



**NORTHERN
MIDLANDS
COUNCIL**

MINUTES

ORDINARY MEETING OF COUNCIL

MONDAY, 18 OCTOBER 2021



MINUTES OF THE ORDINARY MEETING OF NORTHERN MIDLANDS COUNCIL HELD ON MONDAY, 18 OCTOBER 2021 AT 5.00 PM IN PERSON AT THE COUNCIL CHAMBERS, 13 SMITH STREET, LONGFORD

1 ATTENDANCE

PRESENT

Mayor Mary Knowles OAM, Deputy Mayor Richard Goss, Cr Dick Adams OAM, Cr Matthew Brooks, Cr Jan Davis, Cr Ian Goninon, Cr Janet Lambert, Cr Michael Polley AM

In Attendance

Mr Des Jennings - General Manager, Miss Maree Bricknell - Corporate Services Manager, Leigh McCullagh - Works Manager, Mr Paul Godier - Senior Planner (to 8.13pm), Mrs Lucie Copas Fowler - Executive & Communications Officer

APOLOGIES

Cr Andrew Calvert, Mrs Gail Eacher - Executive Assistant



2 TABLE OF CONTENTS

Item	Page No.
1 ATTENDANCE	2
2 TABLE OF CONTENTS	3
3 ACKNOWLEDGEMENT OF COUNTRY	5
4 DECLARATIONS OF ANY PECUNIARY INTEREST OF A COUNCILLOR OR CLOSE ASSOCIATE	5
5 PROCEDURAL	6
5.1 Confirmation Of Council Meeting Minutes	6
5.2 Date Of Next Council Meeting	6
5.3 Motions On Notice	7
5.3.1 Naming Of The Perth Dog Park	7
5.3.2 Longford Cup Day Sub-Committee Representative	8
6 COUNCIL COMMITTEES - CONFIRMATION OF MINUTES	9
7 COUNCIL COMMITTEES - RECOMMENDATIONS	10
7.2.2 Wellington Street Safety Concerns	10
8 INFORMATION ITEMS	14
8.1 Council Workshops/Meetings Held Since The Last Ordinary Meeting	14
8.2 Mayor's Activities Attended & Planned	14
8.3 General Manager's Activities	15
8.4 Petitions	15
8.5 Conferences & Seminars: Report On Attendance By Council Delegates	16
8.6 132 & 337 Certificates Issued	16
8.7 Animal Control	17
8.8 Environmental Health Services	18
8.9 Customer Request Receipts	19
8.10 Gifts & Donations (Under Section 77 Of The LGA)	19
8.11 Action Items: Council Minutes	19
8.12 Resource Sharing Summary: 01 July 2021 To 30 June 2022	27
8.13 Vandalism	28
8.14 Youth Program Update	28
8.15 Strategic Plans Update	28



8.16 Tourism & Events And Heritage Highway Tourism Region Association (HHTRA) Update ...	32
8.17 Bicentenary Planning Updates	32
8.18 2021 ALGA Local Roads Conference	33
9 GOVERNANCE REPORTS	34
9.1 Proposed Sale Of Campbell Town Hall	34
9.2 Ross Swimming Pool: Safety Assessment	39
9.3 Draft Whistleblower Policy	43
9.4 Perth Mural Project	45
9.5 Request For Funding - Morven Park Cricket Net Relocation	48
10 COMMUNITY & DEVELOPMENT REPORTS	51
10.1 Monthly Report: Development Services	51
11 CORPORATE SERVICES REPORTS	58
11.1 Monthly Report: Financial Statement	58
11.2 Round 2 Assistance - Events	64
12 WORKS REPORTS	67
12.1 Relocation Of Waste Dump Point To Translink, Western Junction	67
12.2 Review Of Wildlife Signage On Deddington Rd	72
13 PUBLIC QUESTIONS AND STATEMENTS	75
14 COUNCIL ACTING AS A PLANNING AUTHORITY	77
15 PLANNING REPORTS	78
15.1 PLN21-0248: 6 Muirton Way, Perth	78
15.2 PLN21-0189: 74 & 86 Evandale Road And 2 Translink Avenue, Western Junction	101
15.3 PLN21-0181: 13-15 Russell Street, Evandale	105
15.4 PLN21-0215: 1-3 Barclay Street & 2A Cambock Lane, Evandale	138
15.5 PLN21-0217: 53 Wellington Street, Longford	161
16 COUNCIL ACTING AS A PLANNING AUTHORITY: CESSATION	195
17 ITEMS FOR THE CLOSED MEETING	195
15.1 Closed Council Decisions Released	196
18 CLOSURE	198

Council RESOLVED to note the withdrawal from the Agenda of Item 15.1 – PLN21-0248, and an additional Closed Item Report 4.9



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

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.*

MINUTE NO. 21/387

DECISION

Cr Polley /Cr Lambert

Council resolved to accept the following Declaration of Interest:

Cr Goninon - Item Gov 9

Carried Unanimously



5 PROCEDURAL

5.1 CONFIRMATION OF COUNCIL MEETING MINUTES

5.1.1 Confirmation Of Minutes: Ordinary Council Meeting

RECOMMENDATION

That the Open Council Minutes of the Ordinary Meeting of the Northern Midlands Council held at the Council Chambers, Longford on Monday, 20 September 2021, be confirmed as a true record of proceedings.

MINUTE NO. 21/388

DECISION

Cr Polley /Deputy Mayor Goss

That the Open Council Minutes of the Ordinary Meeting of the Northern Midlands Council held at the Council Chambers, Longford on Monday, 9 September 2021, be confirmed as a true record of proceedings.

Carried Unanimously

5.2 DATE OF NEXT COUNCIL MEETING

Mayor Knowles advised that the next Ordinary Council Meeting of the Northern Midlands Council would be held at 5.00pm on Monday, 15 November 2021 in person and via the Zoom video conferencing platform in accordance with the *COVID-19 Disease Emergency (Miscellaneous Provisions) Act 2020*, Section 18 (authorisation for meetings not to be held in person).



5.3 MOTIONS ON NOTICE

5.3.1 Naming Of The Perth Dog Park

Responsible Officer: Des Jennings, General Manager

Report prepared by: Lucie Copas Fowler, Executive & Communications Officer

NOTICE OF MOTION

Councillor Davis has requested the below Notice of Motion be tabled at the 18 October 2021 Council Meeting:

That the Perth Dog Park be named the Perth Bicentenary Dog Park.

BACKGROUND

Cr Davis has suggested that the Perth Dog Park is named the Perth Bicentenary Dog Park to commemorate the bicentenary of Perth.

"I think it's fitting we have some lasting and visible celebration of the Perth Bicentenary, and to date there have been no other plans for that type of recognition.

On that basis, I would like to move the above motion".

Attachments

Nil

MINUTE NO. 21/389

DECISION

Cr Davis /Cr Lambert

That the Perth Dog Park be named the Perth Bicentenary Dog Park.

Carried Unanimously



5.3.2 Longford Cup Day Sub-Committee Representative

Responsible Officer: Des Jennings, General Manager

Report prepared by: Lucie Copas Fowler, Executive & Communications Officer

NOTICE OF MOTION

Councillor Knowles has requested the below Notice of Motion be tabled at the 18 October 2021 Council Meeting:

That Council consider the request to nominate a Council representative to join the 2022 Jim Osborne Cressy Chaff Cutters Longford Cup New Years Day Sub-committee for the preparation of the 2022 event.

BACKGROUND

The organisers of the 2022 Jim Osborne Cressy Chaff Cutters Longford Cup New Years Day are putting together a sub-committee and have requested that a Council representative from the Northern Midlands Council is appointed.

2022 is the 50th anniversary of Piping Lane's Longford, Hobart & Melbourne Cup wins along with the 10th anniversary of the Cleaner's Longford Cup victory. The organisers are planning a celebration to commemorate both.

Attachments

Letter of request

MINUTE NO. 21/390

DECISION

Cr Polley /Cr Adams

That Council consider the request to nominate Cr Goninon as Council's representative to join the 2022 Jim Osborne Cressy Chaff Cutters Longford Cup New Years Day Sub-committee for the preparation of the 2022 event.

Carried Unanimously



6 COUNCIL COMMITTEES - CONFIRMATION OF MINUTES

Minutes of meetings of the following Committees are attached:

	Date	Committee	Meeting
i)	07/09/2021	Evandale Advisory Committee	Ordinary
ii)	07/09/2021	Perth Local District Committee	Ordinary
iii)	08/09/2021	Morven Park Management & Development Association Inc.	Ordinary
iv)	05/10/2021	Evandale Advisory Committee	Ordinary
v)	05/10/2021	Campbell Town District Forum	Ordinary
vi)	05/10/2021	Ross Local District Committee	Ordinary
vii)	06/10/2021	Ross Community Sports Club	Ordinary
viii)	29/09/2021	Cressy Local District Committee	Ordinary
ix)	06/10/2021	Longford Local District Committee	Ordinary

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

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

MINUTE NO. 21/391

DECISION

Deputy Mayor Goss /Cr Goninon

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

Carried Unanimously



7 COUNCIL COMMITTEES - RECOMMENDATIONS

7.1 CRESSY LOCAL DISTRICT COMMITTEE

At the ordinary meeting of the Cressy Local District Committee held on 29 September 2021 the following motion/s were recorded for Council's consideration:

7.1.2 Recreation Area – Macquarie Street, Cressy

Recreation area – Macquarie Street, Cressy: That Council formally approach the land owners requesting land be gifted at the end of Macquarie Street for a day use recreational area.

Officer Comment:

Deputy Mayor Richard Goss, Daniel Rowbottom (Chairperson – Cressy Local District Committee), Amanda Bond (Executive Officer) and AG Morrison (property owner) met on 1 October 2021 to discuss the opportunity of the Morrisons gifting to Council a portion of land at the river end of Macquarie Street, Cressy.

The intention for the area is to expand the vehicle turning area, provide defined parking and install tables and chairs to enhance the area as a recreation day use area.

The land in question would need to be surveyed, however, is understood to belong to both the Morrison family and Hydro.

Officer Recommendation:

That Council officers progress a survey of the land in question and bring a report back to Council.

MINUTE NO. 21/392

DECISION

Deputy Mayor Goss /Cr Brooks

That Council officers progress a survey of the land in question and bring a report back to Council.

Carried Unanimously

7.2 LONGFORD LOCAL DISTRICT COMMITTEE

At the ordinary meeting of the Longford Local District Committee held on 6 October 2021 the following motion/s were recorded for Council's consideration:

7.2.2 Wellington Street Safety Concerns

Longford Local District Committee: As there has been a big increase in traffic through Longford since the previous road traffic study in Wellington/Marlborough Streets, we request NMC to ask State Growth to carry out a new road traffic survey between William and Lyttleton Streets, with a view to installing pedestrian-controlled lights at a suitable location in that area. This survey especially should include school days from 3-5:30pm as this is the peak time for pedestrian fatalities from the Feb 2012 study by the Tas Government.

Officer Comment:

That Council officer's progress the Committee's request and pass on the information to the Department of State Growth.

Officer Recommendation:

That Council officer's provide the information and request to conduct a new traffic survey to the Department of State Growth for their consideration.



MINUTE NO. 21/393

DECISION

Cr Adams /Cr Brooks

That Council officer's provide the information and request to conduct a new traffic survey to the Department of State Growth for their consideration.

Carried Unanimously

7.2.3 Safety Issues At Woolmers Lane/Panshangar Road Intersection

Longford Local District Committee: Communicate thanks to State Growth for finally placing 80 kph signage on Woolmers Lane. Doug Bester most disappointed at no signage regarding trucks exiting Panshangar Road so safety issue is still remaining.

Officer Comment:

That Council officer's provide the Department of State Growth the Committee's request and information.

Officer Recommendation:

That Council officer's progress the Committee's request and pass on the information to the Department of State Growth, regarding Woolmer's Lane.

MINUTE NO. 21/394

DECISION

Cr Adams /Cr Davis

That Council officer's progress the Committee's request and pass on the information to the Department of State Growth, regarding Woolmer's Lane.

Carried Unanimously

7.3 PERTH LOCAL DISTRICT COMMITTEE

At the ordinary meeting of the Perth Local District Committee held on 7 September 2021 the following motion/s were recorded for Council's consideration:

7.3.2 Perth Bicentenary Sub Committee

Perth Bicentenary Committee: The Committee requests that Council design and install a commemorative plaque (to be in keeping with the 150 year plaque) and relocate both plaques to a suitable location in the Perth Main Street landscaped area proposed for the south of Perth (Old Punt Road/Clarence Street redesign).

Officer Comment:

That Council officer's progress the Committee's request and identify a suitable location to erect/relocate the plaques, with comment to be sought from the Committee on design and location.

Officer Recommendation:

That Council officer's progress the request and seek comment from the Committee.

MINUTE NO. 21/395



DECISION

Cr Davis /Cr Lambert

That Council officer's progress the request and seek comment from the Committee.

Carried Unanimously

7.3.3 Highway Maintenance

Highway Maintenance: That, due to the current poor state of the entrances to Perth Council undertake, or request the Dept of State Growth undertake, maintenance of the verges including removal of waste and rubbish where works have been carried out.

Officer Comment:

The area in question falls within the Department of State Growth's area of responsibility. Council can submit a request to DSG to undertake maintenance, including the removal of waste/debris, at the entrances to Perth.

Officer Recommendation:

That Council Officer's contact the Department of State Growth and request maintenance, including the removal of waste/debris, be undertaken at the entrances to Perth.

MINUTE NO. 21/396

DECISION

Cr Davis/Cr Brooks

That Council Officer's contact the Department of State Growth and request maintenance, including the removal of waste/debris, be undertaken at the entrances to Perth.

Carried Unanimously

7.3.4 Old United Service Station Site

Old United Service Station Site cnr Drummond and Main Street: That Council approach the owners of the decommissioned United Service Station to purchase the property to be used for community purposes.

Officer Comment:

Council's Property Management Committee already has matter listed for consideration.

Officer Recommendation:

That the NMC Property Management Committee consider the Committee's request and report to Council.

MINUTE NO. 21/397

DECISION

Cr Davis /Cr Lambert

That the NMC Property Management Committee consider the Committee's request and report to Council.

Carried Unanimously



7.4 MORVEN PARK MANAGEMENT COMMITTEE

At the ordinary meeting of the Morven Park Management Committee held on 8 September 2021 the following motion/s were recorded for Council's consideration:

7.4.2 Security Quote

Security Quote: That All State Security be used with NMC issuing a works order to All State Security for \$3960.00 for work as detailed.

Officer Comment:

Council has budgeted to contribute \$2,500 plus GST toward the security upgrade. Details of the quote have been forwarded to Council's Building Supervisor to progress the purchase order and the Morven Park Management Committee have been notified.

Officer Recommendation:

That the motion be noted.

MINUTE NO. 21/398

DECISION

Deputy Mayor Goss/Cr Lambert

That the motion be noted.

Carried Unanimously

7.4.3 Dump Point Relocation

Dump point: Request Council provide urgent review of dump point located behind building now that bollard have been installed as large vehicles will not be able to turn and advise when relocation will occur.

Officer Comment:

The Morven Park Management Committee have been advised: There is no timeline for the dump point relocation at this stage. Officers are investigating the relocation opportunities and it is listed for discussion at Council workshop.

Officer Recommendation:

That the motion be noted.

MINUTE NO. 21/399

DECISION

Deputy Mayor Goss/Cr Davis

That the motion be noted.

Carried Unanimously



8 INFORMATION ITEMS

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
4 October 2021	Council Workshop Presentations <ul style="list-style-type: none"> Longford Arts Strategy: Longford Town Hall Proposal Tasrail - Road Closure Longford Discussion included: <ul style="list-style-type: none"> Social Media & Third Party Comments Crown Land Purchase Application Seasonal Workers End Of Year Accounts Overnight Parking for Self-Contained Vehicles: Evandale Traffic Concerns: Intersection of Wellington and Marlborough Streets, Longford
18 October 2021	Council Workshop Discussion: <ul style="list-style-type: none"> Council Meeting Agenda items
18 October 2021	Council Meeting

8.2 MAYOR'S ACTIVITIES ATTENDED & PLANNED

Mayor's Activities Attended & Planned for the period 21 September 2021 to 18 October 2021 are as follows:

Date	Activity
21 September 2021	Attended meeting with John Tucker, Longford
22 September 2021	Attended meeting with Guy Barnett, Cressy
22 September 2021	Attended Northern COVID-19 Regional Recovery Committee (NCRRC) meeting, Longford
22 September 2021	Attended NRM North Annual General Meeting, Launceston
27 September 2021	Attended Northern Midlands Business Association Annual General Meeting, Relbia
29 September 2021	Attended Fingal Valley Neighbourhood House Annual General Meeting, Fingal
1 October 2021	Attended meeting with Councillor, Longford
1 October 2021	Attended meeting with Rebecca White, Longford
1 October 2021	Attended meeting with Tasmania Police, Longford
1 October 2021	Attended Devonfield House Official Opening, Perth
2 October 2021	Attended Avoca Museum & Information Centre meeting and working bee, Avoca
4 October 2021	Attended meeting with resident, Evandale
4 October 2021	Attended meeting with Councillor, Longford
4 October 2021	Attended Council Workshop, Longford
6 October 2021	Attended Our Watch meeting, Campbell Town
6 October 2021	Attended Tasmania Volunteer Fire Service meeting, Rossarden
7 October 2021	Attended Tasmania Talks radio interview, Gipps Creek
7 October 2021	Attended Northern COVID-19 Regional Recovery Committee (NCRRC) Teams meeting, Gipps Creek
8 October 2021	Attended Council to sign documents, Longford
8 October 2021	Attended Northern Tasmanian Development Corporation meeting, Launceston



11 October 2021	Attended Southern Midlands Council Workshop, Oatlands
11 October 2021	Attended ANROWS (Australia's National Research Organisation for Women's Safety) webinar meeting, Gipps Creek
12 October 2021	Attended Covid Teams meeting with Craig Limkin, Gipps Creek
12 October 2021	Attended meeting with Stuart Smith (Seasonal Workers Program), Longford
13 October 2021	Attended meeting with Council Officers, Longford
15 October 2021	Attended Official Opening of Longford Recreation Ground Clubrooms, Longford
15 October 2021	Attended Art Exhibition Cocktail Opening Night at Woolmers Estate, Longford
16 October 2021	Attended Longford Show, Longford
16 October 2021	Attended Cressy V Longford Cricket Match, Cressy
18 October 2021	Attended and Officiated Citizenship Ceremony, Longford
18 October 2021	Attended Red Cross meeting, Longford
18 October 2021	Attended Council Workshop and Meeting, Longford

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 Campbell Town District Forum meeting
- Met with proponents re TRANSLink development
- Met with Consultant re WSUD Perth
- Met with proponent re development proposal
- Attended Northern Tasmania Development Corporation meeting
- Met with proponents re TRANSLink development
- Met with business proprietor re compliance matter
- Met with Minister Roger Jaensch
- Met with Liberal Member for Lyons, John Tucker
- Met with Tasmania Police re new Tas Police premises under construction
- Met with Gary Okley (JLT Public Sector, CEO) & Robyn Daly (National Program Manager, Resilience) re National Local Government Vulnerability Program
- Attended Regional General Manager's meeting
- Met with Ratepayer at Perth
- Attended Ben Lomond Reference Group meeting
- Met with SES
- Met with representatives from TasRail
- Met with Councillor Janet Lambert
- Met with Councillor Dick Adams OAM

8.4 PETITIONS

PURPOSE OF REPORT

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

OFFICER'S COMMENT

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

Section 57. Petitions

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

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



- (2) A person lodging a petition is to ensure that the petition contains –
- (a) a clear and concise statement identifying the subject matter and the action requested; and
 - (b) in the case of a paper petition, a heading on each page indicating the subject matter; and
 - (c) in the case of a paper petition, a brief statement on each page of the subject matter and the action requested; and
 - (d) a statement specifying the number of signatories; and
 - (e) at the end of the petition –
 - (i) in the case of a paper petition, the full name, address and signature of the person lodging the petition; and
 - (ii) in the case of an electronic petition, the full name and address of the person lodging the petition and a statement by that person certifying that the statement of the subject matter and the action requested, as set out at the beginning of the petition, has not been changed.
- (3) In this section –
- electronic petition** means a petition where the petition is created and circulated electronically and the signatories have added their details by electronic means;
- paper petition** means a petition where the petition is created on paper which is then circulated and to which the signatories have added their details directly onto the paper;
- petition** means a paper petition or electronic petition;
- signatory** means –
- (a) in the case of a paper petition, a person who has added his or her details to the paper petition and signed the petition; and
 - (b) in the case of an electronic petition, a person who has added his or her details to the electronic petition.
- 58. Tabling petition**
- (1) A councillor who has been presented with a petition is to –
- (a)
 - (b) forward it to the general manager within 7 days after receiving it.
- (2) A general manager who has been presented with a petition or receives a petition under subsection (1)(b) is to table the petition at the next ordinary meeting of the council.
- (3) A petition is not to be tabled if –
- (a) it does not comply with section 57 ; or
 - (b) it is defamatory; or
 - (c) any action it proposes is unlawful.
- (4) The general manager is to advise the lodger of a petition that is not tabled the reason for not tabling it within 21 days after lodgement.

