council agenda. GIS consultant made map changes required by the Minister. Provided to TPC 19/7/2021. TPC advised 13/8/2021 of final mapping changes needed for exhibition. GIS consultant made map changes required by the Minister. Provided to TPC 19/7/2021. 6/10/2021, received direction to publicly exhibit draft Local Provisions Schedule. Draft Local Provisions Schedule on public exhibition from 22 October to 21 December 2021. Section 35F report on representations to be presented to Council meeting of 21 February 2022. Deferred until 21 March meeting to get information on the process if Council supports any of the representations. Section 35F report on representations considered at Council meeting of 21 March 2022. Report sent to Tasmanian Planning Commission 28 March 2022. Hearings held 8-10 June 2022.</p> <p>On 4 October 2022 Council received notice under section 35K(1)(a) and section 35KB(4)(a) of the <i>Land Use Planning</i></p>

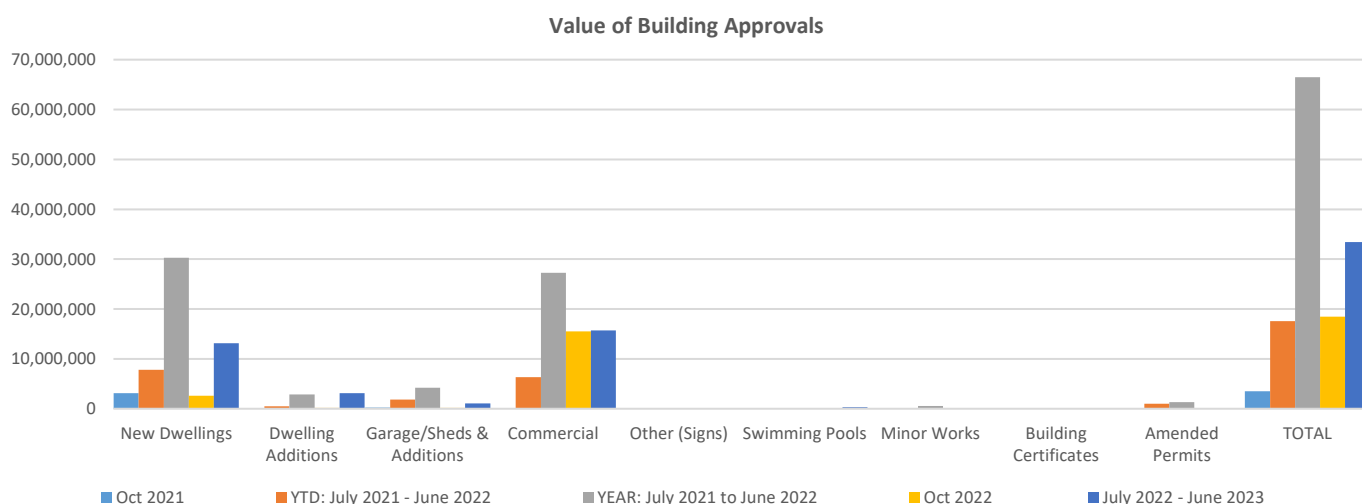
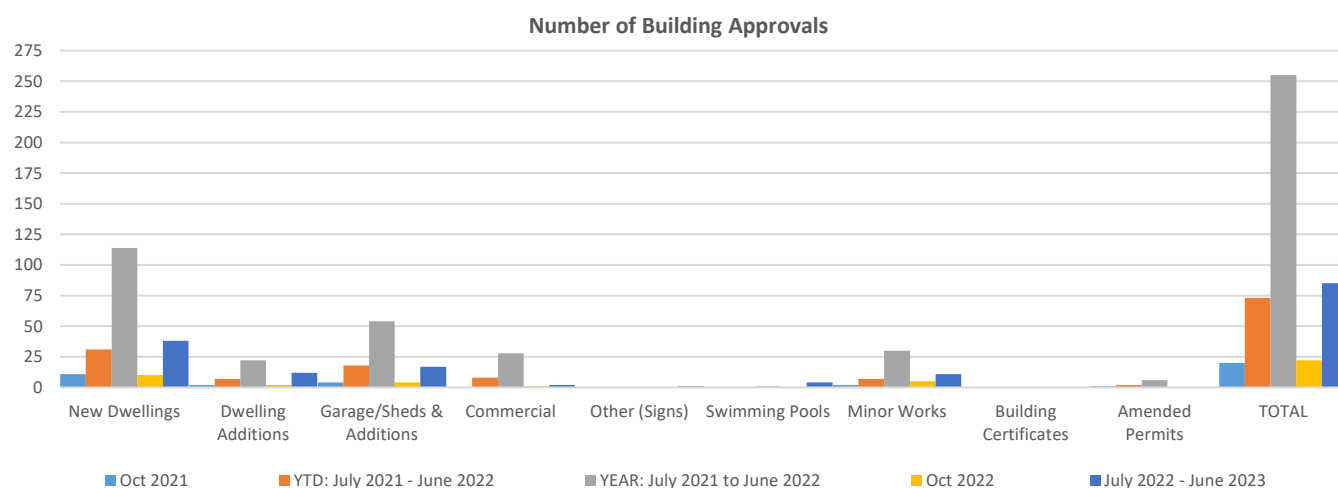


TPC	TASMANIAN PLANNING COMMISSION
	<p>and Approvals Act 1993 from the Tasmanian Planning Commission which advised that:</p> <ul style="list-style-type: none"> The delegates have finalised their consideration of the Northern Midlands draft Local Provisions Schedule (draft LPS) under section 35J of the Act. They consider modifications are required and have issued a decision under section 35K(1) and 35KB. They have directed the Planning Authority to: <ul style="list-style-type: none"> (a) modify the draft LPS, under section 35K(1)(a) of the Act, in accordance with the notice at Attachment 2 to the decision (completed); (b) submit the modified draft LPS to the Commission under section 35K(2)(a) within 28 days (1 November 2022) (completed); (c) to prepare draft amendments under section 35KB(4)(a)(i) of the Act in the terms specified in the notice at Attachment 3 to the decision; and (d) to submit the draft amendments to the Commission under section 35KB(4)(a)(ii) of the Act within 42 days after the Northern Midlands LPS comes into effect (to be submitted by 21 December 2022). <p>Notice of approval of the Northern Midlands Local Provisions Schedule was published in the Gazette specifying that the State Planning Provisions and the Local Provisions Schedule, which are as part of the Tasmanian Planning Scheme, came into effect on 9 November 2022. In accordance with section 51 of the Act, applications lodged from 12 October 2022 are assessed against the Tasmanian Planning Scheme – Northern Midlands and applications that were valid before 12 October 2022 continue to be assessed against the Northern Midlands Interim Planning Scheme 2013.</p>
PLN-22-0065	Draft Amendment 04-2022 to rezone part of 7 Wellington St, Longford, extend urban growth boundary and insert site specific qualification. Public notification until 29 July 2022. No representations. Information provided as required by TPC on 4 November 2022. Awaiting decision.
PLN-22-0056	Draft Amendment 03/2022 to rezone part of folio of the Register 173776/1 to General Residential in conjunction with an s43A application for a 3 Lot subdivision. Placed on public exhibition. TPC has been advised that no representations were received.
DECISIONS RECEIVED	
-	-

2.4 Building Approvals

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

	YEAR: 2021-2022				YEAR				YEAR: 2022-2023			
	Oct 2021		YTD 2021-2022		July 2021 - June 2022		Oct-2022		YTD 2022-2023			
	No.	Total Value	No.	Total Value	No.	Total Value	No.	Total Value	No.	Total Value	No.	Total Value
		\$		\$		\$		\$		\$		\$
New Dwellings	11	3,132,840	31	7,825,710	114	30,244,148	10	2,602,685	38	13,105,790		
Dwelling Additions	2	70,000	7	500,000	22	2,848,500	2	170,000	12	3,120,160		
Garage/Sheds & Additions	4	244,000	18	1,816,370	54	4,236,238	4	163,000	17	1,061,000		
Commercial	0	0	8	6,300,000	28	27,270,305	1	15,500,000	2	15,700,000		
Other (Signs)	0	0	0	0	0	0	0	0	1	27,945		
Swimming Pools	0	0	0	0	1	70,000	0	0	4	296,000		
Minor Works	2	27,266	7	96,626	30	525,174	5	34,814	11	100,786		
Building Certificates	0	0	0	0	0	0	0	0	0	0		
Amended Permits	1	60,000	2	1,035,000	6	1,295,000	0	0	0	0		
TOTAL	20	3,534,106	73	17,573,706	255	66,489,365	22	18,470,499	85	33,411,681		
Inspections												
Building	0		2		38		0		0			
Plumbing	31		137		316		27		92			