PETITIONS

No petitions received.

8.5 CONFERENCES & SEMINARS: REPORT ON ATTENDANCE BY COUNCIL DELEGATES

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

8.6 132 & 337 CERTIFICATES ISSUED

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

S132. Certificate of liabilities

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

S337. Council land information certificate

- (1) A person may apply in writing to the general manager for a certificate in respect of information relating to land specified and clearly identified in the application.
- (2) The general manager, on receipt of an application made in accordance with [subsection \(1\)](#), is to issue a certificate in the prescribed form with answers to prescribed questions that are attached to the certificate.
- (3) A certificate under [subsection \(2\)](#) relates only to information that the council has on record as at the date of issue of the certificate.
- (4) A prescribed fee is payable in respect of the issue of a certificate.
- (5) The general manager, on request, may provide in or with the certificate any other information or document relating to the land that the



general manager considers relevant.

- (6) A council does not incur any liability in respect of any information provided in good faith from sources external to the council.
- (7) A person, with the consent of the occupier or owner of specified land, may request in writing to the general manager that an inspection be carried out of that land to obtain supplementary information relevant to that land.
- (8) If the general manager agrees to a request under [subsection \(5\)](#) or [\(7\)](#), the general manager may impose any reasonable charges and costs incurred.
- (9) In this section –
land includes –
 (a) any buildings and other structures permanently fixed to land; and
 (b) land covered with water; and
 (c) water covering land; and
 (d) any estate, interest, easement, privilege or right in or over land.

No. of Certificates Issued 2021/2022 year													Total 2021/2022 YTD	Total 2020/2021
	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June		
132	95	74	98										267	1,004
337	34	54	29										117	499

8.7 ANIMAL CONTROL

Prepared by: Martin Maddox, Accountant and
 Maria Ortiz Rodriguez, Animal Control Officer

Item	Income/Issues 2020/2021		Income/Issues for Sept 2021		Income/Issues 2021/2022	
	No.	\$	No.	\$	No.	\$
Dogs Registered	4,240	100,776	1,086	36,676	3,883	97,499
Dogs Impounded	27	2,212	1	85	5	2,727
Euthanised	-	-	-		1	
Re-claimed	24	-	1		5	
Re-homed/Dogs Home *	2	-				
New Kennel Licences	16	1,152	1	72	4	288
Renewed Kennel Licences	72	3,168	(4)	(176)	83	3,652
Infringement Notices (paid in full)	36	6,785	6	1,720	13	3,029
Legal Action	-	-				
Livestock Impounded	1	65				
TOTAL		114,159		38,377		107,195

* previously sent to RSPCA (and subsequently Launceston City Council shelter) to 30 January 2019; commenced with utilising the Dogs Home April 2019.

Kennel Licences:

A review of kennel license is in progress and will be presented in coming months.

Registration Audit of the Municipality:

Ongoing

Microchips:

Microchip training on hold. New Animal Officer will undertake the appropriate training.

Infringements:

0 infringement issued.

Attacks:

1 Dog attack. The dogs involved in the issue (attackers) reside in the Launceston area, Animal Officer from City of Launceston conducting investigation.



Impounded Dogs:

1 dog impounded – 1 reclaimed by owner.

8.8 ENVIRONMENTAL HEALTH SERVICES

Prepared by: Michael Gray, 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	2018/2019	Prior Years 2019/2020	2020/2021
Notifiable Diseases	5	1	0
Inspection of Food Premises	127	111	69 / 203
Place of Assembly Approvals			1

Actions	2021/2022											
	YTD	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June
Routine Fixed Food Inspections	35 / 206	3	32									
Routine Mobile/Market stall Food Inspections	0	0	0									
Preliminary Site Visits – Licensed Premises	8	4	4									
On-site wastewater Assessments	7	3	4									
Complaints/Enquiries – All Types	16	8	8									
Place of Assembly approvals	1	0	1									
Notifiable Diseases	0	0	0									

* Commencement of new Full Time EHO September 2021

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	7	-	4									
Building & Planning	16	17	4									
Community Services	4	7	5									
Corporate Services	28	4	6									
Governance	9	-										
Waste	-	3										
Works	38	39	43									

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

Date	Recipient	Purpose	Amount \$
21 July 2021	Reptile Rescue	Donation to service	1,000.00
28 July 2021	Campbell Town District High School	Inspiring Positive Futures Program	7,272.73
28 July 2021	Campbell Town District High School	Contribution to Chaplaincy Service	1,363.64
28 July 2021	Evandale Primary School	Contribution to Chaplaincy Service	800.00
8 Sept 2021	Cressy District High School	Inspiring Positive Futures Program	\$8,000.00
29 Sept 2021	Connor Perri	Bursary Program 2020 - Instalment 2	\$1,000.00
		TOTAL	19,436.37

8.11 ACTION ITEMS: COUNCIL MINUTES

CURRENT ACTIONS

Date	Min. Ref.	Details	Action Required	Officer	Current Status
17/05/2021	180/21	Restrictions on Keeping of Roosters	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.	Animal Control Officer	Report to future Council meeting.
19/07/2021	284/21	Proposal to Sell Land: 75-77 High Street, Campbell Town – Campbell Town Hall	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	Exec. Officer	Decision advertised, report to October Council meeting.



Date	Min. Ref.	Details	Action Required	Officer	Current Status
			with Part 12, Division 1 of the Local Government Act 1993.		
16/03/2020	Deferred item	GOV8 Overhanging Trees/Hedges: Evandale	Deferred to provide opportunity for the community to attend	General Manager	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.
17/09/2021	289/21	LGAT Motions	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	General Manager	Motions to be prepared and workshopped.
16/08/2021	328/21	Ross Swimming Pool	That Council procure a health and safety report (existing or newly commissioned report) to ascertain whether the Ross pool is safe to be used.	General Manager	Report to be presented to October Council meeting.
17/05/2021	190/21	Bridge Across Liffey River to Former Baptist Church Grounds	That a decision be deferred to the next meeting to establish Council's responsibilities and alternative solutions (including timber).	Works Manager	Letter sent to landowner. Comment being sought from Emergency/ Government Services and Bush Heritage.
15/02/2021	059/21	Traffic Concerns: Wellington & Marlborough Streets Intersection at Longford	That Council vigorously pursue Option 4 and the possibility of raised intersection treatment or roundabout with the Department of State Growth; and that barrier protection be installed as required to protect pedestrians and the adjacent heritage properties (on both sides of the road).	Works Manager	Further report from Traffic Engineer re alternate solutions awaited.
16/08/2021	309/21	Further Education Bursary Program 2021	That Council approve the proposed process for the selection of the 2021 recipients of Council's Further Education Bursaries.	Project Officer	Report to be presented to October closed Council meeting.
16/08/2021	308/21	Longford Urban Design Project	That Council submit a Deed Variation to the Community Development Grants Program with relation to the Longford Urban Design Project, requesting the removal of the walkway and viewing platform component of the project, and the reallocation of the funding for this component to the Main Street Streetscape project component.	Project Officer	Deed variation submitted, and approved.
16/08/2021	319/21	Policy Review: Customer Service Charter	That Council: -...- consider the introduction of a customer survey to go out to customers on a random basis.	Corporate Services Manager	Implementation under consideration.
17/09/2018	258/18	Initiation of Draft Planning Scheme Amendment 04/2018 include Flood Risk Mapping in the	That Council, acting as the Planning Authority, pursuant to section 34 of the former provisions of the Land Use Planning and Approvals Act 1993 resolve to initiate draft Planning Scheme Amendment 04/2018 to the	Senior Planner	Consultant is validating the modelling.



Date	Min. Ref.	Details	Action Required	Officer	Current Status
		Planning Scheme for land along Sheepwash Creek from Arthur Street to Cemetery Road, Perth	Northern Midlands Interim Planning Scheme 2013 to include the flood risk mapping for land zoned General Residential and Future Residential, based on the mapping shown in the attachment, in the planning scheme maps.		
19/07/2021	267/21	Perth Streetscape Redevelopment Concept Plan: Survey Responses	That Council: a) note the survey responses and community feedback received regarding the Perth Streetscape Redevelopment Concept Plan; and b) make the following changes to the Perth Streetscape Redevelopment Concept Plan; a. incorporation of upgrades to the train park subject to additional costs being approved; c) adopt the Perth Streetscape Redevelopment Plan and progress the project in accordance with budget allocations; and d) continue to pursue external funding streams to complete the project.	Projects Manager	Lange Design notified and costing for park requested. Costing received, officers to review.
20/09/2021	2021-09-20 Ordinary Meeting of Council	Local Government Association of Tasmania (LGAT): Nominations for Tasmanian Library Advisory Board	Please action as per resolution. MINUTE NO. 21/362 DECISION Cr Polley / Cr Goninon That Council support and endorse the re-nomination of Cr Dick Adams as LGAT's Northern Tasmanian representative on the Tasmanian Library Advisory Board (TLAB). Carried Unanimously	Executive Assistant	LGAT notified of Cr Adams re-nomination.
20/09/2021	2021-09-20 Ordinary Meeting of Council	Recommendations of Sub Committees	Please action as per resolution. Perth Local District Committee 4.3 2021/2022 Budget Priorities: Request Council provide PLDC with a proposed works schedule to align with the 2021/22 budget priorities for Perth. Council to note projects that have been bought forward from 2020/21 budget. MINUTE NO. 21/349 DECISION Deputy Mayor Goss/Cr Brooks That the committee be advised that when works are programmed the advice will be provided. Carried	Executive Assistant	Advice provided to PLDC's 5 October meeting.
20/09/2021	2021-09-20 Ordinary Meeting of Council	Recommendations of Sub Committees	Please action as per resolution. Perth Local District Committee 4.5 Line Marking in Perth: Request Council undertake an audit of Perth streets to ensure line-marking is compliant with the relevant standards. MINUTE NO. 21/350 DECISION Deputy Mayor Goss/Cr Lambert That Council take no action and suggest to the Committee that they provide details of specific needs via customer request. Carried Unanimously	Executive Assistant	Advice provided to PLDC's 5 October meeting.



Date	Min. Ref.	Details	Action Required	Officer	Current Status
20/09/2021	2021-09-20 Ordinary Meeting of Council	Recommendations of Sub Committees	Please action as per resolution. Perth Local District Committee 4.6 Seccombe Street Speed Limit Signage: That Council consider installation of speed limitation signage at the entrance to Seccombe Street from the roundabout and/ or road calming measures. MINUTE NO. 21/351 DECISION Deputy Mayor Goss/Cr Adams That Council note the recommendation and the action taken. Carried Unanimously	Executive Assistant	Council decision and advice provided to PLDC's 5 October meeting.
20/09/2021	2021-09-20 Ordinary Meeting of Council	Recommendations of Sub Committees	Please action as per resolution. Perth Local District Committee 4.6 Seccombe Street Speed Limit Signage: That Council consider installation of speed limitation signage at the entrance to Seccombe Street from the roundabout and/ or road calming measures. MINUTE NO. 21/351 DECISION Deputy Mayor Goss/Cr Adams That Council note the recommendation and the action taken. Carried Unanimously	Executive Assistant	Council decision and advice provided to PLDC's 5 October meeting.
20/09/2021	2021-09-20 Ordinary Meeting of Council	Recommendations of Sub Committees	Please action as per resolution. Perth Local District Committee 7.2 Electric Charging Station: Request Council explore the opportunity for an Electric Charging Station to be installed in Perth MINUTE NO. 21/353 DECISION Cr Davis/Cr Lambert That Council note the request of the Committee and action if the opportunity arises. Carried Unanimously	Executive Assistant	Council decision and advice provided to Committee at 5 October meeting.
20/09/2021	2021-09-20 Ordinary Meeting of Council	Recommendations of Sub Committees	Please action as per resolution. Perth Local District Committee 7.3 Environmental Project for Perth: Request Council identify a project for Perth which can align with Council's Strategic Plan priority: PLACE - Meet Environmental Challenges - examples suggested install FOGO bins in the Main Street; eliminate single use plastics MINUTE NO. 21/354 DECISION Cr Lambert/Cr Polley That Council recommend to the Committee that they identify suitable locations to site the recycling trailer in Perth and that the other matters be referred to the Local Recycling Committee for consideration. Carried Unanimously	Executive Assistant	Council decision and advice provided to Committee at 5 October meeting.
20/09/2021	2021-09-20 Ordinary Meeting of Council	Recommendations of Sub Committees	Please action as per resolution. Perth Local District Committee 7.4 Development Applications: Request council review Local Area Plans for Perth as well as other Northern Midlands townships and consider implementing a process for this review which will result in amendments to satisfy and provide such outcomes as (but not limited to):	Executive Assistant	Council decision and advice provided to Committee at 5 October meeting.



Date	Min. Ref.	Details	Action Required	Officer	Current Status
			- Development and design clarity; improved definition of developments; preservation of local area characteristics. MINUTE NO. 21/355 DECISION Cr Davis/Cr Adams That Council note the recommendation and officer's comments. Carried Unanimously		
20/09/2021	2021-09-20 Ordinary Meeting of Council	Recommendations of Sub Committees	Please action as per resolution. 6. INFORMATION ITEMS MINUTE NO. 21/358 DECISION Cr Goninon/Cr Calvert That the matter of the Epping Forest Hall be referred to Council's Strategic Property Committee to consider future use or sale. Carried Unanimously	Executive Assistant	Matter referred to NMC Property Committee for consideration and report to Council.
20/09/2021	2021-09-20 Ordinary Meeting of Council	Recommendations of Sub Committees	Please action as per resolution. Campbell Town District Forum 6.1 Underpass: The Campbell Town District Forum request that Council indicate their position in support of the committee's opposition to the underpass. MINUTE NO. 21/356 DECISION Cr Calvert/Deputy Mayor Goss That Council note the request and that a contract has been let by the Department of State Growth for the design and construction of the pedestrian underpass. Carried	Executive & Communications Officer	Council decision and advice provided to Committee at 5 October meeting.
20/09/2021	2021-09-20 Ordinary Meeting of Council	Recommendations of Sub Committees	Please action as per resolution. Longford Local District Committee 7.4 Tas Planning Commission Planning Amendment 04/2020: That Council respect the Tasmanian Planning Commission's recommendations as detailed in Sections 38,41,42 and 43 of their correspondence Dated August 01, 2021 prior to any planning decisions being made. MINUTE NO. 21/357 DECISION Cr Davis/Cr Brooks That Council note the information provided by the Longford Local District Committee. Carried Unanimously	Executive & Communications Officer	Council decision and advice provided to Committee.
20/09/2021	2021-09-20 Ordinary Meeting of Council - Closed Council	Acquisition of Land for Future Footpath: King Street, Perth	Please action as per resolution. MINUTE NO. 21/381 DECISION Deputy Mayor Goss / Cr Goninon That Council A) in relation to the residential property known as 50 Main Road Perth (Title Ref. 123673/1; PID 6745230) determines to acquire: i) A 1m wide strip of land along King Street to be dedicated for road widening; and ii) A 3m (Main Road) x 3.5m (King Street) splay of land to be dedicated for road widening AND 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	Engineering Officer, Corporate Services Manager	Acquisition process commenced.



Date	Min. Ref.	Details	Action Required	Officer	Current Status
			decision to the public. Carried Unanimously		
20/09/2021	2021-09-20 Ordinary Meeting of Council - Closed Council	Contract 20/13: Perth Early Learning Centre (PELC) - Construction	Please action as per resolution. MINUTE NO. 21/380 DECISION Cr Davis / Cr Adams That Council A) accepts the revised tender from Rosier Constructions with the following inclusions i) cost savings and provisional sums identified by Council officers. 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 to the public. Carried Unanimously	Project Manager	Contractor engaged.

LONG TERM ACTIONS

18/09/2017	279/17	Historical Records and Recognition: Service of Councillors	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.	Exec Assistant	Framed photographs installed – action complete. Resources not available to undertaker archiving of historic photographs and production of photo book. Additional resource to be sought.
18/05/2020	146/20	Northern Midlands Youth Voice Forum	That Council endorse the progression of the Northern Midlands Youth Voice Forum	Youth Officer	To be investigated and progressed.

LOCAL DISTRICT COMMITTEE ACTIONS

Council Minute Origin Date	Min. Ref.	Details	Committee Recommendation	Council Decision	Officer	Council Meeting dated	Current Status
CAMPBELL TOWN							
16/08/2021	305/21	Main Street Upgrades Consultation	That the CTDF form a group to facilitate further consultation of the Main Street upgrades. The Committee has requested that further consultation occurs for the community to have their say on the proposed upgrades to the Main Street. The project may have 3 stages. Stage 1 from Commonwealth Place to the Campbell Town Hall has been fully designed. The additional areas have not yet been designed and are only in concept form. When funding is available this design may be progressed and at that time community input would be important.	The initial cost of the concept plan was substantial and the design of Stage 1 has been finalised after input from engineers and the community, any further changes to be made would be considered a redesign and would be an extra expense to Council. That Council consider this request prior to finalisation of future stages of the design work.	Executive & Comms Officer		CTDF advised of Council's decision at 5/10/21 Committee meeting.