2.5 Planning and Building Compliance – Permit Review

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

	This Month	2022/2023	Total 2021/2022
Number of Inspections		17	18
Property owner not home or only recently started			
Complying with all conditions / signed off			2
Not complying with all conditions			
Re-inspection required		14	12
Notice of Intention to Issue Enforcement Notice		4	
Enforcement Notices issued		1	2
Enforcement Orders issued			
Infringement Notice			
No Further Action Required		3	4
	This Month	2022/2023	Total 2021/2022
Number of Inspections	1	5	
Property owner not home or only recently started			
Complying with all conditions / signed off			
Not complying with all conditions			
Re-inspection required	1	2	
Building Notices issued			
Building Orders issued			
No Further Action Required		3	



	This Month	2022/2023	Total 2021/2022
Number of Inspections	7	16	11
Commitment provided to submit required documentation	2	3	
Re-inspection required	1	4	8
Building Notices issued		3	1
Building Orders issued		3	
Emergency Order			1
No Further Action Required	4	9	3

	This Month	2022/2023	Total 2021/2022
Number of Inspections	3	6	29
Commitment provided to submit required documentation			3
Re-inspection required	2	5	21
Enforcement Notices issued			2
Enforcement Orders Issued			
Notice of Intention to Issue Enforcement Notice issued			3
No Further Action Required	1	1	5

3 STRATEGIC PLAN & INTEGRATED PRIORITY PROJECTS PLAN

3.1 Strategic Plan 2021-2027

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

Progress: Economic health and wealth - grow and prosper

Strategic Project Delivery - Build Capacity for a Healthy Wealthy Future

Strategic outcomes:

2.1 Strategic, sustainable, infrastructure is progressive

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

Sense of Place - Sustain, Protect, Progress

Strategic outcomes:

3.1 Sympathetic design respects historical architecture

3.2 Developments enhance existing cultural amenity

3.4 Towns are enviable places to visit, live and work

Place: Nurture our heritage environment

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

Strategic outcomes:

4.1 Cherish and sustain our landscape

4.2 Meet environmental challenges

4.4 Our heritage villages and towns are high value assets

3.2 Integrated Priority Projects Plan 2021

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

Enabling Project/s:

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

5.4 Subdivisions:



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

4 STATUTORY REQUIREMENTS

4.1 Land Use Planning & Approvals Act 1993

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

4.2 Building Act 2016

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

5 RISK ISSUES

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

6 COMMUNITY CONSULTATION

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

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

7 OFFICER'S COMMENTS/CONCLUSION

There have been 2 commercial building approvals valued a total of \$15,700,000 for 2022/23 (year to date) compared to 8 commercial building approvals valued a total of \$6,300,000 (year to date) for 2021/2022.

In total, there have been 85 building approvals valued at \$33,411,681 (year to date) for 2022/2023 compared to 73 building approvals valued at \$17,573,706 (year to date) for 2021/22.



15 CORPORATE SERVICES REPORTS

15.1 MONTHLY REPORT: FINANCIAL STATEMENT

Responsible Officer: Maree Bricknell, Corporate Services Manager

Report prepared by: Maree Bricknell, Corporate Services Manager

Cr Goss returned to the meeting at 7.40pm.

MINUTE NO. 22/395

DECISION

Cr Adams/Cr Terrett

That Council:

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

Carried Unanimously

Voting for the Motion:

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

Voting Against the Motion:

Nil

RECOMMENDATION

That Council:

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

1 PURPOSE OF REPORT

The purpose of this report is to present the monthly financial reports as at 31 October 2022.

2 INTRODUCTION/BACKGROUND

The Monthly Financial Summary for the period ended 31 October 2022 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.



N/a

4 ALTERATIONS TO 2022-23 BUDGET

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

SUMMARY FINANCIAL REPORT

For Month Ending:

31-Oct-22

4

A. Operating Income and Expenditure

	Budget	Year to Date Budget 42%	Actual	(\$,000)	Target 100%	Comments
Rate Revenue	-\$12,989,463	-\$12,989,463	-\$13,021,501	\$32	100.2%	99% raised in July 2022
Recurrent Grant Revenue	-\$4,593,268	-\$1,913,862	-\$869,342	-\$1,045	45.4%	* 75% Advanced grants paid 21/22
Fees and Charges Revenue	-\$2,571,392	-\$857,131	-\$1,053,231	\$196	122.9%	* Fee income above budget
Interest Revenue	-\$1,047,621	-\$349,208	-\$159,528	-\$190	45.7%	Timing variance
Reimbursements Revenue	-\$44,625	-\$14,875	-\$39,684	\$25	266.8%	
Other Revenue	-\$1,542,444	-\$514,148	-\$294,202	-\$220	57.2%	Timing variance
	-\$22,788,813	-\$16,638,686	-\$15,437,488	-\$1,201	92.8%	
Employee costs	\$6,415,996	\$2,138,665	\$1,842,803	\$296	86.2%	
Material & Services Expenditure	\$5,806,838	\$1,935,613	\$2,174,024	-\$238	112.3%	
Depreciation Expenditure	\$6,651,715	\$2,217,238	\$2,217,395	\$0	100.0%	
Government Levies & Charges	\$1,161,962	\$387,321	\$76,079	\$311	19.6%	Fire Levy not yet paid
Councillors Expenditure	\$217,390	\$72,463	\$31,519	\$41	43.5%	
Interest on Borrowings	\$100,368	\$33,456	\$87,216	-\$54	260.7%	Timing variance only
Other Expenditure	\$1,588,999	\$529,666	\$802,174	-\$273	151.4%	Pension rebate provided for full year
Plant Expenditure Paid	\$569,494	\$189,831	\$234,786	-\$45	123.7%	
	\$22,512,762	\$7,504,254	\$7,465,996	\$38	99.5%	
	-\$276,051	-\$9,134,432	-\$7,971,492			
Gain on sale of Fixed Assets	-\$160,000	-\$53,333	\$0	-\$53	0.0%	
Loss on Sale of Fixed Assets	\$426,581	\$142,194	\$0	\$142	0.0%	* Asset recognition EOY
Underlying (Surplus) / Deficit	-\$9,470	-\$9,045,572	-\$7,971,492		1*	
	\$0					
Capital Grant Revenue	-\$8,353,950	-\$2,784,650	-\$543,587	-\$2,241	19.5%	* Not paid until milestones met
Subdivider Contributions	-\$345,649	-\$115,216	0	-\$115	0.0%	* Not recognised until EOY
Capital Revenue	-\$8,699,599	-\$2,899,866	-\$543,587			

Budget Alteration Requests

- For Council authorisation by absolute majority

	Budget Operating	Budget Capital	Actuals
Capital works budget variances above 10% or \$10,000 are highlighted			
October			
Remit Charge - Cressy Swimming Pool	-\$4,846		Pool supervisor reimb overcharge
September			
1. Lfd - Anstey Street stormwater and associated kerb works		\$25,000	
1. Unallocated stormwater budget account		-\$25,000	
2. Glen Esk Road reconstruction extension		\$200,000	
2. Supplementary capital projects reserve		-\$200,000	
3. Fogo Service Bins		\$310,060	Minute 22/329 - 26/9/2022
3. Supplementary capital projects reserve		-\$310,060	
No adjustments for July & August.			

B. Balance Sheet Items

Year to Date

Monthly

Same time

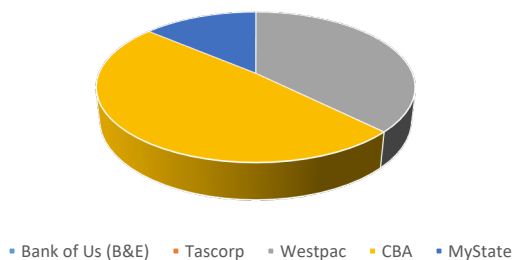


	Actual	Change	last year	Comments
Cash & Cash Equivalents Balance				
- Opening Cash balance	\$25,974,971	\$24,662,827		
- Cash Inflow	\$11,044,309	\$1,129,505		
- Cash Payments	-\$13,334,769	-\$2,107,820		
- Closing Cash balance	\$23,684,511	\$23,684,511		
Account Breakdown				
- Trading Accounts	\$212,733			
- Investments	\$23,471,778			
	\$23,684,511			