Council Minute Origin Date	Min. Ref.	Details	Committee Recommendation	Council Decision	Officer	Council Meeting dated	Current Status
CRESSY							
17/02/2020	039/20	Bartholomew Park Sign	That the Bartholomew Park sign be removed from the top of the history board and a new sign (redesign) be installed at the corner of the park facing Main and Church Streets.	That Council officers investigate and design a new park sign and explanation plinth (providing background on the park name) to be located at the corner of Main and Church streets, Cressy near the trout sculpture, and it be brought back to the Committee for comment.	Executive Officer	17/05/2021	Committee has chosen sign design. Seeking advice on planning approval requirements. Once advice received will progress.
16/08/2021	305/21	Cressy Recreation Ground Development & Swimming Pool	Committee members request a timeline for the completion of Stage 2 and Stage 3.	That Council note the request and advice be provided to the Committee regarding the Pool & Rec Ground.	Projects Manager		Information provided to September CLDC Meeting. Committee happy with progress.
LONGFORD							
15/03/2021	088/21	Planter - Herb Boxes	7.2 Herb Boxes (similar to the ones outside the Cressy Bakery, be considered by Council to plant pots in the town -That Council be asked to place flower boxes outside JJ's and/or Sticky Beaks with their permission.)	That the matter be referred to the 2021/2022 Budget process.	Works Manager	17/5/2021	Garden bed in Victoria Square space to be allocated, Committee to contact Works Manager.
17/05/2021	172/21	Horse Trough Interpretation Panel	10.2 Horse Trough Interpretation Panel: That the committee investigate developing an appropriate plaque with full interpretation of its history and that it be attached to the statue. That Len Langan be asked to investigate. -	That Council note the information	Executive & Comms Officer		Information provided. Report to November meeting
17/05/2021	172/21	Longford Entrance Improvements	7.1 Longford Entrance Improvements: That this committee refer the entrance question be incorporated into the planning for the roundabout upgrade. -	That Council note the information.	Executive & Comms Officer		To be considered together with Illawarra Road upgrade.
26/04/2021	135/21	Planter Boxes	Planter Boxes: That the Committee seeks permission to replant some of the planters in Longford with herbs and that they seek volunteers in the garden community to tend them."	That Council note the recommendation	Executive & Comms Officer	17/05/2021	Garden bed in Victoria Square - space to be allocated, Committee to contact Works Manager.



Council Minute Origin Date	Min. Ref.	Details	Committee Recommendation	Council Decision	Officer	Council Meeting dated	Current Status
16/08/2021	305/21	Longford Entrance Improvements (priority for a pedestrian/cycle path to continue from Perth bike path into Longford after witnessing 3 children aged around 6-14 years, riding over the bridge):	That completion of the pedestrian/cycle link is preferred priority before constructing the four lanes from the roundabout to Bishopsbourne Rd intersection.	That Council officers refer this request to the Department of State Growth	Executive & Comms Officer		Dept of State Growth advised.
16/08/2021	305/21	Safety Issues Woolmers Lane/Panshangar Road intersection	That Council approach State Growth to arrange signage to be placed advising of trucks entering and put in place an 80kph speed limit. The Committee has previously requested a review into the speed limit reduction along this road, Council Officers have been liaising with the Department of State Growth, application submitted to the Transport Commissioner for the speed limit to be changed.	That Council note the actions taken	Executive & Comms Officer		Awaiting DSG approval to erect signage.
16/08/2021	305/21	Memorial Hall – Village Green Development	That Solar panels be included in the planning process and be fitted on the roof. The installation of solar panels on Council owned facilities has been identified as a priority to be considered when upgrading or renewing facilities.	That Council note the recommendation of the Committee	Projects Manager		Project Officer noted request.
16/08/2021	305/21	Concerns regarding the danger of crossing Wellington Street (particularly children, suggested a proper pedestrian crossing be installed)	That a pedestrian crossing be installed on Wellington Street from the Anglican Church grounds to the library. The road in question is owned by a State Road, it has been identified within the Main Street upgrades which already include several traffic calming measures aimed at providing further safe crossings for pedestrians.	That Council note the recommendation of the Committee.	Executive & Comms Officer		Committee advised that road is Dept of State Growth responsibility. Pedestrian crossings are not installed on DSG roads.
PERTH							
16/08/2021	305/21	Seccombe Street Speed Limit Signage	That Council consider installation of speed limitation signage at the entrance to Seccombe Street from the roundabout.	That Council note the request and the action to be taken	Exec. Assistant		A 50km/h speed sign erected



Council Minute Origin Date	Min. Ref.	Details	Committee Recommendation	Council Decision	Officer	Council Meeting dated	Current Status
16/08/2021	305/21	Talisker and Seccombe Street amenities	Cr Davis noted that the Perth Local District Committee had sought a timeline on the provision of the Talisker and Seccombe Street amenities.	That Council note the request.	Exec. Assistant		Timeline provided.
ROSS							
21/10/2019	313/19	Macquarie River	The Ross Local District Committee requests that the Northern Midlands Council progress the dual naming of the Macquarie River to Tinamirakuna which includes community consultation and investigation.	That Council support the proposal and progress the request	Executive & Comms Officer	15/03/2021	Information provided to DPIPW, awaiting decision.
28/06/2021	207/21	Clearing the Macquarie River	The Ross Local District Committee request that the NMC contact the relevant Tasmanian Government Minister, requesting clarification as to which Government Department is responsible for maintaining the Macquarie River. -	That Council Officers contact the Department of State Growth and pass on the request	Executive & Comms Officer		To be investigated. Minister has been contacted.
28/06/2021	207/21	Rail Crossing	The Ross Local District Committee requests that NMC contact Tas Rail to determine the extent of Tas Rail ownership of the Badajos Street rail crossing, for the purpose of future widening of the road to ensure the safety of road users. -	That Council note the information and request Council Officers action the request	Executive & Comms Officer		Engineering Officer to investigate, information provided to committee

Matters that are grey shaded have been finalised and will be deleted from these schedules

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

Resource Sharing Summary 1/7/21 to 30/6/22		Units Billed	Amount Billed GST Exclusive \$
As at 30 September 2021			
Meander Valley Council			
Service Provided by NMC to MVC			
Street Sweeping Plant Operator Wages and Oncosts		51	2,744
Street Sweeper - Plant Hire Hours		51	4,624
Total Services Provided by NMC to Meander Valley Council			7,368
Service Provided by Meander Valley Council to NMC			
Wages and Oncosts			
Plumbing Inspector Services		86	6,494
Engineering Services		0	-
Total Service Provided by MVC to NMC			6,494
Net Income Flow			874



Private Works and Council Funded Works for External Organisations

	Hours
Works Department Private Works Carried Out	81
	<u>81</u>

8.13 VANDALISM

Prepared by: Jonathan Galbraith, Engineering Officer

Incident	Location	September 2021	Estimated Cost of Damages		
			Total 2021/22	September 2020	Total 2020/21
None to report					
TOTAL COST VANDALISM		\$0	\$3,100	\$450	\$10,200

8.14 YOUTH PROGRAM UPDATE

Prepared by: Holly Preece, Youth Officer

Nil

8.15 STRATEGIC PLANS UPDATE

Prepared by: Lorraine Green, Project Officer

CURRENT AS OF 12 OCTOBER 2021

Progress Report:

Not Started (obstacles)

On Hold

On Track

Completed

Strategic Plans	Dept.	Status	Current Status
Lead: <i>Serve with honesty, integrity, innovation and pride</i>			
Annual Budget and Quarterly Reviews	Corp		Long Term Financial Plan updated, and annual budget adopted at 28 June 2021 Council meeting.
Asset Management Plan – Annual Review	Corp		Review of Asset Management Plans currently in progress.
Best Business Practice, Governance & Compliance	Gov		Legislative Audit, Delegations Review and Policy Manual update ongoing.
Customer Service Standards/Charter	Corp		Review ongoing.
Elected Members Development & Annual Plans	Gov		Policy and Annual Plan to be prepared.
Emergency Management Plan (includes Social Recovery Plan)	Corp		Municipal emergency meetings held and regularly attend regional meetings.
Information Technology Upgrade Program	Corp		Council decided to upgrade Open Office Enterprise Suite during 2021/22 and keep a watching brief on northern shared services project.
Local Government Reform	Gov		Workshops on 5 priority Council functions: IT, Regulatory Services (Planning/Building Compliance), Payroll/Rates, Risk Management/WH&S. Completed, report reviewed by GMs. Legal Services shared services project commenced.



Strategic Plans	Dept.	Status	Current Status
			Joint IT platform under review.
People & Culture Plan	Gov		Framework utilised for recruitment is best practice. General human resource matters; Performance management and disciplinary matters; Employee learning and development; Development and implementation of Human Resources Policies and Procedures; Employee Survey 2021 initiated.
Workplace Health & Safety Action Plan – Annual Review	Corp		WHS audit assessment review ongoing. Policy review/updates ongoing.
Progress:			
<i>Economic health and wealth – grow and prosper</i>			
<i>Ben Lomond – Ski Field Redevelopment & 12-month Tourism Development</i>	Gov		Study being driven by external stakeholders, Council support provided when requested. Included in NMC Priority Projects 2021 document. Government has committed to infrastructure expenditure and development of a master plan.
<i>Campbell Town CBD Urban Design & Traffic Management Strategy</i>	Gov		November 2017: Lange Design and Rare Innovations Design contracted to prepare the design and construction tenders. Stage 1 concept plan received April 2018. Funding allocation included in Council's 2021-22 Budget.
Campbell Town (King Street) Short Term Accommodation Master Plan & Business Case	Gov		Project brief signed – project underway.
<i>Campbell Town – Town Hall Sale/Lease</i>	Gov		Sale/lease to be advertised.
Economic Development Framework/Master Plan (including Tourism)	Gov		Economic development framework adopted by Council at May 2020 council meeting. Implementation underway. Second report to Council's August 2021 meeting. Next report due December 2021 Tourism: Augmented Reality Project – Draft version of Ross Augmented Reality released for review.
Lake Leake Amenities Upgrade Project			Recreational Fishing and Camping Facilities Program grant of \$72,628 secured towards the upgrading of the toilet and shower facilities at the Lake Leake campground.
<i>Longford Motor Sport Museum</i>			Proposal discussed at Council workshop. Traffic Impact Assessment to be prepared.
Longford Racecourse Master Plan & Area Review			April 2021: Consultancy Agreement signed. September 2021: Draft master plan being progressed.
<i>Longford Urban Design Strategy (incorporating Heritage Corner Intersection Redevelopment, Main Streetscape Redevelopment, Memorial Hall Redevelopment, Village Green Infrastructure Upgrade)</i>	Gov		March 2019: Nationals in Govt commitment of \$4m to Longford Urban Design Project memorial hall redevelopment and village green infrastructure upgrade are components of the project. Application to secure the funding commitment submitted 3 October 2019. Agreement signed June 2020. User group consultation completed. Tender awarded to Loop Architecture for supply of consultancy services. September 2021: Planning application for Memorial Hall, BBQ & toilet facilities advertised, closed 17 September 2021, and report to October Council Meeting.
Municipal Stormwater Management Plans	Works		Model build for all Towns in progress, nearing completion. Completion by 31 December 2021.
<i>Municipal Subdivisions Infrastructure Upgrade Program (including Ridgeside Lane)</i>			Council to identify opportunities to provide infrastructure and secure funding.
Nile Road Upgrade	Works		Included in Roads 5-year Capital Works program. Included in NMC Priority Projects document
Northern Midlands Rural Processing Centre	C&D		Combined with Launceston Gateway Precinct component of the Municipal Land Use & Development Strategy.
Perth Community & Recreation Centre and Primary School Integrated Master Plan	Gov		Concept plan prepared, long-term strategy.
Perth Early Learning/Child Care Centre Redevelopment	Gov		March 2019: Nationals in Government funding commitment of \$2.6million for the redevelopment of the Early Learning Centre. Documentation to secure funds submitted 4 October 2019. Deed of Agreement signed Development approved at April 2021 Council meeting.



Strategic Plans	Dept.	Status	Current Status
			June 2021: Tenders being assessed: to go to September 2021 Council Meeting.
<i>Perth Main Street Upgrade</i>	Gov		April 2021 Consultancy Agreement signed. Community survey responses tabled at July 2021 Council Meeting. Decision to incorporate Train Park upgrade in the Master Plan.
<i>Perth Sports Precinct & Community Centre Concept Master Plan</i>	Gov		Draft master plan developed October 2020 included in NMC Priority Projects document.
Perth Structure Plan	C&D		Council has endorsed the plan and draft amendments to planning scheme to be prepared.
Re-Assign Project			Project management team established. Potential project contractors identified, quotes to be sought September/October 2021.
<i>TRANSLink Precinct</i>	Gov		Seeking grant assistance to fund planned works. Included in NMC Priority Projects document. March 2021: Local Roads and Community Infrastructure grant of \$126,270 secured towards Gatty Street stormwater detention basin. Preferred tender accepted at June 2021 Council Meeting.
<i>Underground Power – Evandale, Longford & Perth</i>			Identified as an election opportunity and awaiting funding streams to come available.
People:			
<i>Cultural and society – a vibrant future that respects the past</i>			
Cohesive Communities & Communities at Risk Plan	Gov		Not yet commenced.
Discrimination Strategy	Gov		Officers investigating development of strategy
Family Violence Strategy	Gov		Council continues to support <i>End Men's Violence Against Women</i> campaign. Officers investigating development of strategy
Longford Road Safety Park	Works		Funding agreement being finalised.
<i>Municipal Shared Pathways Program (including pathways within & between towns)</i>	Gov		Committee established and program to be prepared.
Northern Midlands Community House	Gov		Possible site identified. Seeking State and Federal Election funding support.
Positive Ageing Strategy	Gov		Not yet commenced.
Ross Recreation Ground Master Plan			July 2021: Lange Design contracted to prepare master plan. September 2021: Work underway
Supporting Employment Programs	Gov		Participate in LGAT special interest groups on a quarterly basis. Support Inspiring Futures program. Participate in work experience and University placements.
Supporting Health & Education Programs	Gov		Participating in the Northern Health Providers Networks meetings. Further Education Bursary Program underway for 2021.
Supporting Sport & Recreation Programs	Gov		Participation in quarterly northern Sport & Recreation meetings. Planning and implementation of upgrade to Council owned sporting facilities underway. Support provided to participants in sporting activities on a state and national level.
<i>Swimming Pool Strategy – Covering of Campbell Town & Cressy Swimming Pools</i>	Gov		Included in NMC Priority Projects document. <i>Ross Swimming Pool</i> : Council resolved at August 2021 meeting to continue to fund operation of the pool as long as the pool is structurally/operationally safe to do so; and requested a health & safety report (existing or newly commissioned) to ascertain whether the pool is safe to be used.
Youth Strategy	Gov		Youth programs and services being pursued. Grant funding received for 2020 programs. On hold due to pandemic. Recommended October 2020
Implementation of Final Stages			
<ul style="list-style-type: none"> <i>Campbell Town War Memorial Oval Precinct Development Plan</i> 	Gov		March 2021: Local Roads and Community Infrastructure grant of \$160,000 secured for installation of stage one of the oval irrigation system. Work commenced July 2021 June 2021: new toilet facility design completed, engineering and certification underway. September 2021: Tennis Courts and Shade Structure/Pavilion completed. TCF acquittal report being prepared. Hit-up wall project commenced.



Strategic Plans	Dept.	Status	Current Status
• <i>Cressy Recreation Ground Master Plan</i>	Gov		Council accepted Cressy Recreation Ground 2030 Master Plan at April 2018 Council meeting. Levelling the Playing Field funding received. Tender awarded December 2020. Work underway. Final report due 31 October 2021.
• <i>Cressy Swimming Pool Master Plan</i>	Gov		State election funding grant of \$100,000 received. \$400,000 commitment from National Party prior to federal election. Funding agreements signed. March 2021: Local Roads and Community Infrastructure grant of \$200,000 secured towards the upgrade. Sep 2021: onsite works 70% completed.
• <i>Evandale Morven Park Master Plan</i>	Gov		February 2019: funding of 50% matching grant by Council (\$430,300) secured under Levelling the Playing Field State Government Grant Program. First progress report submitted 7 October 2019. Final report and acquittal being prepared.
• <i>Longford Recreation Ground Master Plan</i>	Gov		Stages 1 & 2 completed. Launch being planned.
Place:			
<i>Nurture our heritage environment</i>			
Climate Change Emergency Strategy & Action Plan			Consultants to be engaged to undertake Climate Strategy and Plan.
<i>Conara Park Upgrade</i>	Gov		Concept prepared, awaiting funding opportunities.
<i>Cressy Park Redevelopment</i>	Gov		Liaising with Local District Committee to establish/prepare plans for upgrade.
Honeysuckle Banks, Evandale, Master Plan	Works		Masterplan complete. Only minor works being undertaken. Included in NMC Priority Projects document.
Land Use & Development Strategy (including Launceston Gateway Precinct Master Planning)	C&D		Endorsed 21 October 2019. To be released for public consultation (awaiting timelines for LPS to consolidate the release). Liberal election commitment of \$5.5million upgrade of Evandale Main Road between the Breadalbane roundabout and the airport, and \$1million for edge-widening and other works to improve safety along Evandale Main Road from the airport to Evandale. June 2021: Roadworks underway
Longford Expansion Strategy	C&D		Underway, awaiting final report.
Longford Levee Walkway & Viewing Platform	Gov		Matter on hold, immediate funds reallocated. Further negotiation with DSG and Federal election funding sources. Reallocation of funds to Longford Streetscape approved.
<i>Municipal Tree Planting Program</i>			Annual program being implemented.
Natural Resource Management Program Collaboration	Gov		Collaborating with NRM North on the WSUD Master Plan for Sheepwash Creek.
North Perth Low Density Land Strategy			Consultants engaged to undertake study. Preparing background documents.
Sense of Place Planning – All Villages & Towns	Gov		Master planning for townships underway. Ross Village Green – work due for completion mid-2021.
<i>Sheepwash Creek WSUD Open Space Corridor & Associated Open Space Plan</i>	Gov		July 2018: WSUD space corridor concept plan and concepts – Phillip to Drummond streets – received from consultants. Land acquired. Stormwater works underway. Stage 2 in progress
<i>South Esk River Parklands Master Plan</i>	Gov		March 2021: Application submitted to Building Better Regions Fund for grant to extend the walkway and installation of footbridge. Outcome anticipated second quarter 2021-2022
Tasmanian Planning Scheme Integration	C&D		Endorsed 21 October 2019 with some amendments required. Submitted to Tasmanian Planning Commission December 2019. Awaiting contact for post-lodgement meeting.
Waste Management Plan Review	Works		Member of the Northern Waste Management Committee. WTS disposal and supervision contracts tendered for long term provision of services. Concrete material being collected, to be crushed at a later date.
Weed Managements Strategy & Action Plan – Council Assets	Works		2021/22 Budget allocation provided for weed officer/strategy.

**Items included in Integrated Priority Projects Plan*



Completed:

Strategic Plans	Dept.	Implementation Date	Status	Current Status
Lead: <i>Serve with honesty, integrity, innovation and pride</i>				
<i>Integrated Priority Projects Plan</i>		June 2021		Consultancy Agreement signed June 2020. Plan accepted at June 2021 Council Meeting.
Media & Marketing	Gov			Communications Strategy and Framework developed. Expanding Council's communications through social media and other publications. Marketing Plan prepared.
Progress: <i>Economic health and wealth – grow and prosper</i>				
People: <i>Cultural and society – a vibrant future that respects the past</i>				
Disability Action Plan	Gov			Review complete
Place: <i>Nurture our heritage environment</i>				

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

Prepared by: *Fiona Dewar, Tourism Officer*

Tourism update:

- Assisted local event organisers to fulfil Council compliance requirements.
- Keep event list updated and distribute. Update NMC website calendar.
- Create draft Standard Operating Procedure for Recycling Volunteers for working with the new Recycling Trailer and loading/unloading recycling bins on/off a vehicle.
- Attended Tourism Visitor Information Network (TVIN) annual conference online on 2/9/21.
- Create QR Check in Tas codes for all playgrounds in NMC municipality.
- Progress Tear Off map for Evandale concept with Evandale Visitor Centre

HHTRA update:

- Current marketing activities continue and include website blog posts and social media.
- The HHTRA website project status: a temporary 'watch this space' landing page has been set up and is located on Hobart and Beyond website. DST site rebuild is expected to be complete soon, on which HHTRA will have a comprehensive landing page with links to Heritage Highway images, articles, blogs, tourism product.
- AGM held on 9 September 2021.