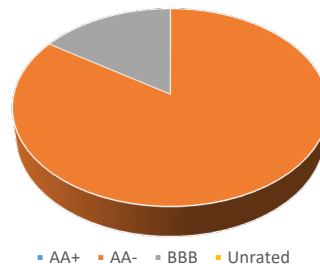
Summary of Investments

	Investment Date	Maturity Date	Interest Rate%	Purchase Price	Maturity Value
Tasmanian Public Finance Corporation Call Account	5/10/2022	31/10/2022	2.61	\$5,429	\$5,439
CBA Business Online Saver	26/10/2022	31/10/2022	2.66	\$3,910,332	\$3,911,759
Westpac Corporate Regulated Interest Account	31/10/2022	31/10/2022	2.85	\$634,591	\$634,591
CBA	14/06/2022	12/12/2022	2.94	\$1,000,000	\$1,014,579
CBA	14/06/2022	13/03/2023	3.70	\$1,000,000	\$1,027,573
Westpac	13/10/2022	13/04/2023	1.91	\$4,500,000	\$4,542,857
CBA	14/06/2022	10/05/2023	3.94	\$5,000,000	\$5,178,110
My State Financial	25/05/2022	25/05/2023	2.70	\$3,371,425	\$3,462,454
Westpac - Stimulus	29/09/2022	29/06/2023	3.30	\$1,050,000	\$1,075,916
Westpac - Stimulus	16/06/2022	16/12/2024	1.60	\$3,000,000	\$3,120,197
Total Investments				\$23,471,778	\$23,973,476

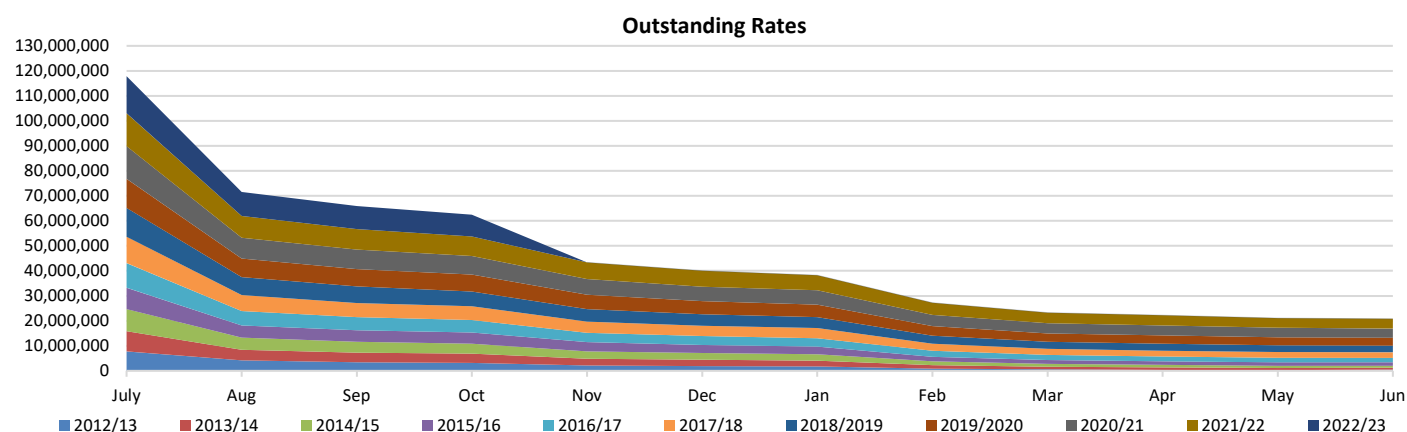
Investments by Institution



Total Investments by Rating (Standard & Poor's)



Rate Debtors	2022/23	% to Raised	Same Time Last Year	% to Raised
Balance b/fwd	\$3,863,134		\$3,205,341	
Rates Raised	\$13,138,029		\$12,324,409	
	\$17,001,162		\$15,529,751	
Rates collected	\$7,807,948	59.4%	\$7,098,094	57.6%
Pension Rebates	\$524,012	4.0%	\$495,198	4.0%
Discount & Remissions	\$25,946	0.2%	\$24,987	0.2%
	\$8,357,907		\$7,618,279	
Rates Outstanding	\$8,643,256	65.8%	\$7,911,471	64.2%
Advance Payments received	-\$318,655	2.4%	-\$206,052	1.7%



Trade Debtors

Current balance \$759,105

- 30 Days \$186,106
 - 60 Days \$2,936
 - 90 Days -\$52,895
 - More than 90 days \$622,957

Summary of Accounts more than 90 days: -

- Norfolk Plains Book sales 171
 - Hire/lease of facilities 12,575
 - Removal of fire hazards 6,192
 - Dog Registrations & Fines 18,914
 - Private Works 29,792
 - Regulatory Fees 11,242
 - Govt Reimbursements 544,071



Paid by outlet as sold

Send to Fines Enforcement

C. Capital Program

	Budget	Actual (\$,000)	Target 33%	Comments
Renewal	\$10,860,951	\$2,892,479	27%	
New assets	\$8,936,428	\$3,336,648	37%	
Total	\$19,797,379	\$6,229,128	31%	

Major projects:

- Perth Early Learning Centre	\$3,770,064	\$1,925,805	51%	In progress
- Lfd Memorial Hall upgrade	\$1,820,460	\$129,668	7%	Design stage
- Lfd Urban Streetscape Improvements	\$1,293,628	\$147,995	11%	Design stage
- Ctown Urban Streetscape Improvements	\$1,450,000	\$154,323	11%	Design stage
- Pth Urban Streetscape Improvements	\$1,141,000	\$101,360	9%	Design stage
- Cry Pool Improvements	\$600,000	\$640,427	107%	Substantially complete
- Glen Esk Road Reconstruction	\$514,800	\$0	0%	
- Bishopsbourne Road Reconstruction	\$504,900	\$0	0%	
- Lfd Caravan Park Amenities replacement	\$450,000	\$9,565	2%	Preliminaries
- Evandale Hall Roof replacement	219,700	\$117,664	54%	In progress
- William Street Footbridge	270,000	\$127,809	47%	In progress
- Footpath Program	893,500	\$59,641	7%	Commenced

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

D. Financial Health Indicators

	Target	Actual	Variance	Trend
Financial Ratios				
- Rate Revenue / Total Revenue	57.0%	84.3%	-27.4%	↘
- Own Source Revenue / Total Revenue	80%	94%	-14.5%	↘
Sustainability Ratio				
- Operating Surplus / Operating Revenue	0.0%	51.6%	-51.6%	↘
- Debt / Own Source Revenue	40.8%	50.9%	-10.2%	↔
Efficiency Ratios				
- Receivables / Own Source Revenue	51.7%	54.3%	-2.6%	↘



- Employee costs / Revenue	28.2%	11.9%	16.2%	↗
- Renewal / Depreciation	163.3%	130.4%	32.8%	↗



Unit Costs

- Waste Collection per bin	\$10.12	\$44.18	↔
- Employee costs per hour	\$53.47	\$51.75	↗
- Rate Revenue per property	\$1,828.47	\$1,832.98	↔
- IT per employee hour	\$3.30	\$15.08	↘



E. Employee & WHS scorecard

	YTD	This Month
Number of Employees	89	89
New Employees	6	4
Resignations	6	2
Total hours worked	53,700	18,091
Lost Time Injuries	0	0
Lost Time Days	0	0
Safety Incidents Reported	0	0
Hazards Reported	3	0
Risk Incidents Reported	1	0
Insurance claims - Public Liability	0	0
Insurance claims - Industrial	0	0
Insurance claims - Motor Vehicle	0	0
IT - Unplanned lost time	3	3
Open W/Comp claims	4	1



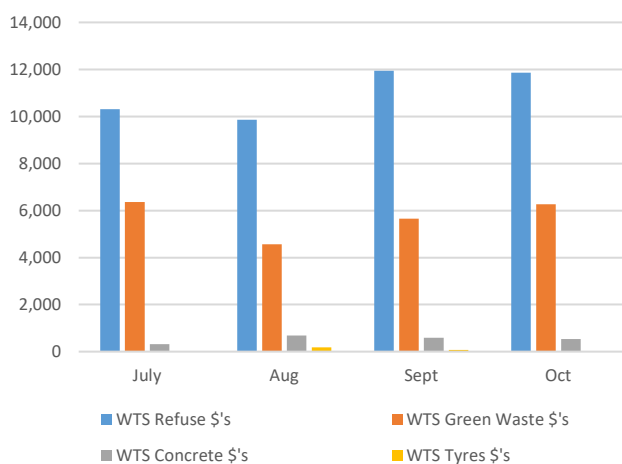
F. Waste Management

Waste Transfer Station	2020/21	2021/22	2022/23 Budget Year to Date	2021/22
Takings				
- Refuse	\$119,842	\$135,285	\$33,221	\$43,975
- Green Waste	\$80,904	\$82,450	\$20,794	\$22,855
- Concrete	\$2,293	\$2,980	\$642	\$2,129
- Tyres	727	694	\$162	\$257
Total Takings	\$203,767	\$221,409	\$54,819	\$69,216
Tonnes Disposed				
WTS Refuse Disposed Tonnes	1432	1349	398	367
WTS Green Waste Disposed Tonnes	4670	2760	1273	0
WTS Concrete Disposed Tonnes	3056	3056	0	0
Kerbside Refuse Disposed Tonnes	2435	2430	608	735
Kerbside Recycling Disposed Tonnes	1051	1048	324	403
Total Waste Tonnes Disposed	12644	10643	2602	1505