8.17 BICENTENARY PLANNING UPDATES

Prepared by: *Fiona Dewar, Tourism Officer*

Ross

The Ross Bicentenary Committee are planning a series of events throughout the year.

- Completed: 21 Feb: Bike Ride with Picnic Lunch
- Completed: 13 March: If These Halls Could Talk – Ten Days on the Island.
- Completed: 18 April: Bicentenary Ramble
- Completed: 8 May: Bush Feast
- Completed: 27 May – 10 June: Dressing the Trees Installation



- Completed: 2 June: formal ceremony at the Town Hall. Quilt unveiling. Visitors Book.
- Completed: 3 June: Ross Bridge presentation by Dr Jennie Jackson.
- Completed: 4 June: Bicentenary Quilt exhibition open to public.
- Completed: 17 July: Bicentenary Dinner at the Ross Sports Club
- Completed: 3 – 26 Sept: Ross Tin Can Sculpture Show at the Thistle Inn.
- Completed: 26 Sept: Ross Running Festival.
- Current: Education exhibition at the Tasmanian Wool Centre Museum called: It Takes a Village.
- 10 Oct: Bicentenary Concert Camerata Obscura, at the Ross Town Hall.
- 17 Oct: Ross Remembered at the Ross Community Sports Club.
- 6 Nov – 5 Dec: Set In Stone | The Daniel Herbert Sculpture Prize.
- 13 Nov: Remembrance Day Dance. 50s Swing Band and Period Dress.
- 27 Nov: Open Houses and Gardens
- 5 Dec: Bicentenary Gala Day of Cricket.
- TBA. Ross Village Green Official Opening.
- 31 Dec: New Year's Eve on the Green Village Fair

Campbell Town

The Campbell Town Bicentenary Committee are planning a series of events throughout the year:

- Completed: January. Picnic in the Park, with food, music, entertainment, vintage car display.
- Completed: February. Senior Citizens lunch at bowling Club.
- Completed: March. Lake Leake trout fishing competition.
- Completed: April. Historical guided walking tours.
- Completed: 31 May. Official naming day at Town Hall.
- Completed: 13 June. Bicentenary golf day.
- Completed: July. St Luke's organ recital.
- Completed: August. Historical house/farm tour weekend.
- Completed: September. School sports day (colonial games and costumes).
- October. Campbell Town garden tours.
- November. Bush dance at Wool Pavilion at Showgrounds, with old skills, hand shearing, wood chopping displays.
- December. School children costumed Christmas caroling.

Perth

The Perth Bicentenary Committee are planning a series of events throughout the year:

- Completed: 25 Feb: Primary School Bicentenary Picnic
- Completed: 18 April: History Scavenger Hunt (postponed)
- Completed: 29 May: Bonfire and music celebration.
- Completed: 30 May: Perth Bicentenary history presentation and official commemoration.
- Completed: 21 Sept: Seniors High Tea
- 23 Oct: Perth Bicentenary Memorial Celebration.

8.18 2021 ALGA LOCAL ROADS CONFERENCE

Prepared by: Gail Eacher, Executive Assistant

Usually in November of each year, the Australian Local Government Association convenes the National Local Roads and Transport Congress.

Council has received advice from the Association that due to COVID-19 lockdown restrictions ALGA's 2021 National Local Roads and Transport Congress scheduled to be held in Hobart has had to be postponed.

A date for the rescheduled event is yet to be set.

MINUTE NO. 21/400

DECISION



Cr Adams /Cr Davis

That the Information Items be received.

Carried Unanimously

9 GOVERNANCE REPORTS

9.1 PROPOSED SALE OF CAMPBELL TOWN HALL

File: 16/058/001
Responsible Officer: Des Jennings, General Manager
Report prepared by: Amanda Bond, Executive Officer

1 PURPOSE OF REPORT

The purpose of this report is for Council to consider any objection lodged to its decision of 19 July 2021 (Minute Reference 284/21) to sell the Town Hall situate at 75-77 High Street, Campbell Town.

2 INTRODUCTION/BACKGROUND

On 19 July 2021 Council, by absolute majority agreed to sell the Town Hall in Campbell Town and directed the General Manager to commence the sale process in accordance with Part 12, Division 1 of the *Local Government Act 1993*.

On the 25th, and 28th of August 2021 notices were published in the Examiner newspaper, in accordance with section 178(4) of the *Local Government Act 1993*. Copies of the notices are attached.

On the 24th of August 2021 a site notice was placed on the front of the Campbell Town Hall in accordance with section 178(4)(ab) of the *Local Government Act 1993*. Copies of photos of the notices are attached.

Three objections to the sale of the Town Hall in Campbell Town have been received. Each objection is attached to this report and the issues raised in each objection addressed below.

In accordance with section 178(6) of the *Local Government Act 1993* Council must:

- (a) consider any objection lodged; and
- (b) by notice in writing within 7 days after making a decision to take or not to take any action under this section, advise any person who lodged an objection of –
 - (i) that decision; and
 - (ii) the right to appeal against that decision under section 178A .

In accordance with section 178A of the *Local Government Act 1993* an appeal to Council's decision may only be made on the ground that the decision of the Council is not in the public interest in that:

- (a) the community may suffer undue hardship due to the loss of access to, and the use of, the public land; or
- (b) there is no similar facility available to the users of that facility.



Objection by Mr Kim Peart

The following suggestion is made by Mr Peart, relevant to the decision to sell the Town Hall:

- The Town Hall could be part of a civic and cultural centre in Campbell Town, including a new building on public land next to the Town Hall.

Mr Peart provides copious additional comment in his representation, including serious allegations the Council has acted illegally in its previous decision to sell the Town Hall. These comments and allegations are not relevant to the current decision and therefore have not been addressed in this report.

Objection by Mr Andrew McCullagh

Mr McCullagh provides unequivocal opposition to the sale of the Hall in his objection. Mr McCullagh provides copious additional comment in his objection. These comments and allegations are not relevant to the current decision and therefore have not been addressed in this report.

Objection by Jennifer Bolton

Dr Bolton raises five items of concern in her objection:

1. Council has not identified an alternative location for Service Tasmania if the Hall is sold.

Advice has been provided to Service Tasmania of Council's intention to sell the Town Hall. Due process would need to be followed if Service Tasmania were required to vacate the premises upon sale of the Town Hall.

2. Council has not identified an alternative location for the Campbell Town Museum & Information Centre.

Advice has been provided to the Campbell Town Museum & Information Centre of Council's intention to sell the Town Hall. Due process would need to be followed if the Campbell Town Museum & Information Centre were required to vacate the premises upon sale of the Town Hall.

3. Council has not identified an alternative location where the monthly community markets can be held.

Council has not been approached by the market holders requesting assistance to identify an alternative location for the monthly community market.

4. Impact on streetscape

The sale of the Hall does not necessarily mean there will be any change to the streetscape of Campbell Town. Any streetscape work in Campbell Town outside the Hall would need to be designed in consultation with new owners of the Hall. Any future proposed development must also be assessed to comply with *Northern Midlands Interim Planning Scheme 2013*, which has development standard that will have a role to play in relation to impact on streetscape.

5. Heritage concerns

Council is aware of an application to have the Campbell Town Hall heritage listed, however, has not seen any outcome of that application. Council received the petition regarding heritage listing of the Town Hall in Campbell Town on 28 June 2021 (Minute Reference: 209/21). No further action was determined by the Council with regard to the petition.

3 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:

1.4 Improve community assets responsibly and sustainably

Progress: Economic health and wealth - grow and prosper

Strategic Project Delivery - Build Capacity for a Healthy Wealthy Future

Strategic outcomes:

2.1 Strategic, sustainable, infrastructure is progressive

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

Sense of Place - Sustain, Protect, Progress

Strategic outcomes:

3.3 Public assets meet future lifestyle challenges

4 POLICY IMPLICATIONS

Not applicable.

5 STATUTORY REQUIREMENTS

The *Local Government Act 1993* applies.

6 FINANCIAL IMPLICATIONS

There are no financial implications identified with presenting this report.

Costs have been incurred to advertise the decision to sell the Town Hall.

If Council decides to proceed with the sale and the decision is appealed, legal fees will be incurred to defend the appeal.

7 RISK ISSUES

If Council confirms its decision to sell the Town Hall in Campbell Town, there is a risk the decision will be appealed.

In accordance with section 178A of the *Local Government Act 1993* an appeal of Council's decision may only be made on the grounds that the decision is not in the public interest in that:

- (a) the community may suffer undue hardship due to the loss of access to, and use of, the public land; or
- (b) there is no similar facility available to the users of that facility.

Neither of the phrases "undue hardship" nor "the community" are defined under that Act. On an appeal to the Resource Management and Planning Appeal Tribunal, the Tribunal would approach its determination of an appeal on the basis that:

- whether hardship is "undue" is to be assessed in light of all the circumstances of the case. The sale of the Town Hall simply creating some type of hardship is not enough, that hardship must be "undue"; and
- the "community" would be taken to mean the inhabitants of the Municipal Area.

Undue Hardship

A report was prepared by Anastasia Bonython from Watershed Solution reviewing usage of the Campbell Town Hall. In summary, Ms Bonython identified that:

- The Campbell Town community members consider the Town Hall as an important part of their community.



- The Campbell Town Hall is currently being used for:
 - a museum;
 - tourism information centre; and
 - Service Tasmania.
- Except for Service Tasmania, locals and residents are not currently encouraged to visit the Campbell Town Hall as it does not provide any services or experience that they would be greatly interested in. In recent times, the usage of the Campbell Town Hall has been inconsistent and under-utilised.
- For all intents and purposes as a tourism, social and community asset, the site is almost dormant.
- The Campbell Town Hall has “great worth” and “great potential”. Ms Bonython suggests the Town Hall could be repurposed to provide, for example; a high quality gallery/exhibition space; a fully modernised museum; a flexible event space; or a visitor information centre. Repurposing the Town Hall may encourage economic progress in the area.

It is noted that similar facilities are available in the Campbell Town area to those offered at the Campbell Town Hall, discussed further below. The availability of those similar facilities would assist mitigate any hardship caused by the sale of the Hall.

It is also noted that the Campbell Town Hall may be repurposed or otherwise developed by new owners.

Officers have been unable to identify any risk of “undue” hardship to the community, or any section of the community, from the sale of the Town Hall in Campbell Town.

Similar Facilities

Officers can identify that the users of the facility will have similar facilities available to them following the sale of the Campbell Town Hall. There are also other venues available in Campbell Town including the Campbell Town War Memorial Oval, the King Street Guide Hall, as well as private venues which offer similar facilities as the Campbell Town Hall offers.

8 CONSULTATION WITH STATE GOVERNMENT

Not applicable.

9 COMMUNITY CONSULTATION

The objections received were as a result of the opportunity for the community to respond to Council’s decision to sell the Town Hall.

10 OPTIONS FOR COUNCIL TO CONSIDER

To consider the objections received and determine to:

- a) proceed with the sale of the Town Hall in Campbell Town; or
- b) not proceed with the sale of the Town Hall in Campbell Town.

11 OFFICER’S COMMENTS/CONCLUSION

In accordance with section 178A of the *Local Government Act 1993* an appeal to Council’s decision may only be made on the ground that the decision of the Council is not in the public interest in that:



- (a) the community may suffer undue hardship due to the loss of access to, and the use of, the public land; or
- (b) there is no similar facility available to the users of that facility.

There is no indication that the community of Campbell Town will suffer undue hardship due to the loss of access to and the use of the Town Hall. There are other facilities of a similar nature available for hire in Campbell Town.

12 ATTACHMENTS

- 1. 25 August Examiner advert [9.1.1 - 1 page]
- 2. 28 August Examiner advert [9.1.2 - 1 page]
- 3. Advert on William Street frontage [9.1.3 - 1 page]
- 4. Advert on High Street frontage [9.1.4 - 1 page]
- 5. Peart Objection [9.1.5 - 23 pages]
- 6. McCullagh Objection [9.1.6 - 9 pages]
- 7. Bolton Objection [9.1.7 - 3 pages]

RECOMMENDATION

That Council:

- a) Notes the objections received from Mr Peart, Mr McCullagh and Dr Bolton;
- b) Determines not to take any action regarding the objections and proceed with the sale of the Town Hall in Campbell Town; and
- c) Directs the General Manager to give notice to the three objectors of this decision, and the right to appeal this decision, within 7 days of the date of this decision.

Cr Goninon declared an interest, signed the register and left meeting at 5.27pm

MINUTE NO. 21/401

DECISION

Cr Davis /Cr Polley

That Council:

- a) Notes the objections received from Mr Peart, Mr McCullagh and Dr Bolton;
- b) Determines not to take any action regarding the objections and proceed with the sale of the Town Hall in Campbell Town; and
- c) Directs the General Manager to give notice to the three objectors of this decision, and the right to appeal this decision, within 7 days of the date of this decision.

Carried by absolute majority

Voting for the Motion:

Mayor Knowles, Deputy Mayor Goss, Cr Adams, Cr Davis and Cr Polley

Voting Against the Motion:

Cr Brooks and Cr Lambert

Cr Goninon returned to the meeting at 5.29 pm



9.2 ROSS SWIMMING POOL: SAFETY ASSESSMENT

Responsible Officer: Des Jennings, General Manager
Report prepared by: Des Jennings, General Manager

1 PURPOSE OF REPORT

To provide Council with information regarding the safety of the Ross Pool.

2 INTRODUCTION/BACKGROUND

Council at its meeting on 16 August 2021, resolved:

That Council procure a health and safety report (existing or newly commissioned report) to ascertain whether the Ross pool is safe to be used.

The following reports are included as attachments to this report:

- NMC Ross Swimming Pool – General Building Inspection – 13.04.2021
- NMC Ross Swimming Pool – General Building Inspection – 29.07.2020
- Braddon Building Surveying – Ross Pool Building Inspection Report – 09.09.2020

A building generally remains compliant with the legislation at the time it was constructed, however, if renovation works on more than 25% of the building occur, or, there are complaints about the building, or, there are other safety matters of consideration then that may trigger a requirement for works to be conducted to make the building / facility compliant.

In summary the primary areas of concern regarding non-compliance at the Ross Pool are:

Access:

- No sealed pathway from the carpark to the pool
- No ramp access into the building
- No assisted access into the pool

Buildings:

- No accessible/ambulant toilets/change/shower available

Pool:

- No ramp or assisted access into the pool

General safety:

- Access to the site
- Wading pool fence position
- Trip hazards
- Adequateness of change areas for use and privacy

A master plan for the Ross Pool facility was developed in June 2017 and is attached to this report. Council has not pursued any funding streams to date to implement the plan. Implementation of the master plan is likely to result in works greater than 25% of the facility size and therefore would trigger full upgrade of the entire facility to become compliant.

Council has not received any record of complaints regarding access to the facility.



3 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

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:

3.3 Public assets meet future lifestyle challenges

4 POLICY IMPLICATIONS

N/a

5 STATUTORY REQUIREMENTS

Dependent on the nature of the improvements, planning approvals may be required under the *Land Use Planning & Approvals Act 1993*.

Any improvements would need to be compliant with current building legislation, standards and codes.

6 FINANCIAL IMPLICATIONS

No financial implications have been identified at this time.

It is estimated in the attached building inspection report that to bring the facility to the minimum safety requirements would cost \$500,000 - \$650,000.

7 RISK ISSUES (INCLUDING WORK HEALTH & SAFETY)

The attached building inspection reports identify a number of safety and compliance risks at the Ross Pool.

The areas of most significant concern in the view of officers are:

- access issues;
- trip hazards.

It is recommended these hazards are remedied prior to the pool opening for the 2021/2022 summer season.

Whilst there may not be a legislative requirement to bring the facility up to current standard, once Council is aware of safety concerns, risks and non-compliance issues at the facility, it should remedy these to avoid future liability issues.



The *Work Health & Safety Act* 2012 places the primary responsibility of health and safety on a person conducting a business or undertaking. Council must ensure, as far as is reasonably practicable, the health and safety of the workers at the workplace, as well as other persons (such as the general public) at a workplace is met.

The Ross Pool is only open if there is a fully qualified lifeguard present to supervise the pool. Council endeavours to operate its pools within the Guidelines for Safe Pool Operations – Aquatic Supervision - released by the Royal Life Saving Society of Australia. Council has in place policies, procedures and ensures staff supervising the pool are adequately trained to ensure safe operation of the pool and mitigate any risks to patrons. It is noted however, this training cannot mitigate the physical risks identified regarding the facility, such as access.

8 CONSULTATION WITH STATE GOVERNMENT

N/a

9 COMMUNITY CONSULTATION

N/a

10 OPTIONS FOR COUNCIL TO CONSIDER

There are several options for Council to consider:

1. Accept the report;
2. Seek a further report detailing the safety of the Ross Swimming Pool and whether or not it should remain open to the public;
3. Acknowledges the risks identified in this report and remedy the most urgent items prior to the pool opening for the 2021/2022 summer season;
4. Acknowledges the risks identified in this report and remedy the most urgent items prior to the pool opening for the 2021/2022 summer season and seek funding opportunities for the complete upgrade to the Ross Pool;
5. Acknowledges the risks identified in this report and close the pool.

11 OFFICER'S COMMENTS/CONCLUSION

The current swimming pool facility complies with the standards of its time when built, however it does not comply with today's standards. It is good practice wherever possible to bring public facilities up to current standards for the health and wellbeing of users. The *Building Act* 2016 has mandatory provision for this to occur when triggered.

Management of the facility

Public swimming pools and aquatic facilities present several health and safety hazards, including those which increase the risk of drowning. Management of risk is detailed in Guidelines for Safe Pool Operations – Aquatic Supervision - released by the Royal Life Saving Society of Australia. Council endeavours to manage its pools in accordance with these guidelines.

Items to consider include:

- preparing a supervision plan
- conducting an aquatic supervision risk assessment
- providing trained pool lifeguards, pool supervisors and first aid officers
- ensuring pool lifeguards complete a site induction prior to season commencing
- ensuring young people or people with limited swimming competency such as children, are accompanied by adults at all times



First aid and emergency situations should be covered by ensuring:

- an effective emergency plan is in place and is tested regularly
- all signage is clearly visible
- appropriate access to first aid equipment
- pool lifeguards are properly trained, hold a current first aid certificate and are competent to administer an advanced level of first aid and resuscitation (such as administering oxygen or using an automated external defibrillator)
- first aid supplies are restocked annually by St John Ambulance to ensure all items are in date and included in the kit
- first aid facilities and equipment are appropriate to the size of the pool facility.

Council has in place policies and procedures to ensure the above requirements are met.

12 ATTACHMENTS

1. Braddon Building Surveying - Ross Pool Building Inspection Report - 09.09.2020 [9.2.1 - 14 pages]
2. NMC Ross Swimming Pool - General Building Inspection - 13.04.2021 [9.2.2 - 19 pages]
3. NMC Ross Swimming Pool - General Building Inspection - 29.07.2020 [9.2.3 - 14 pages]
4. Ross Pool Master Plan [9.2.4 - 18 pages]

RECOMMENDATION

That Council:

- a) notes this report;
- b) completes a full risk assessment of the Ross Pool prior to the opening of the pool for the 2021/2022 season, and remedies access and trip hazards prior to opening;
- c) complete annual risk assessment of the Ross Pool prior to the opening of the pool.

MINUTE NO. 21/402

DECISION

Cr Davis /Deputy Mayor Goss

That Council:

- a) notes this report;
- b) completes a full risk assessment of the Ross Pool prior to the opening of the pool for the 2021/2022 season, and remedies access and trip hazards prior to opening;
- c) complete annual risk assessment of the Ross Pool prior to the opening of the pool.

Carried

Voting for the Motion:

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

Voting Against the Motion:

Cr Goninon



9.3 DRAFT WHISTLEBLOWER POLICY

Responsible Officer: Des Jennings, General Manager
Report prepared by: Amanda Bond, Executive Officer

1 PURPOSE OF REPORT

The purpose of this report is for Council to consider adopting a Whistleblower Policy.

2 INTRODUCTION/BACKGROUND

On 27 November 2020 the Tasmanian Ombudsman wrote to Council regarding updating Council's Public Interest Disclosure Procedures. In his correspondence the Ombudsman encouraged Council to also consider establishing a Whistleblower Policy to compliment the more detailed public interest disclosure procedures.

This report presents the policy for Council consideration.

3 STRATEGIC PLAN 2021-2027

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

Lead: Serve with honesty, integrity, innovation and pride

Leaders with Impact

Strategic outcomes:

- 1.2 Councillors serve with integrity and honesty
- 1.3 Management is efficient, proactive and responsible

4 POLICY IMPLICATIONS

Council does not presently have in place a Whistleblower Policy.

5 STATUTORY REQUIREMENTS

There is no statutory requirement to have in place a Whistleblower Policy.

6 FINANCIAL IMPLICATIONS

There are no financial implications related to implementing this policy.

7 RISK ISSUES

There is a risk, if Council does not have a policy in place it may be perceived that Council does not have proper procedures relating to whistleblowing, and therefore, may be seen as not enabling or supporting whistleblowing to occur.

8 CONSULTATION WITH STATE GOVERNMENT

Not applicable.

9 COMMUNITY CONSULTATION

Not applicable.

10 OPTIONS FOR COUNCIL TO CONSIDER



To endorse the attached policy, or not.

11 OFFICER'S COMMENTS/CONCLUSION

It is a recommendation of the Ombudsman of Tasmania that Council adopt a Whistleblower Policy.

12 ATTACHMENTS

1. Draft Whistleblower Policy [RUZG] [9.3.1 - 2 pages]

RECOMMENDATION

That Council adopts the attached Whistleblower Policy.

MINUTE NO. 21/403

DECISION

Deputy Mayor Goss /Cr Davis

That Council adopts the attached Whistleblower Policy, and applies it to all Council key stakeholders.

Carried Unanimously



9.4 PERTH MURAL PROJECT

Responsible Officer: Des Jennings, General Manager
Report prepared by: Amanda Bond, Executive Officer

1 PURPOSE OF REPORT

The purpose of this report is for Council to endorse a plan to complete the Perth Mural Project.

2 INTRODUCTION/BACKGROUND

In 2019, Council was approached by Perth resident, Rosalie Wrigley with an idea for a mural project in Perth. Consultation occurred with the Perth Local District Committee and by way of community survey and Council endorsed a plan to install murals in nine locations in Perth. Shortly thereafter Council was approached by a member of the Perth Bicentenary Committee requesting that two additional murals be installed at the Perth School and the Perth IGA, and the theme of the mural in the Train Park be changed, all to commemorate the Bicentenary of Perth.

Council considered this request at the 20 January 2020 Meeting and endorsed a revised implementation plan that approved the murals at the Train Park, IGA and Perth School.

To date the following murals have been installed:

- Perth Train Park – on the amenities building
- Perth IGA wall
- Perth Community Centre wall
- Perth Primary School entrance

Mrs Wrigley is eager to progress the remainder of the mural project.

The locations for further murals to be installed are proposed as:

- Mulgrave Street (dog off leash area)
- Perth Recreation Ground
- Seccombe Street Park
- A second mural in the train park
- Youl Road
- William Street Reserve

Mrs Wrigley has also spoken to the owner of Elite Cars who has advised he would be happy to have three murals displayed on the wall of his business (Frederick Street facing).

3 STRATEGIC PLAN 2021-2027

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

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:

4.4 Our heritage villages and towns are high value assets

4 POLICY IMPLICATIONS

Not applicable.

5 STATUTORY REQUIREMENTS

Depending on location, some murals require planning approval.

6 FINANCIAL IMPLICATIONS

Murals that are free standing and require a steel frame to be constructed are significantly more expensive than those that can be mounted to an existing structure.

Cost for freestanding mural:

- Board - \$100
- Paint and brushes – nil charge
- Vandal proof coating - \$200
- Planning approval (if required) – \$403
- Steel framework and installation – \$3,500

Cost for mural mounted on existing structure:

- Board – \$100
- Paint and brushes – nil charge
- Vandal proof coating - \$200
- Planning approval (if required) – \$403
- Installation - \$500

Funds are available in the Tourism and Promotions budget for 2021/2022 to complete one free standing and one fixed mural.

7 RISK ISSUES

The mural artists are very enthusiastic to complete this project. There is a risk further delays will cause the project to lose momentum.

There is a risk given the lapse of time between the project starting and it being continued / completed that community support for the project has changed.

8 CONSULTATION WITH STATE GOVERNMENT

Not applicable.



9 COMMUNITY CONSULTATION

The community was consulted during the commencement of this project.

10 OPTIONS FOR COUNCIL TO CONSIDER

To endorse the attached implementation plan, or not.

11 OFFICER'S COMMENTS/CONCLUSION

The idea behind this project was to create some points of interest within Perth to draw people into the town, now it has been bypassed by the Midland Highway.

12 ATTACHMENTS

1. Implementation Plan Revised September 2021 [TS03] [9.4.1 - 1 page]

RECOMMENDATION

That Council does / does not endorse the attached implementation plan to complete the Perth Mural Project.

MINUTE NO. 21/404

DECISION

Cr Davis /Deputy Mayor Goss

That Council does endorse the attached implementation plan to complete the Perth Mural Project.

Carried Unanimously



9.5 REQUEST FOR FUNDING - MORVEN PARK CRICKET NET RELOCATION

Responsible Officer: Des Jennings, General Manager
Report prepared by: Trent Atkinson, Development Supervisor

1 PURPOSE OF REPORT

The purpose of the report is for Council to consider funding the increased cost of the Morven Park Recreation Ground cricket net relocation. The proposed funding will be in addition to the 2021 State election commitment from the Liberal Government of \$88,388 and the surplus \$5,930 from the transition from football to cricket season grant.

2 INTRODUCTION/BACKGROUND

As part of the Morven Park Master Plan, relocation of the cricket nets is necessary due to the recently completed changeroom extensions that encroach on the existing cricket net location.

The increase in cost is consistent with what Council has been experiencing in the last 12-18 months from Covid -19, Government building stimulus packages, commodity prices, contractor availability and shortages of construction materials.

The proposed cricket net location has moved from its original quoted location, however both locations have associated costs and these cost in value are generally consistent.

The current funds would achieve two fully functional nets and concrete works for a third net in the future, when funds are available. The proposed funding from Council would contribute to completing the third net to be fully operational.

3 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

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

Sense of Place - Sustain, Protect, Progress

Strategic outcomes:

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

4 POLICY IMPLICATIONS

Nil



5 STATUTORY REQUIREMENTS

Local Government Act 1993 and Land Use Planning and Approvals Act 1993

6 FINANCIAL IMPLICATIONS

Council will need to fund the \$4258.30 from its maintenance and operating accounts.

7 RISK ISSUES

The following risks have been identified:

- Funding the financial shortfall
- Expectation of Council to meet the communities needs
- The quality of the project
- Further price increases

8 CONSULTATION WITH STATE GOVERNMENT

The State Government has contributed \$94,318 to this project

9 COMMUNITY CONSULTATION

The proposal has been submitted to Council for planning approval and is pending approval.

10 OPTIONS FOR COUNCIL TO CONSIDER

The two options for Council to consider are:

- Fund the shortfall for three completed nets
- Construct two operation nets and concrete works for three.

11 OFFICER'S COMMENTS/CONCLUSION

The Evandale Panthers Cricket club have 5 teams that currently operate out of Morven Park. The third net would allow better use of training times.

Completing all three nets upfront would see a more consistent and cost-effective project. Unfortunately, this project has already seen cost increases to date.

12 ATTACHMENTS

1. Cricket Net Quote - Next to Tennis Courts [9.5.1 - 1 page]
2. Cricket Net Quote - Cambock Lane [9.5.2 - 1 page]
3. Trade Breakdown Schedule - Next to Tennis Courts [9.5.3 - 1 page]
4. Trade Breakdown Schedule - Cambock Lane [9.5.4 - 1 page]
5. Letter - Surplus Funds (Transition - Football to Cricket) 2021 Election Commitments Grant [9.5.5 - 1 page]
6. Letter to Northern Midlands Council - Mary Knowles - Election Commitments [9.5.6 - 3 pages]

RECOMMENDATION

That Council funds the \$4258.30 shortfall from its maintenance and operating accounts to construct three operational cricket nets, subject to Council planning approval.



MINUTE NO. 21/405

DECISION

Deputy Mayor Goss /Cr Lambert

That Council funds the \$4,258.30 shortfall from its maintenance and operating accounts to construct three operational cricket nets, subject to Council planning approval.

Carried Unanimously



10 COMMUNITY & DEVELOPMENT REPORTS

10.1 MONTHLY REPORT: DEVELOPMENT SERVICES

Responsible Officer: Des Jennings, General Manager

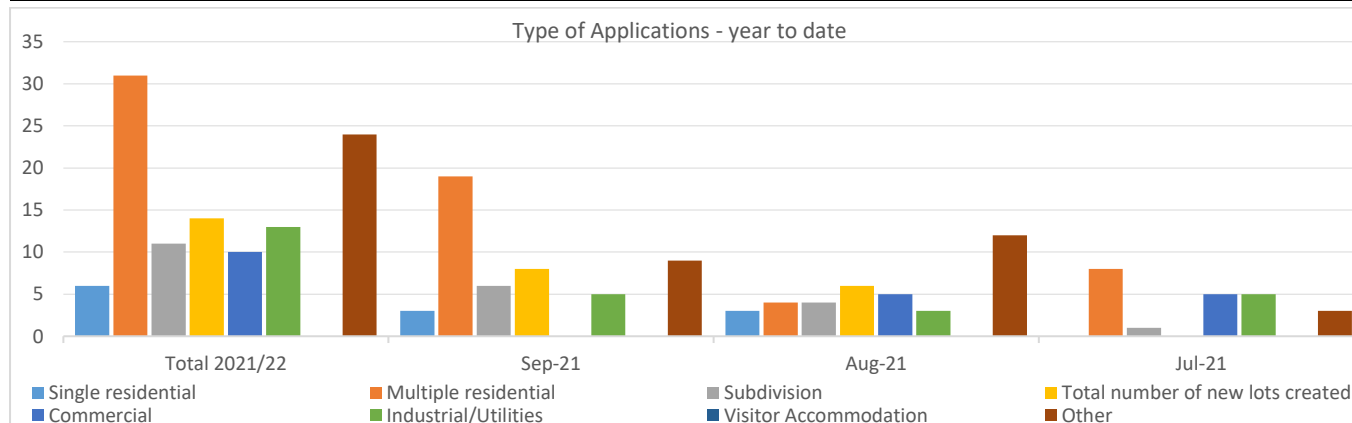
1 PURPOSE OF REPORT

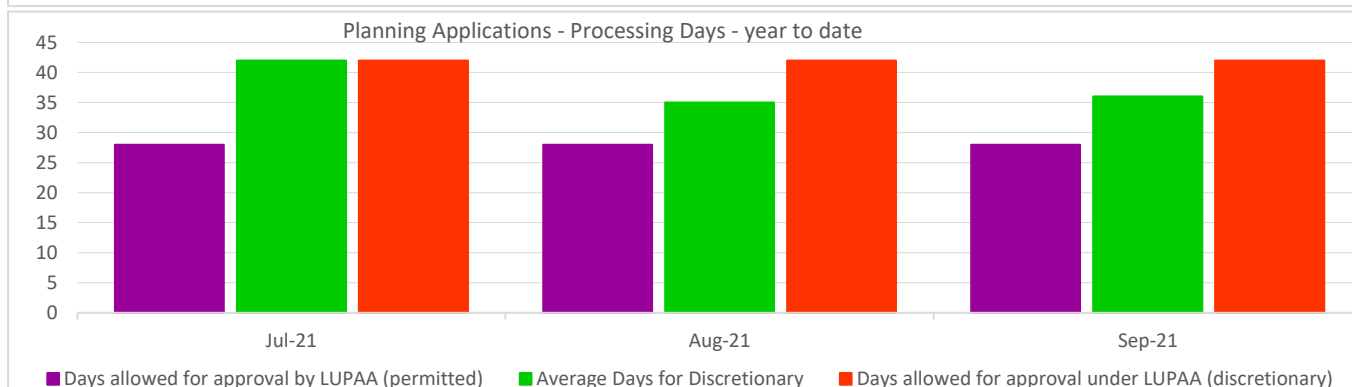
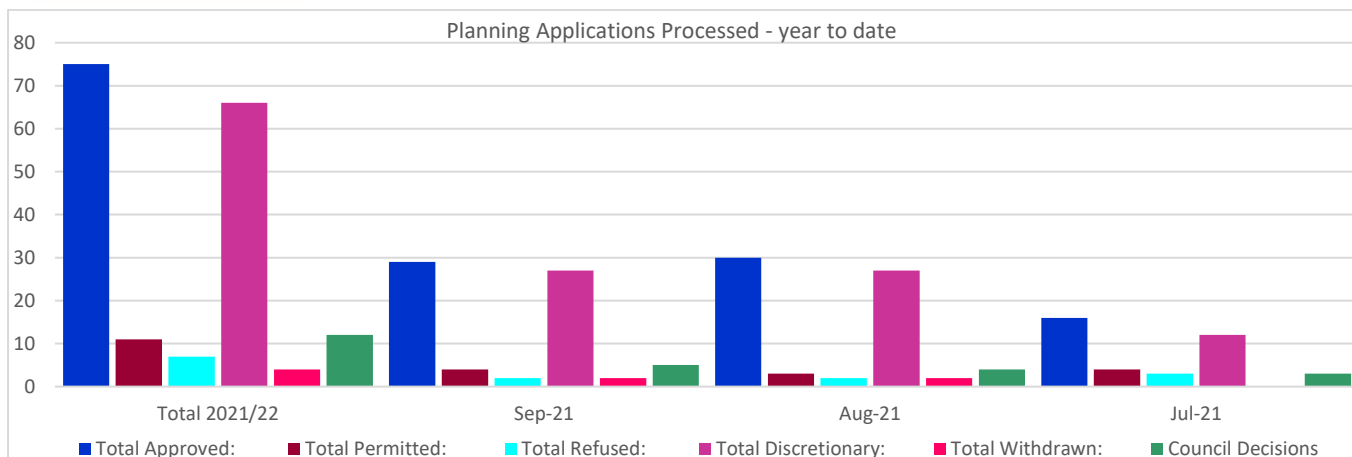
The purpose of this report is to present the Development Services activities as at the month end.

2 DEVELOPMENT SERVICES REPORTING

2.1 Planning Decisions

	Total YTD	July	Aug1	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June
Number of valid applications	83	14	34	35									
Single residential	6	0	3	3									
Multiple residential	31	8	4	19									
Subdivision	11	1	4	6									
Total number of new lots created	14	0	6	8									
Commercial	10	5	5	0									
Industrial/Utilities	13	5	3	5									
Visitor Accommodation	0	0	0	0									
Total permitted	0	0	0	0									
Total discretionary	0	0	0	0									
Other (includes all residential development on existing dwellings [alterations/additions, sheds, solar, fences, pools etc])	24	3	12	9									
Total No. Applications Approved:	75	16	30	29									
Total Permitted:	11	4	3	4									
Average Days for Permitted	18	23	14	18									
Days allowed for approval by LUPAA	28	28	28	28									
Total Exempt under IPS:	22	8	9	5									
Total Refused:	7	3	2	2									
Total Discretionary:	66	12	27	27									
Average Days for Discretionary:	37.67	42	35	36									
Days allowed for approval under LUPAA:	42	42	42	42									
Total Withdrawn:	4	0	2	2									
Council Decisions	12	3	4	5									
Appeals lodged by the Applicant	5	1	1	3									
Appeals lodged by third party	1	1	0	0									





Project	Details	Address	Applicant	No of LUPAA days	Perm / Disc / Exempt
DELEGATED DECISIONS					
PLN-21-0202	2 Lot Subdivision	46 Burghley Street, Longford TAS 7301	Jaffa International	22	P
PLN-21-0220	Multiple Dwelling x2	3 Banksia Grove, Perth TAS 7300	Wilson Homes	16	P
PLN-21-0224	Minor Boundary Adjustment	Mount Joy, 612 and 118 Mount Joy Road, Cressy TAS 7302	PDA Surveyors	28	P
PLN-21-0250	Minor boundary adjustment	861 Hobart Road, Breadalbane TAS 7258	Mr Ashley Brook	6	P
PLN-20-0267	Land Filling, Flood Prone Area (retrospective)	312 Leighlands Road, Evandale TAS 7212	Pitt & Sherry	39	D
PLN-20-0273	Alterations to bridge (Heritage Listed Place, Scenic Management Code)	Blackman River Bridge, 78 Tunbridge Tier Road, Tunbridge TAS 7120	Doug Fotheringham	42	D
PLN-20-0275	Dwelling	103 Lake View Road, Lake Leake TAS 7210	Mr Stephen Parks	36	D
PLN-21-0135	Six multiple dwellings (1 existing, 5 new) (variation to clause E6.7.2 Design and Layout of Car Parking for Dwelling 1)	125 Wellington Street, Longford TAS 7301	Artem Filipovskiy	26	D
PLN-21-0163	Multiple Dwellings x 2 (vary visitor parking)	9 Paton Street, Longford TAS 7301	Abode Designer Homes	40	D
PLN-21-0167	Re-Subdivision between 2 lots (26.4.2 P1 (a))	739 Elphinstone Road, Cressy and CT34299/1 Liffey Road, Bracknell TAS	PDA Surveyors	42	D
PLN-21-0170	7m x 12m shed (vary internal front setback)	11 Callistemon Court, Perth TAS 7300	Mr Jamon Murray	42	D
PLN-21-0176	Gravel lane ways for all weather access	2 Richard Street, Western Junction TAS 7212	Mr Jason Allan obo Elders Launceston	28	D
PLN-21-0178	6 planter boxes (vary setbacks, Heritage Precinct)	Road reserve adjacent to 90, 92, 94 and 96, Main Road, Perth TAS 7300	Northern Midlands Council	31	D
PLN-21-0193	6 Lot Subdivision, demolish shed	64 Burghley Street, Longford TAS 7301	Jaffa International	40	D