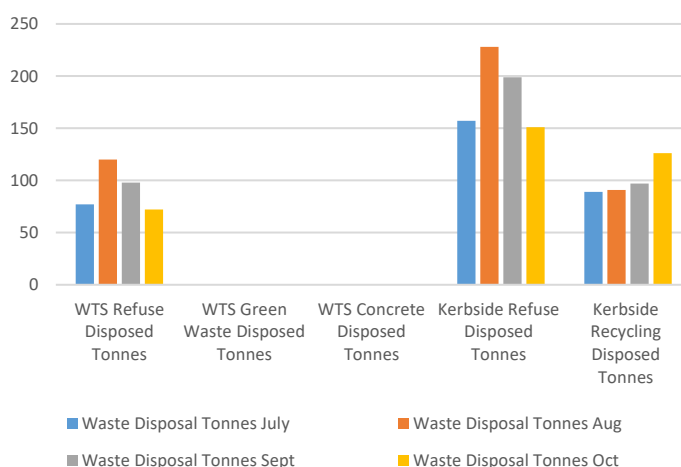


Mulch quarterly
Crush periodically

Waste Transfer Station Fees



Waste Tonnes Disposed





5 OFFICER COMMENTS

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

6 ATTACHMENTS

1. Monthly Financial Report to Council - October 2022 [**15.1.1** - 1 page]
2. Monthly Works Infrastructure Capital Report 2022-2023 (October) [**15.1.2** - 4 pages]



16 WORKS REPORTS

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



17 ITEMS FOR THE CLOSED MEETING

MINUTE NO. 22/396

DECISION

Cr Adams/Deputy Mayor Lambert

That Council move into the "Closed Meeting" with the General Manager, Corporate Services Manager, Works Manager, Project Manager and Executive Assistant.

Carried Unanimously

Mr Godier left the meeting at 7.41pm.

RECOMMENDATION

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

Item	Local Government (Meeting Procedures) Regulations 2015 Reference
Confirmation of Closed Council Minutes	15(2)(g)
Councillors' Leave	15(2)(h)
Personnel Matters	15(2)(a)
Action Items: Status Report	15(2)(g)
Contract/Tender	15(2)(d)
Confidential Matter relating to an Agreement	15(2)(g)

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

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



17.1 CLOSED COUNCIL DECISIONS RELEASED

4.1 Extension Of Management Of Waste Transfer Stations Contract

MINUTE NO. 22/399

DECISION

Cr Adams/Cr Terrett

That Council

- A) Offer a two year contract extension to Just Waste Contracting for the management of the waste transfer stations and vary the contract to require that recycling services are provided at all sites.
- B) in relation to this matter
 - i) consider whether any discussion, decision, report or document is kept confidential or released to the public; and
 - ii) determined **to release the decision only** to the public.

Carried Unanimously

Voting for the Motion:

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

Voting Against the Motion:

Nil

4.2 Healthy Northern Midlands Project

MINUTE NO. 22/400

DECISION

Cr Adams/Cr Brooks

That Council

- A)
 - i) **endorse** the funding application to the Strong and Resilient Communities Activity- Inclusive Communities Grant Program for the Healthy Northern Midlands project;
 - ii) **resolves by absolute majority** to contract Healthy Tasmania Pty Ltd to deliver the Healthy Northern Midlands project should the funding bid be successful.
- B) and in relation to this matter
 - i) considered whether any discussion, decision, report or document is kept confidential or released to the public; and
 - ii) determined to release the decision only to the public.

Carried Unanimously

Voting for the Motion:

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

Voting Against the Motion:

Nil



18 CLOSURE

MINUTE NO. 22/401

DECISION

Deputy Mayor Lambert/Cr McCullagh

That Council move out of the "Closed Meeting".

Carried Unanimously

Mayor Knowles closed the meeting at 8.00pm.

MAYOR _____ DATE _____