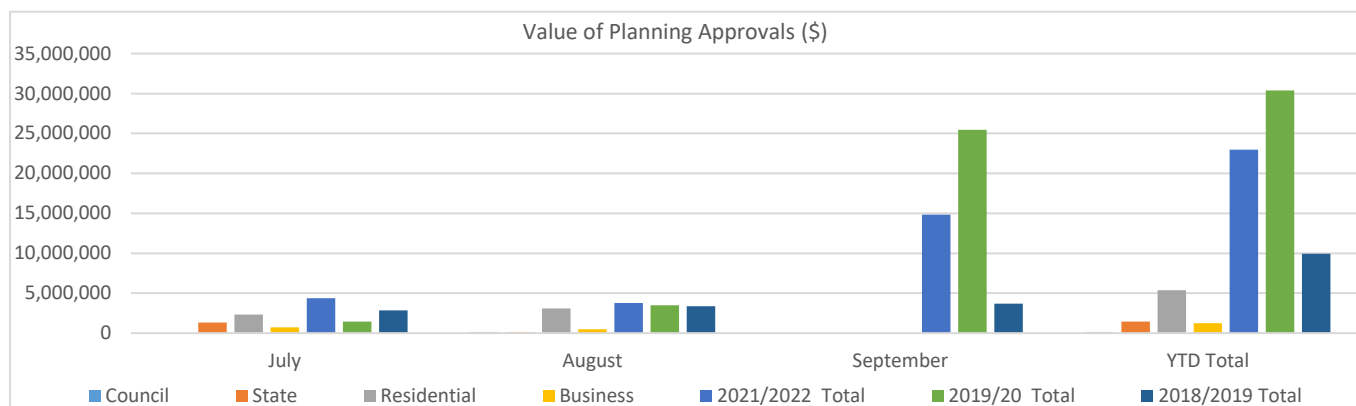


Project	Details	Address	Applicant	No of LUPAA days	Perm / Disc / Exempt
DELEGATED DECISIONS					
PLN-21-0201	Garage extension (partially as-constructed) (vary setback & roof pitch, heritage listed place, Heritage Precinct)	26 Church Street, Ross TAS 7209	Grant Larkman	38	D
PLN-21-0207	Dwelling and retaining wall (vary northern side setback)	88 Fairtlough Street, Perth TAS 7300	Lillian Cox	34	D
PLN-21-0208	Retrospective application for extension & pergola and proposed extension & shed (vary setbacks)	669 Nile Road, Nile TAS 7212	Steve Jordan Drafting	32	D
PLN-21-0209	Dwelling, shed & retaining walls (vary rear and western side setback)	42 Muirton Way, Perth TAS 7300	Kian Van Der Pols	35	D
PLN-21-0211	Pool fencing and spa (Heritage Listed Property)	28 Main Road, Perth TAS 7300	David & Sonya Maloney	30	D
PLN-21-0213	Multiple dwellings (2 existing, 1 change of use) (vary visitor car parking provision, vary carport setback)	46 Burghley Street, Longford TAS 7301	Mr Carlton Dixon	30	D
PLN-21-0214	Construction of New Chook Shed (Heritage Listed, vary setbacks in Rural Zone)	12351 Midland Highway, Conara TAS 7211	David Denman & Associates	35	D
PLN-21-0218	Entry Gazebo to Abel Tasman Avenue (Flood Prone, Attenuation, Vary Setbacks)	Cnr Union St & Abel Tasman Ave, LONGFORD TAS 7301	Northern Midlands Council	38	D
PLN-21-0221	10m x 7m Outbuilding (vary side setback)	355 Cressy Road, Longford TAS 7301	Woolcott Surveys	26	D
PLN-21-0222	Greenhouses (2) (vary side (N) setback, gross floor area of outbuildings greater than 80m2)	27 Devon Hills Road, Devon Hills TAS 7300	Theresa L Hatton	31	D
PLN-21-0225	Pool Enclosure (Flood prone area, attenuation, heritage precinct)	1 Lyttleton Street, Longford TAS 7301	Nicholas Fitsialos	29	D
PLN-21-0227	4.75m x 2m Sign (Signs Code)	112-118 Main Street, Cressy TAS 7302	Cressy District High School	31	D
COUNCIL DECISIONS					
PLN-21-0199	Multiple Dwellings (4) (vary parking provisions)	7 Bedford Street, Campbell Town TAS 7210	Wilkin Design	42	C
PLN-21-0183	Road works, Illawarra Rd, Tannery Rd, Bishopsbourne Rd, 7 & 22 Tannery Rd, 2126 & 2176 Bishopsbourne Rd, 704 & 709 Illawarra Rd, CTs 10350/1, 10245/1, 150843/1, 128346/1, 28158/1, 105495/1, 157554/2, 22090/1, 127517/1, 245427/1, 44233/1, 102827/1, Longford (Road & Railway Assets, Flood Prone Areas, and Carparking & Sustainable Transport codes)	Illawarra Road, Longford TAS 7301	Era Planning and Environment	41	C
PLN-21-0172	Multiple dwellings x2 (car parking and turning forward of the building line)	20 Hartnoll Place, Evandale TAS 7212	Wilson Homes	42	C
COUNCIL DECISIONS - REFUSAL					
PLN-21-0194	2-lot subdivision (vary lot size and solar orientation)	2A Elizabeth Street, Perth TAS 7300	D J McCulloch Surveying	42	C
PLN-21-0125	3 Lot Subdivision (vary lot size, no reticulated services, scenic management area)	2 Sinclair Street, incl. access over Fairtlough Street reserved road, Perth TAS 7300	Jaffa International	42	C
DELEGATED DECISIONS - REFUSAL					
RMPAT DECISIONS					
PLN20-0269	Multiple Dwellings (15)	49 George St Perth	Design to Live		
TPC DECISIONS					
PLN21-0029	Planning Scheme Amendment 01/2021	13 Richard St Western Junction	GHD		



2.2 Value of Planning Approvals

	2021/2022					2020/21	2019/20	2018/2019
	Council	State	Residential	Business	Total	Total	Total	Total
July	0	1,327,500	2,310,000	743,247	4,380,747	3,377,500	1,429,000	2,863,500
August	106,000	120,000	3,070,274	485,000	3,781,274	3,709,500	3,503,000	3,369,300
September	27,000	10,605,000	3,910,000	275,000	14,817,000	6,189,000	25,457,550	3,704,400
YTD Total	133,000	12,050,500	9,290,274	1,503,247	22,979,021	13,276,000	30,389,550	9,937,200
Annual Total						59,101,247	55,891,900	36,482,950



2.3 Matters Awaiting Decision by TPC & RMPAT

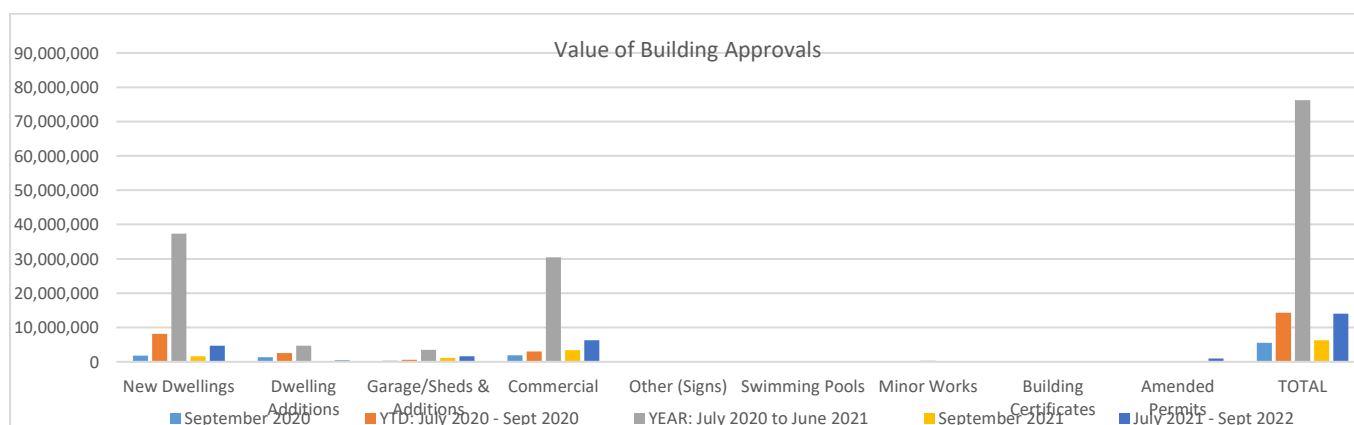
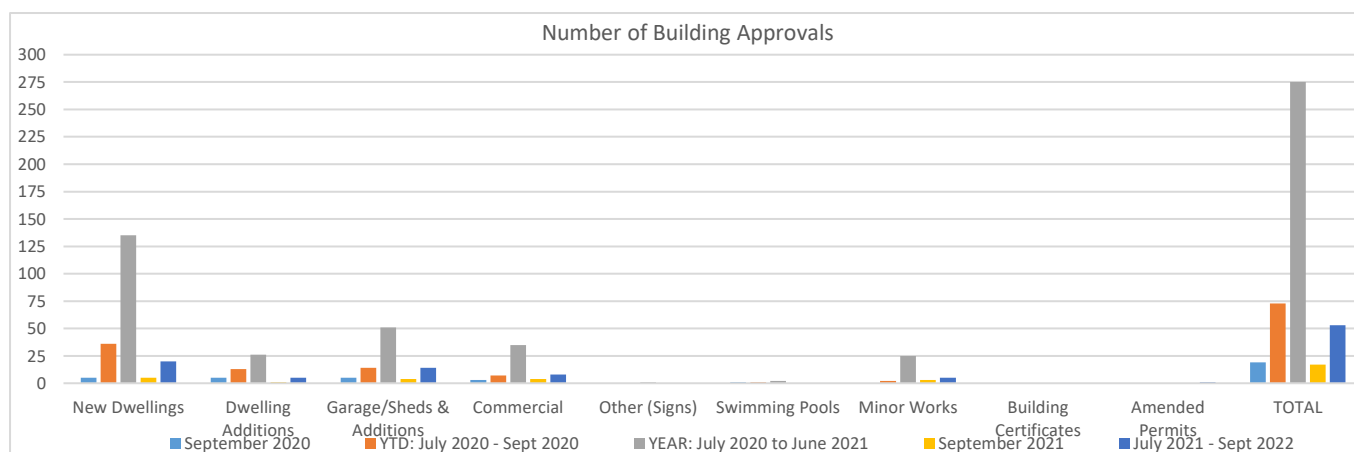
TPC	TASMANIAN PLANNING COMMISSION
LPS-NOR-TPS	Tasmanian Planning Scheme. The State Planning Provisions (SPPs) came into effect on 2/3/2017. They will have no practical effect until the Local Provisions Schedule (LPS) is in effect in a municipal area. Northern Midlands Council's Draft Local Provisions 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 – included in 28 June Council agenda. 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.
Decisions received	
PLN-21-0029	Draft Amendment 01/2021. Site specific amendment to allow Resource Processing as a permitted use on at 13 Richard Street, in conjunction with a s43 development application for a food freeze drying enterprise. Approved, effective 30 September 2021.
RMPAT	RESOURCE MANAGEMENT AND PLANNING APPEAL TRIBUNAL
PLN21-0085	Appeal 95-21P. 24 Main Road, Perth. Appeal against refusal under delegation of 5 multiple dwellings. RMPAT held a preliminary conference 11/8/2021. Mediation over the conditions of approval is being undertaken.
PLN21-0183	Appeal 118-21P. Illawarra Rd Upgrades. Appeal against conditions of the permit approved by Council. RMPAT to hold preliminary hearing 08/10/2021.
PLN21-0125	Appeal 119/21S. 2 Sinclair St Perth. Appeal against Council's refusal of permit for 3 lot subdivision. RMPAT to hold preliminary hearing 12/10/2021.
PLN21-0199	Appeal 126/21P. 7 Bedford St Campbell Town. Appeal against conditions of the permit approved by Council. RMPAT to hold preliminary hearing 13/10/2021.
Decisions received	
-	-



2.4 Building Approvals

The following table provides a comparison of the number and total value of building works for 2020/2021 – 2021/2022 (figures do not include Building Approvals processed under Resource Sharing Agreements).

	YEAR: 2020-2021				YEAR		YEAR: 2021-2022			
	Sept 2020		YTD 2020-2021		July 2020 - June 2021		Sept 2021		YTD 2021-2022	
	No.	Total Value \$	No.	Total Value \$	No.	Total Value \$	No.	Total Value \$	No.	Total Value \$
New Dwellings	5	1,821,801	36	8,143,288	135	37,308,797	5	1,579,699	20	4,692,870
Dwelling Additions	5	1,369,320	13	2,558,970	26	4,678,970	1	200,000	5	430,000
Garage/Sheds & Additions	5	320,000	14	542,700	51	3,494,830	4	1,103,370	14	1,572,370
Commercial	3	1,925,000	7	3,011,150	35	30,391,057	4	3,370,000	8	6,300,000
Other (Signs)	0	0	0	0	1	12,000	0	0	0	0
Swimming Pools	1	49,000	1	49,000	2	104,000	0	0	0	0
Minor Works	0	0	2	35,000	25	266,844	3	47,000	5	69,360
Building Certificates	0	0	0	0	0	0	0	0	0	0
Amended Permits	0	0	0	0	0	0	0	0	1	975,000
TOTAL	19	5,485,121	73	14,340,108	275	76,256,498	17	6,300,069	53	14,039,600
Inspections										
Building	0		0		30		1		2	
Plumbing	32		73		299		42		125	



2.5 Planning and Building Compliance – Permit Review

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

Planning Permit Reviews	This Month	2021/2022	Total 2020/2021
Number of Inspections	13	25	31
Property owner not home or only recently started			
Complying with all conditions / signed off		2	11
Not complying with all conditions			1
Re-inspection required	12	22	9
Notice of Intention to Issue Enforcement Notice			



Planning Permit Reviews	This Month	2021/2022	Total 2020/2021
Enforcement Notices issued			
Enforcement Orders issued			
Infringement Notice			
No Further Action Required	1	1	10
Building Permit Reviews	This Month	2021/2022	Total 2020/2021
Number of Inspections			14
Property owner not home or only recently started			
Complying with all conditions / signed off			2
Not complying with all conditions			
Re-inspection required			2
Building Notices issued			
Building Orders issued			
No Further Action Required			10
Illegal Works - Building	This Month	2021/2022	Total 2020/2021
Number of Inspections	9	19	35
Commitment provided to submit required documentation	1	1	11
Re-inspection required	2	10	11
Building Notices issued			5
Building Orders issued			5
Emergency Order	2	2	3
No Further Action Required	6	8	13
Illegal Works - Planning	This Month	2021/2022	Total 2020/2021
Number of Inspections	20	48	81
Commitment provided to submit required documentation	2	5	9
Re-inspection required	7	27	48
Enforcement Notices issued	1	1	1
Enforcement Orders Issued			
Notice of Intention to Issue Enforcement Notice issued	3	3	6
No Further Action Required	11	16	24

3 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



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 8 commercial building approvals valued at \$6,300,000 for 2021/22 (year to date), compared to 7 commercial building approval valued at \$3,011,150 (year to date) for 2020/2021.

In total, there were 53 building approvals valued at \$14,039,600 (year to date) for 2021/2022, compared to 73 building approvals valued at \$14,340,108 (year to date) for 2020/21.

RECOMMENDATION

That the report be noted.

MINUTE NO. 21/406

DECISION

Cr Goninon /Cr Polley

That the report be noted.

Carried Unanimously



11 CORPORATE SERVICES REPORTS

11.1 MONTHLY REPORT: FINANCIAL STATEMENT

Responsible Officer: Maree Bricknell, Corporate Services Manager

Report prepared by: Maree Bricknell, Corporate Services Manager

1 PURPOSE OF REPORT

The purpose of this report is to present the monthly financial reports as at 30 September 2021.

2 INTRODUCTION/BACKGROUND

The Monthly Financial Summary for the period ended 30 September 2021 is circulated for information.

3 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

4 ALTERATIONS TO 2021-22 BUDGET

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

SUMMARY FINANCIAL REPORT

For Month Ending: 30-Sep-21 3

A. Operating Income and Expenditure						
	Budget	Year to Date Budget	Actual	(\$,000)	Target 100%	Comments
Rate Revenue	-\$12,271,834	-\$12,271,834	-\$12,232,675	-\$39	99.7%	* Advanced Grants
Recurrent Grant Revenue	-\$4,723,956	-\$1,180,989	-\$1,010,027	-\$171	85.5%	
Fees and Charges Revenue	-\$2,387,167	-\$596,792	-\$849,872	\$253	142.4%	
Interest Revenue	-\$741,548	-\$185,388	-\$160,050	-\$25	86.3%	
Reimbursements Revenue	-\$53,978	-\$13,495	-\$10,712	-\$3	79.4%	
Other Revenue	-\$1,786,968	-\$446,742	-\$118,590	-\$328	26.5%	
	-\$21,965,451	-\$14,695,239	-\$14,381,926	-\$313	97.9%	
Employee costs	\$6,028,712	\$1,507,178	\$1,286,890	\$220	85.4%	Pension rebates for full year
Material & Services Expenditure	\$5,612,165	\$1,403,041	\$1,420,771	-\$18	101.3%	
Depreciation Expenditure	\$6,519,158	\$1,629,790	\$1,629,728	\$0	100.0%	
Government Levies & Charges	\$961,484	\$240,371	\$40,877	\$199	17.0%	
Councillors Expenditure	\$205,180	\$51,295	\$47,307	\$4	92.2%	
Interest on Borrowings	\$272,007	\$68,002	\$117,996	-\$50	173.5%	
Other Expenditure	\$1,315,204	\$328,801	\$658,285	-\$329	200.2%	
Plant Expenditure Paid	\$538,650	\$134,663	\$181,234	-\$47	134.6%	
	\$21,452,560	\$5,363,140	\$5,383,088	-\$20	100.4%	
	-\$512,891	-\$9,332,099	-\$8,998,838			
Gain on sale of Fixed Assets	\$0	\$0	\$0	\$0	0.0%	
Loss on Sale of Fixed Assets	\$505,860	\$126,465	\$292	\$126	0.2%	



Underlying (Surplus) / Deficit	-\$7,031	-\$9,205,634	-\$8,998,546		1*
	\$0		-		
Capital Grant Revenue	-\$8,697,948	-\$2,174,487	-\$247,135	-\$1,927	11.4%
Subdivider Contributions	-\$330,765	-\$82,691	0	-\$83	0.0%
Capital Revenue	-\$9,028,713	-\$2,257,178	-\$247,135		
	-		-		

Budget Alteration Requests

- For Council authorisation by absolute majority

	<i>Budget Operating</i>	<i>Budget Capital</i>	<i>Actuals</i>
<i>Capital works budget variances above 10% or \$10,000 are highlighted</i>			
<i>September</i>			
<i>D2018010 R Preece</i>	101.10		Bad Debt - Deemed uncollectable by EMPRS
<i>D201908 P Groves</i>	326.00		Bad Debt - Deemed uncollectable by EMPRS
<i>D2019019 P Groves</i>	163.00		Bad Debt - Deemed uncollectable by EMPRS
<i>D2019021 P Groves</i>	168.00		Bad Debt - Deemed uncollectable by EMPRS
<i>D2019023 P Groves</i>	168.00		Bad Debt - Deemed uncollectable by EMPRS
<i>D2019024 P Groves</i>	168.00		Bad Debt - Deemed uncollectable by EMPRS
<i>D2019025 P Groves</i>	168.00		Bad Debt - Deemed uncollectable by EMPRS
<i>D2019027 P Groves</i>	168.00		Bad Debt - Deemed uncollectable by EMPRS
<i>D2020036 P Groves</i>	168.00		Bad Debt - Deemed uncollectable by EMPRS
<i>August</i>			
<i>Footpath - Main Street Cressy</i>	750796.6	-\$67,000	Tfr allocation to different
<i>Footpath - Church Street (Main to Charles) at Cressy</i>		\$67,000	location in Cressy
<i>Footpath - Park St (High to Bridge) Ross</i>	750986.6	-\$30,000	Completed 2020/21 reallocate
<i>Footpath & ramp - to old Lfd Gym access</i>	707752.96	\$30,000	
<i>July</i>			
<i>No adjustments for July.</i>			

B. Balance Sheet Items

	<i>Year to Date Actual</i>	<i>Monthly Change</i>	<i>Same time last year</i>	<i>Comments</i>
Cash & Cash Equivalents Balance				
- Opening Cash balance	\$19,432,295	\$23,591,217		
- Cash Inflow	\$9,477,568	\$1,241,061		
- Cash Payments	-\$5,958,410	-\$1,880,824		
- Closing Cash balance	\$22,951,454	\$22,951,454		
	-	-		
Account Breakdown				
- Trading Accounts	\$247,069			
- Investments	\$22,704,385			
	\$22,951,454			
	-			

<i>Summary of Investments</i>	<i>Investment Date</i>	<i>Maturity Date</i>	<i>Interest Rate%</i>	<i>Purchase Price</i>	<i>Maturity Value</i>	
Tasmanian Public Finance Corporation Call Account	1/09/2021	30/09/2021	0.10	\$5,397	\$5,397	
CBA Call Account	1/09/2021	30/09/2021	0.01	\$1,574	\$1,574	
CBA Business Online Saver	8/09/2021	30/09/2021	0.20	\$6,116,645	\$6,117,388	



Westpac Corporate Regulated Interest
Account
My State Financial
Westpac
Westpac
Total Investments

30/09/2021
25/05/2021
5/07/2021
29/09/2021

30/09/2021
25/05/2022
4/07/2022
29/06/2023

0.35
0.85
3.37
3.30

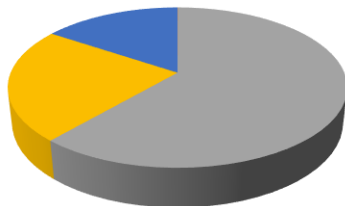
\$6,687,759
\$3,343,010
\$5,500,000
\$1,050,000

\$6,687,759
\$3,371,425
\$5,684,842
\$1,110,566

\$22,704,385
\$22,978,952

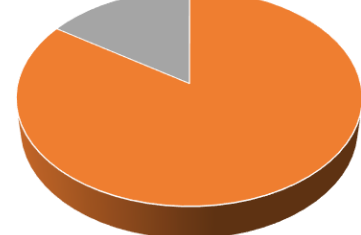
Rate Debtors	2020/21	% to Raised	Same Time Last Year	% to Raised
Balance b/fwd	\$3,205,341		\$2,808,852	
Rates Raised	\$12,275,300		\$11,626,733	
	\$15,480,641		\$14,435,585	
Rates collected	\$6,712,153	54.7%	\$6,320,808	49.0%
Pension Rebates	\$492,390	4.0%	\$478,576	4.1%
Discount & Remissions	\$24,929	0.2%	\$49,800	0.4%
	\$7,229,471		\$6,849,184	
Rates Outstanding	\$8,251,170	67.2%	\$7,705,313	71.5%
Advance Payments received	-\$178,375	1.5%	-\$118,912	0.8%

Investments by Institution



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

Total Investments by Rating
(Standard & Poor's)



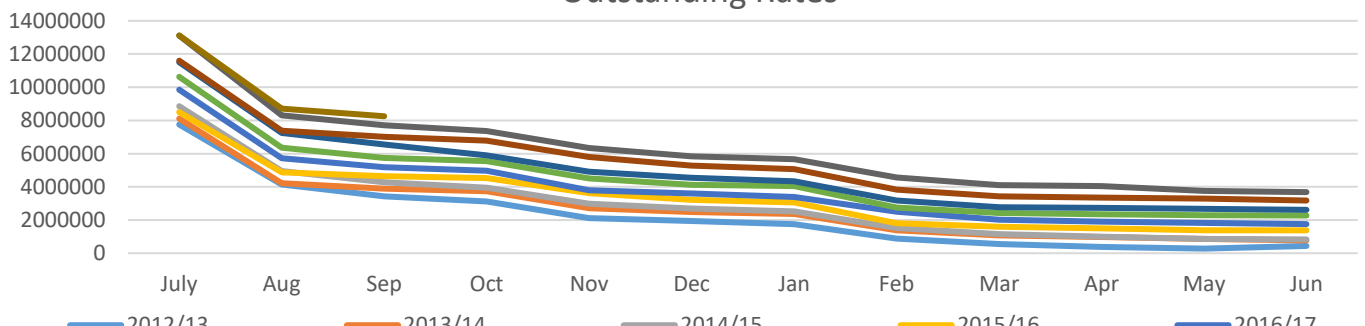
AA+ AA- BBB Unrated

Trade Debtors

Current balance	\$452,626
- 30 Days	\$69,617
- 60 Days	\$17,931
- 90 Days	\$203,454
- More than 90 days	\$161,623

Summary of Accounts more than 90 days:

Outstanding Rates





- Regulatory Fees	284		
- Govt Reimbursements	130,000		
Bad Debts to be retired:			
- D201701 E Duff	159.00	Animal Control	Bad Debt - Deemed uncollectable by EMPRS
- D201908 P Groves	326.00	Freestanding sign	Bad Debt - Deemed uncollectable by EMPRS
- D2019019 P Groves	163.00	Freestanding sign	Bad Debt - Deemed uncollectable by EMPRS
- D2019021 P Groves	168.00	Freestanding sign	Bad Debt - Deemed uncollectable by EMPRS
- D2019023 P Groves	168.00	Freestanding sign	Bad Debt - Deemed uncollectable by EMPRS
- D2019024 P Groves	168.00	Freestanding sign	Bad Debt - Deemed uncollectable by EMPRS
- D2019025 P Groves	168.00	Freestanding sign	Bad Debt - Deemed uncollectable by EMPRS
- D2019027 P Groves	168.00	Freestanding sign	Bad Debt - Deemed uncollectable by EMPRS
- D2020036 P Groves	168.00	Freestanding sign	Bad Debt - Deemed uncollectable relates to above
	1,656.00	-	

C. Capital Program

	Budget	Actual (\$,000)	Target 25%	Comments
Renewal	\$10,972,585	\$2,063,513	19%	
New assets	\$9,505,961	\$1,602,144	17%	
Total	\$20,478,546	\$3,665,656	18%	

Major projects:

- Longford Sports Centre lift & level 1	\$217,000	\$117,013	54%	
- Cressy Rec Ground Amenities	\$930,426	\$661,137	71%	
- Cressy Pool Improvements	\$800,000	\$508,998	64%	
- Ross Village Green	\$558,000	\$469,392	84%	
- Longford Victoria Square Hall	\$1,501,141	\$22,498	1%	
- Longrod Victoria Square Amenities	\$333,236	\$1,179	0%	
- Perth Childcare Centre	\$3,550,607	\$148,757	4%	
- Lake Leake Amenities	\$145,256	\$0	0%	
- Translink Detention Basin	\$252,540	\$25,410	10%	
- Footpath Program	\$727,000	\$53,063	7%	
- Bryants Lane Bridge	201,777	\$167	0%	
- William Street Footbridge	270,000	\$8,330	3%	
- Glen Esk Road Reconstruction	411,400	\$256	0%	

* 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	55.9%	85.1%	-29.2%	↘	
- Own Source Revenue / Total Revenue	78%	93%	-14.5%	↘	
Sustainability Ratio					
- Operating Surplus / Operating Revenue	0.0%	62.6%	-62.5%	↘	
- Debt / Own Source Revenue	43.0%	55.5%	-12.5%	↔	
Efficiency Ratios					
- Receivables / Own Source Revenue	50.5%	57.6%	-7.1%	↘	
- Employee costs / Revenue	27.4%	8.9%	18.5%	↗	
- Renewal / Depreciation	168.3%	126.6%	41.7%	↗	



Unit Costs

- Waste Collection per bin	\$10.53	\$12.53	↔
- Employee costs per hour	\$50.24	\$39.40	↗
- Rate Revenue per property	\$1,727.45	\$1,721.94	↔
- IT per employee hour	\$3.30	\$9.07	↘



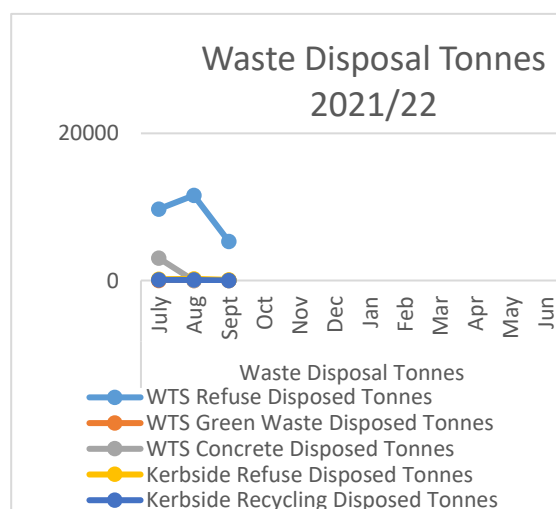
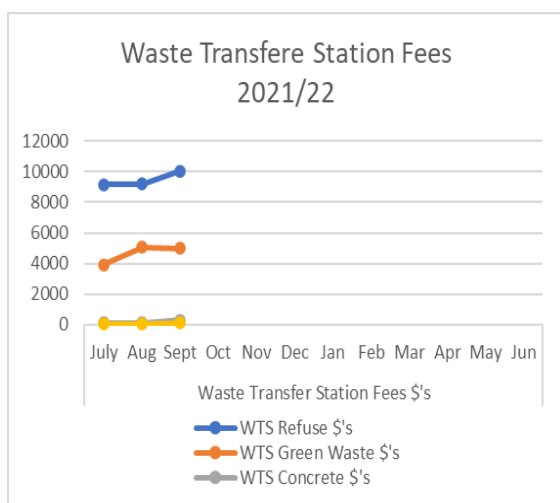
E. Employee & WHS scorecard

	YTD	This Month	
Number of Employees	92	92	
New Employees	9	1	
Resignations	5	3	
Total hours worked	32,658	11,260	
Lost Time Injuries	0	0	
Lost Time Days	1	0	
Safety Incidents Reported	7	4	
Hazards Reported	17	4	
Risk Incidents Reported	5	1	
Insurance claims - Public Liability	0	0	
Insurance claims - Industrial	0	0	
Insurance claims - Motor Vehicle	4	1	
IT - Unplanned lost time	0	0	
Open W/Comp claims	3	1	



F. Waste Management

Waste Transfer Station	2019/20	2020/21	2021/22 Budget Year to Date	2021/22	
Takings					
- Refuse	\$92,611	\$119,842	\$128,043	\$28,428	
- Green Waste	\$50,996	\$80,904	\$83,844	\$13,966	
- Concrete	\$1,551	\$2,293	\$2,140	\$540	
- Tyres		727	\$700	\$177	
Total Takings	\$142,782	\$203,767	\$214,727	\$43,111	
Tonnes Disposed					
WTS Refuse Disposed Tonnes	1388	1432	1532	26576	
WTS Green Waste Disposed Tonnes	5400	4670	4894	0	
WTS Concrete Disposed Tonnes	0	0		3056	
Kerbside Refuse Disposed Tonnes	2326	2435	2239	478	
Kerbside Recycling Disposed Tonnes	1036	1051	1194	142	
Total Waste Tonnes Disposed	10150	9588	9859	30252	





5 OFFICER COMMENTS

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

6 ATTACHMENTS

1. Monthly Works Infrastructure Capital Report 2021-2022 [**11.1.1** - 6 pages]
2. Monthly Line Item Report 2021-2022 [**11.1.2** - 1 page]

RECOMMENDATION

That Council:

- i) receive and note the Monthly Financial Report for the period ending 30 September 2021, and
- ii) authorise Budget 2021/22 alterations as listed in Item 4.

MINUTE NO. 21/407

DECISION

Cr Davis /Deputy Mayor Goss

That Council:

- i) receive and note the Monthly Financial Report for the period ending 30 September 2021, and
- ii) authorise Budget 2021/22 alterations as listed in Item 4.

Carried Unanimously



11.2 ROUND 2 ASSISTANCE - EVENTS

Responsible Officer: Maree Bricknell, Corporate Services Manager

Report prepared by: Maree Bricknell, Corporate Services Manager

1 PURPOSE OF REPORT

This report considers Round 2 requests for assistance during 2021-22 by community, sporting and non-profit organisations holding festivals, events or other promotions within the northern midlands.

2 INTRODUCTION/BACKGROUND

Community organisations may apply for assistance towards festivals, events and promotions that are the only one of their kind in the Northern Midlands in any one year and attract significant numbers of people to the event and/or attract significant media coverage of the northern midlands area.

The maximum allocation to an event is \$2,000 except in the case of a major new event which can be eligible for a one-off seeding grant of up to \$3,500. Major events that are held annually are eligible for up to \$2,000 in-kind support each year (both grant amounts include a Covid compliance grant of \$350 towards additional expenses to run events covid safe).

Funding priorities are given to events that have a significant benefit for a wide range of Northern Midlands residents and businesses, are unique within Northern Midlands, or if profit making put the funds back into the community, preferably through community projects that will benefit a wide cross section of the community.

Round 2 applications for 2021-22 were advertised on 14th August and closed on 25th September 2021.

Four applications seeking \$6,850 were received by Council.

Event		Grant Sought	Recommendation
Sue-Ellen Grower	Open Garden Day 21 November 2021	\$2000	\$2,000
Jessica Brown	Eskleigh Home Car Show 10 October 2021	\$2,900	\$1,050
Lynette Lewis	Evandale Village Fair & National Penny Farthing Championship 19 February 2022	\$2,000	\$2,000
Annie Harvey	Wheel-a-Thon 26 October 2021	\$400	\$400
Total		\$ 9,300	\$ 7,450

3 STRATEGIC PLAN 2021-2027

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

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

4 POLICY IMPLICATIONS



The event application guidelines set out a process for a fair and equitable distribution of financial assistance to local community groups.

5 STATUTORY REQUIREMENTS

There is no statutory requirement to provide a community event grant program.

6 FINANCIAL IMPLICATIONS

The support funding for Round 2 is funded from the annual allocation towards Events totalling \$75,000.

7 RISK ISSUES

Without support many of the small community events would not be able to continue.

8 CONSULTATION WITH STATE GOVERNMENT

Not applicable – local event management.

9 COMMUNITY CONSULTATION

Community groups promote their individual events. The funding rounds are advertised in the local papers and Facebook.

10 OPTIONS FOR COUNCIL TO CONSIDER

Approve or not approve some or all of the Round 2 event funding sought.

11 OFFICER'S COMMENTS/CONCLUSION

The above funding allocations are supported.

12 ATTACHMENTS

1. Special Projects and Festivals and Events Round 1 2021 2022 [11.2.1 - 19 pages]

RECOMMENDATION

That Council allocate Round 2 Event Funding as follows

Event		Grant Sought	Recommendation
Sue-Ellen Grower	Open Garden Day 21 November 2021	\$2000	\$2,000
Jessica Brown	Eskleigh Home Car Show 10 October 2021	\$2,900	\$1,050
Lynette Lewis	Evandale Village Fair & National Penny Farthing Championship 19 February 2022	\$2,000	\$2,000
Annie Harvey	Wheel-a-Thon 26 October 2021	\$400	\$400
Total		\$ 9,300	\$ 7,450



Matter resumed at 7.16pm

Cr Goninon declared an interest, signed the register and left the meeting at 7.16pm

MINUTE NO. 21/408

DECISION

Cr Lambert / Cr Brooks

That Council allocate Round 2 Event Funding as follows:

Applicant	Event	Grant Sought	Recommendation
Sue-Ellen Grower	Open Garden Day 21 November 2021	\$2000	\$2,000

Carried Unanimously

Cr Goninon returned to the meeting at 7.18pm

MINUTE NO. 21/409

DECISION

Cr Lambert /Cr Davis

That Council allocate further Round 2 Event Funding as follows:

Applicant	Event	Grant Sought	Recommendation
Jessica Brown	Eskleith Home Car Show 10 October 2021	\$2,900	\$1,050
Lynette Lewis	Evandale Village Fair & National Penny Farthing Championship 19 February 2022	\$2,000	\$2,000
Annie Harvey	Wheel-a-Thon 26 October 2021	\$400	\$400
	Total	\$ 9,300	\$ 7,450

Carried Unanimously



12 WORKS REPORTS

12.1 RELOCATION OF WASTE DUMP POINT TO TRANSLINK, WESTERN JUNCTION

Responsible Officer: Leigh McCullagh, Works Manager

Report prepared by: Leigh McCullagh, Works Manager

1 PURPOSE OF REPORT

This report assesses the satisfactory relocation of the Morven Park Waste Dump Point to TRANSlink at the frontage of the detention basin located in Johns Street, Western Junction.

2 INTRODUCTION/BACKGROUND

Caravan waste dump points were installed at Bishopsbourne Recreation Ground, King Street Oval, Campbell Town and Morven Park Recreation Ground, Evandale in 2004.

Prior to making the decision in relation to the location council officers and staff perused the Evandale township plans and considered other locations as potential sites. Morven Park was without doubt considered the best location and in fact the only location that provided sufficient space with good safe access away from public streets and private properties with sewerage available.

In 2004 communication was undertaken with relevant committees prior to installing all the dump points and the Evandale Advisory Committee and Morven Park Management Committee supported the installation of the Waste Dump Point at the existing site in Morven Park. The original dump site at Morven Park was upgraded to its current status following a report to Council in 2015.

Upgrades to the club rooms at Morven Park have been undertaken in recent years which has restricted access to the site making use of the dump point problematic and restricted the turning capability of vehicles at the site, the location of the boom gate further restricts access to the site.

Morven Park Management Committee have requested that Council relocate the dump site away from the Morven Park grounds.

Council officers have sought alternate locations for the dump site within the village boundaries, with no suitable site identified; however, a suitable site has been identified within the TRANSlink precinct at Western Junction which could be pursued.

The RV Friendly Status of Evandale would not be compromised by moving the site to the TRANSlink site as the requirement for recognition is that there is a dump site located within 50kms of the town.

Current Location



Proposed location at TRANSLink



3 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

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



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

4 POLICY IMPLICATIONS

N/a.

5 STATUTORY REQUIREMENTS

5.1 Northern Midlands Interim Planning Scheme 2013

The proposed dump point would be exempt under clause 5.2.10 of the interim planning scheme which exempts the provision by councils of public toilets *and the like*.

6 FINANCIAL IMPLICATIONS

The proposed cost to relocate the dump point at Morven Park to TRANSLink is approximately \$35,000.

Funding would need to be considered as part of the mid year Budget review for 2021-22 or for the next financial year Budget 2022-23.

7 RISK ISSUES

The risks identified are:

At the current site

- Council will continue receive complaints relating to the inaccessibility of the site
- Damage to the clubrooms could be incurred due to the limitations of the site
- The chance of serious injury due to the interaction of users of the dump site and users of the sports facility, particularly when events are in progress
- Unsupervised children have been observed playing on and around the dump site

If relocated there is a chance that visitors will bypass Evandale as the waste dump point is no longer available in the town.

8 CONSULTATION WITH STATE GOVERNMENT

Not applicable.

9 COMMUNITY CONSULTATION

9.1 MORVEN PARK MANAGEMENT COMMITTEE

Morven Park Management Committee have requested that Council relocate the dump site away from the Morven Park grounds.

9.2 EVANDALE LIGHT RAILWAY & STEAM SOCIETY

In 2015 following concerns raised by Evandale Light Railway & Steam Society Council undertook screening and improvement of the site in its current location.



Concerns raised previously included:

- The waste dump point located at the frontage of the railway station is not aesthetically pleasing and detracts from the visual impact of the station building.
- The road is not of sufficient width to cater for other vehicles to pass.
- Parking is restricted at the frontage of the train station.
- The waste dump point smells all the time.
- The waste dump point smells when caravans are emptying their waste.
- The waste dump point does not meet today's standard.
- Caravans will not be able to exit the ground without turning around due to the installation of the boom gate on the southern side of the ground

A number of these concerns were not addressed at the time of the 2015 upgrade and Council officers have not discussed the possible relocation of the dump point with the ELRSS at this time.

9.3 EVANDALE ADVISORY COMMITTEE

The Evandale Advisory Committee have requested that the dump site be retained at its current location.

10 OPTIONS FOR COUNCIL TO CONSIDER

To relocate the Waste Dump Point from Morven Park to the TRANSlinc Precinct at Western Junction, or not.

11 OFFICER'S COMMENTS/CONCLUSION

Sewerage servicing to Morven Park is restricted to the vicinity of the Clubrooms and therefore relocating the dump site to another on the ground would be an expensive exercise and access at the time of sporting events being held would remain an issue.

A site at the frontage of the detention basin at Johns Street in TRANSlinc has been identified as a suitable site. Consultation has as yet not been undertaken with the landowner. Council has an easement over the land and maintains the detention basin site.

Plans have previously been drawn up to relocate the Waste Dump to the frontage of the detention basin in Johns Street and are attached to this report. The relocation of the dump site to Johns Street will require a water and sewerage connections and off road concrete parking area. The cost to complete this project is expected to be approximately \$35,000.

The RV Friendly Status of Evandale would not be compromised by moving the site to the TRANSlinc site as the requirement for recognition is that there is a dump site located within 50kms of the town.

12 ATTACHMENTS

1. Preliminary Drawing - waste dump point proposal Johns Street [**12.1.1** - 1 page]
2. CMCA Design - Optimal Dump Point Installation [**12.1.2** - 2 pages]

RECOMMENDATION

That Council progress plans to relocate the Morven Park dump site to the TRANSlinc precinct at Western Junction and undertake consultation with the landowner/s as appropriate.

MINUTE NO. 21/410

DECISION

Cr Davis /Cr Adams



That Council progress plans to relocate the Morven Park dump site to the TRANSlink precinct at Western Junction and undertake consultation with the landowner/s as appropriate.

Carried Unanimously

MINUTE NO. 21/411

DECISION

Cr Polley /Cr Goninon

That Council close the Morven Park dump site in 1 months' time due to safety reasons, and for appropriate signage to be installed.

Carried Unanimously



12.2 REVIEW OF WILDLIFE SIGNAGE ON DEDDINGTON RD

File: {custom-field-file}
Responsible Officer: Leigh McCullagh, Works Manager
Report prepared by: Jonathan Galbraith, Engineering Officer

1 PURPOSE OF REPORT

The purpose of this report is for Council to review the effectiveness of “slow down dusk to dawn” wildlife signs that were installed on Deddington Rd.

2 INTRODUCTION/BACKGROUND

In January 2021 Council received correspondence from Mr Rod Irvine raising concerns about the number of wombats that have been hit by vehicles over recent years. He suggested installing “slow down dusk to dawn” signs on Deddington Rd. At the Council meeting on the 15th of March 2021 Council approved the installation of four signs on Deddington Rd as a trial.

The signs were installed on the 25th of March 2021.

3 STRATEGIC PLAN 2021-2027

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

Lead: Serve with honesty, integrity, innovation and pride

Leaders with Impact

Strategic outcomes:

1.1 Council is connected to the community

Progress: Economic health and wealth - grow and prosper

Strategic Project Delivery - Build Capacity for a Healthy Wealthy Future

Strategic outcomes:

2.1 Strategic, sustainable, infrastructure is progressive

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 POLICY IMPLICATIONS

Council are likely to receive requests for similar signs in other areas. It is important that signage is only put in areas where there are known problems because over-use of signage means that the travelling public takes less notice of the signs.

5 STATUTORY REQUIREMENTS

The AS1742.2 – Manual of uniform traffic control sets out the requirements for roadside signage.

6 FINANCIAL IMPLICATIONS



If signs are installed on other roads the cost of installation, including labour is estimated at \$220 - \$250 per sign.

7 RISK ISSUES

N/A

8 CONSULTATION WITH STATE GOVERNMENT

Advice has been sought from officers at the Department of State Growth regarding the installation of wildlife signage.

9 COMMUNITY CONSULTATION

These concerns were raised with Council by Mr. Rod Irvine a local property owner in January 2021. The property owner was contacted again in September 2021.

10 OPTIONS FOR COUNCIL TO CONSIDER

1. Note this information, for consideration if data is available on animal deaths on other roads in the municipality.

OR

2. Install two additional signs, one at the intersection of Nile Rd and Deddington Rd and one at intersection of Nile Rd and Bryants Lane as a further extension of the current trial.

11 OFFICER'S COMMENTS/CONCLUSION

Deddington Rd is not travelled frequently by Council Staff and the cost of sending staff to the area on a regular basis to collect data cannot be justified. Council staff who have travelled the road in recent months have not noted any wombat deaths in the area.

It is difficult to get accurate data for most council roads because of seasonal variations in animal numbers. Council rubbish collection staff who often remove wildlife from roads have advised that there are no obvious hotspots for wildlife deaths on any Council roads and that the areas where dead animals are found vary from year to year.

The property owner, Mr Rod Irvine has collected data on the number of wombats that have been killed in the area and he believes that since the installation of the signs there has been a significant reduction in the number of wombat deaths since the signs were installed. He is currently interstate and advised that he will provide detailed data to Council on his return. He believes that there are still wombats being hit on Bryants Lane and further west on Deddington Rd outside the area covered by the signs.

12 ATTACHMENTS

Nil

RECOMMENDATION

That this information be noted and that Council consider installing further signage on other parts of Deddington Rd or Bryants Lane at a future date if data is available on Wombat deaths on those roads.



MINUTE NO. 21/412

DECISION

Deputy Mayor Goss /Cr Davis

That this information be noted, and that Council consider installing further signage on other parts of Deddington Road or Bryants Lane at a future date if data is available on Wombat deaths on those roads.

Carried Unanimously

MINUTE NO. 21/413

DECISION

Cr Davis /Cr Goninon

That Council review the need to install signage on other roads within the municipal area based on survey data that identifies risk of deaths of protected animal species.

Carried Unanimously



Mayor Knowles reconvened the meeting after the meal break at 6.47pm.

13 PUBLIC QUESTIONS AND STATEMENTS

PUBLIC ATTENDANCE DURING THE COVID-19 DISEASE EMERGENCY DECLARATION

Public Attendance Meeting Guidelines during the COVID-19 Disease Emergency

The conduct of Council Meetings is currently being undertaken in accordance with the *COVID-19 Disease Emergency (Miscellaneous Provisions) Act 2020*. This has necessarily meant that public attendance at meetings has been restricted. Under these arrangements Council meetings have been undertaken remotely via online platforms.

While COVID-19 restrictions remain in place, Council is mindful of the need to ensure community safety and compliance with regard to social distancing and limitations on the number of persons who may gather. This obligation is balanced with the need to minimise disruption to the business of Council.

Council determined that limited public access to Council meetings would be permitted from the Council Meeting scheduled for 14 December 2020.

Attendance of the public will be restricted to those who wish to make representation or present a statement in person at the meeting, preference is to be given to individuals

1. making representations to planning applications which are subject to statutory timeframes (limit of 4 persons per item),

and

2. those making statements or representations on items listed in the Agenda for discussion (limited to 2 persons).

To ensure compliance with Council's COVID-19 Safety Plan, any person wishing to attend will be required to register their interest to attend, which is to be received by Council before 12noon 4 days (i.e. usually the Friday) preceding the meeting by emailing council@nmc.tas.gov.au or phoning Council on 6397 7303.

On arrival attendees will:

- be required to complete the health declaration section of their registration form to support COVID-19 tracing (in the event that it is necessary); and
- receive direction from council officers (or Council's delegate) in relation to their access to the meeting room.

Access to the Municipal Building will only be permitted prior to 5.00pm and between 6.30pm to 6.40pm. Public Question Time commences at 6.45pm.

Members of the public who would prefer not to attend the meeting, but would like to ask a question or make a representation to the Council that would normally be heard during Public Question Time, may forward their question/representation to council@nmc.tas.gov.au which is to be received by Council before 12noon 4 days (i.e. usually the Friday) preceding the meeting.

Any questions/representations received will be circulated to Councillors prior to the meeting, tabled at the meeting and recorded in the minutes of the meeting.

These arrangements are subject to review based on any change in circumstance relating to the COVID-19 Disease Emergency.

Council will continue to ensure minutes and audio recordings of Council meetings are available on Council's website.

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 immediately after the meal break at approximately 6:45pm 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

The following public questions were forthcoming:

Mr John Izzard of Longford

Mr Izzard made a statement that the Longford Memorial Hall original construction was supported by community residents including the Carins family, and any upgrade needed to be sympathetic to the historical value of the hall.

The General Manager read out the following questions submitted from Ms Alana Fulton of 74 Brumby Street, Longford

- What is the scheduled completion date ie. when will the master plan will be operational?
- The master plan is expected to be completed by June 2022 and implementation will depend on the availability of funding.
- What is the project cost and how is it being funded ie. Council, government, Tasracing?
- The master plan is being funded equally by Tasracing and Northern Midlands Council.
- It is understood Tasracing have over \$4M to expend in the next 3 to 4 years on improvements.
- When will industry participants be consulted?
- Stakeholders will be consulted in due course once the concept for consultation has been agreed.
- Where are the proposed 'horse trails' going to be located?
- The location of the horse trails will form part of the consultation with the stakeholders.
- Will the master plan proceed if the 44 lot development in Anstey/Marlborough/Brickendon Streets is refused a permit?
- The master plan relates directly to the Longford Racecourse and will proceed.
- If the 44 lot development in Anstey/Marlborough/Brickendon Streets is approved, will the development be deferred until the Longford racecourse master plan is fully operational?
- The Development Application is a statutory process separate from the master plan.
- How will the Longford racecourse masterplan ensure that a buffer zone remains around the racecourse given that race and trials days take place from Anstey/Brickendon Streets as wells as trainers facilities that are located south of the racecourse down Brumby Street?
- The draft master is yet to be agreed in a form for consultation with the stakeholders.



14 COUNCIL ACTING AS A PLANNING AUTHORITY

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.

MINUTE NO. 21/414

DECISION

Cr Goninon /Deputy Mayor Goss

That the Council intends to act as a Planning Authority under the *Land Use Planning and Approvals Act 1993* for Agenda Item/s 15.2 to 15.5

Carried Unanimously

14.1 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.

15.1 - PLN21-0248: 6 Muirton Way, Perth

(WITHDRAWN)

15.2 - PLN21-0189: 74 & 86 Evandale Road and 2 Translink Avenue, Western Junction

Nil

15.3 - PLN21-0181: 13-15 Russell Street, Evandale

Nil

15.4 - PLN21-0215: 1-3 Barclay Street & 2A Cambock Lane, Evandale

Nil

15.5 - PLN21-0217: 53 Wellington Street, Longford

Mrs Annette Aldersea of Longford, spoke against the development.

In relation to the upgrade of the Longford Memorial Hall there has not been sufficient community consultation from Council. Concern was expressed with regards to renovations to the hall and its heritage values, the effects on the Cenotaph which was listed on the National register of war memorials, the effects of the social fabric of the area, the lack of detailed plans available to the public, the proposed setbacks from the Cenotaph as the hall structure should compliment not overpower it, Lyttleton Street setbacks from street minimal and could reduce site lines for bus stop and parking, proposed hall extensions will dominate site, rear of hall the only original section left visible, need true consultation process and additional advice from independent Heritage Advisor.

Mrs Jane Hanson of Longford, spoke against the development.

Expressed her objection to a new amenities block being situated on the Archer Street side of the Longford Park adjacent to the childrens playground. She was of the opinion that the existing arrangement with toilets being located as part of the hall structure was adequate. Any amenities block should be placed away from the line of site from the historic home of 'Kilgour' which was built by Thomas Archer of Woolmers in 1846.



15 PLANNING REPORTS

15.1 PLN21-0248: 6 MUIRTON WAY, PERTH

File: PLN21-0248; 108370.38
Responsible Officer: Des Jennings, General Manager
Report prepared by: Paul Godier, Senior Planner

1 INTRODUCTION

This report assesses an application for a 6m x 6m shed in front of an existing garage at 6 Muirton Way, Perth.

2 BACKGROUND

Applicant: Evonne Van Veen	Owner: Evonne Van Veen and Director of Housing
Zone: General Residential	Codes: Car Parking and Sustainable Transport Code
Classification under the Scheme: Outbuilding	Existing Use: Residential (single dwelling)
Deemed Approval Date: 26 October 2021	Recommendation: Refuse

Discretionary Aspects of the Application:

- More than 9m of walls within 1.5m of southern side boundary.

Planning Instrument:

Northern Midlands Interim Planning Scheme 2013, Version 35, Effective from 26 April 2021.

Preliminary Discussion

There is no record of preliminary discussions.

Image 1 – subject site



3 STATUTORY REQUIREMENTS

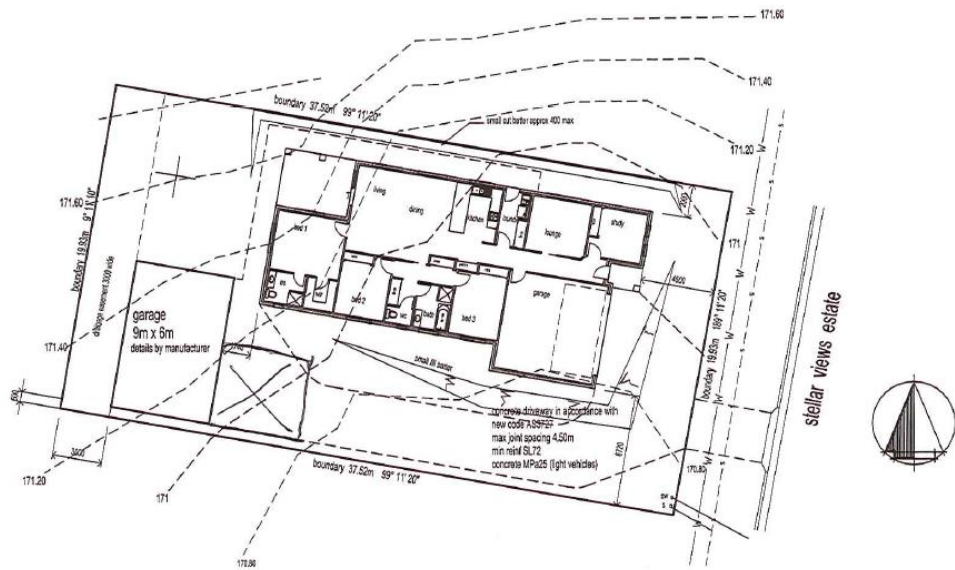
The proposal is an application pursuant to section 57 of the *Land Use Planning & Approvals Act 1993* (i.e. a discretionary application). Section 48 of the *Land Use Planning & Approvals Act 1993* requires the Planning Authority to observe and enforce the observance of the Planning Scheme. Section 51 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 construct a 6m x 6m x 3.525m high shed, in front of an existing 6m x 9m x 4.129m high garage on the property.

Image 2 - site plan



site plan



Image 3 - floor plan

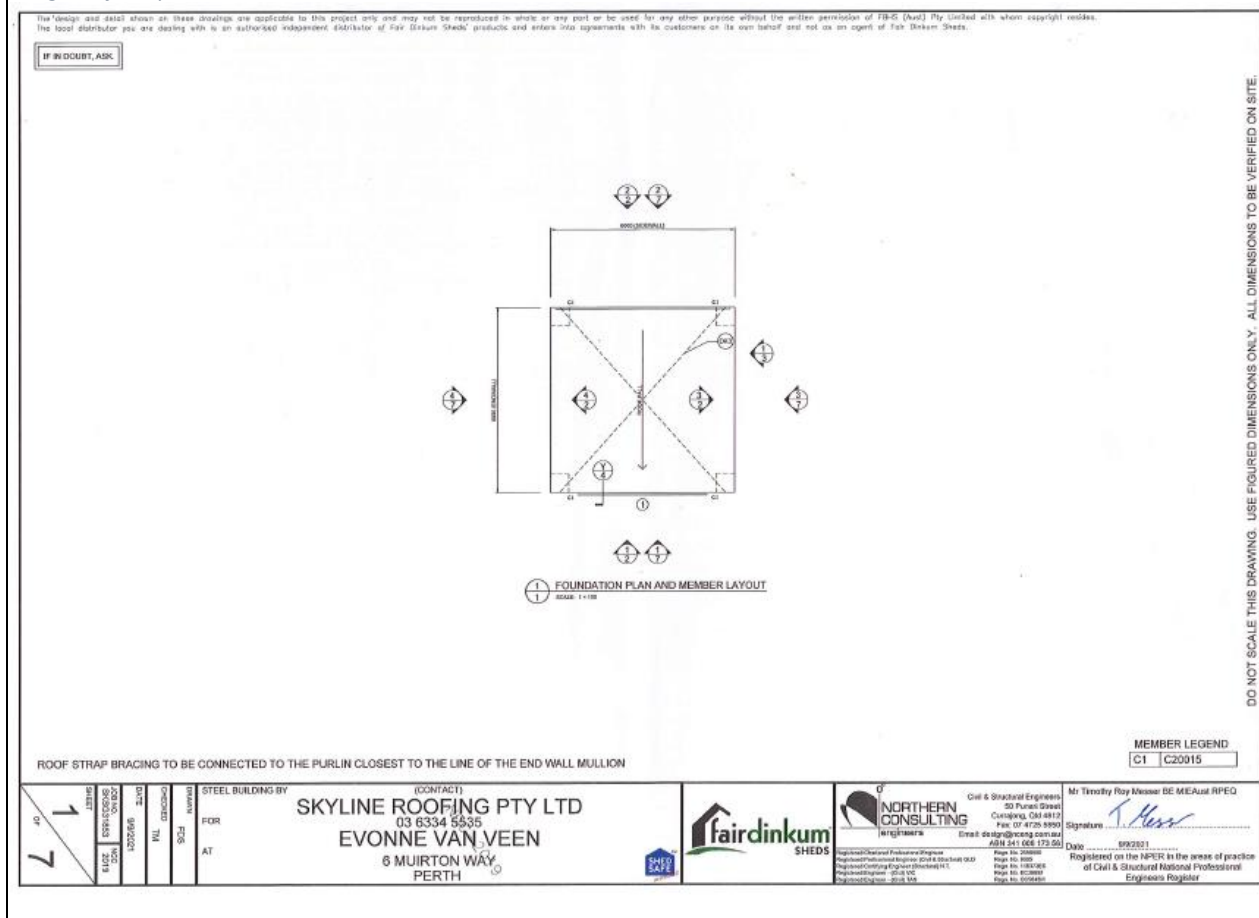
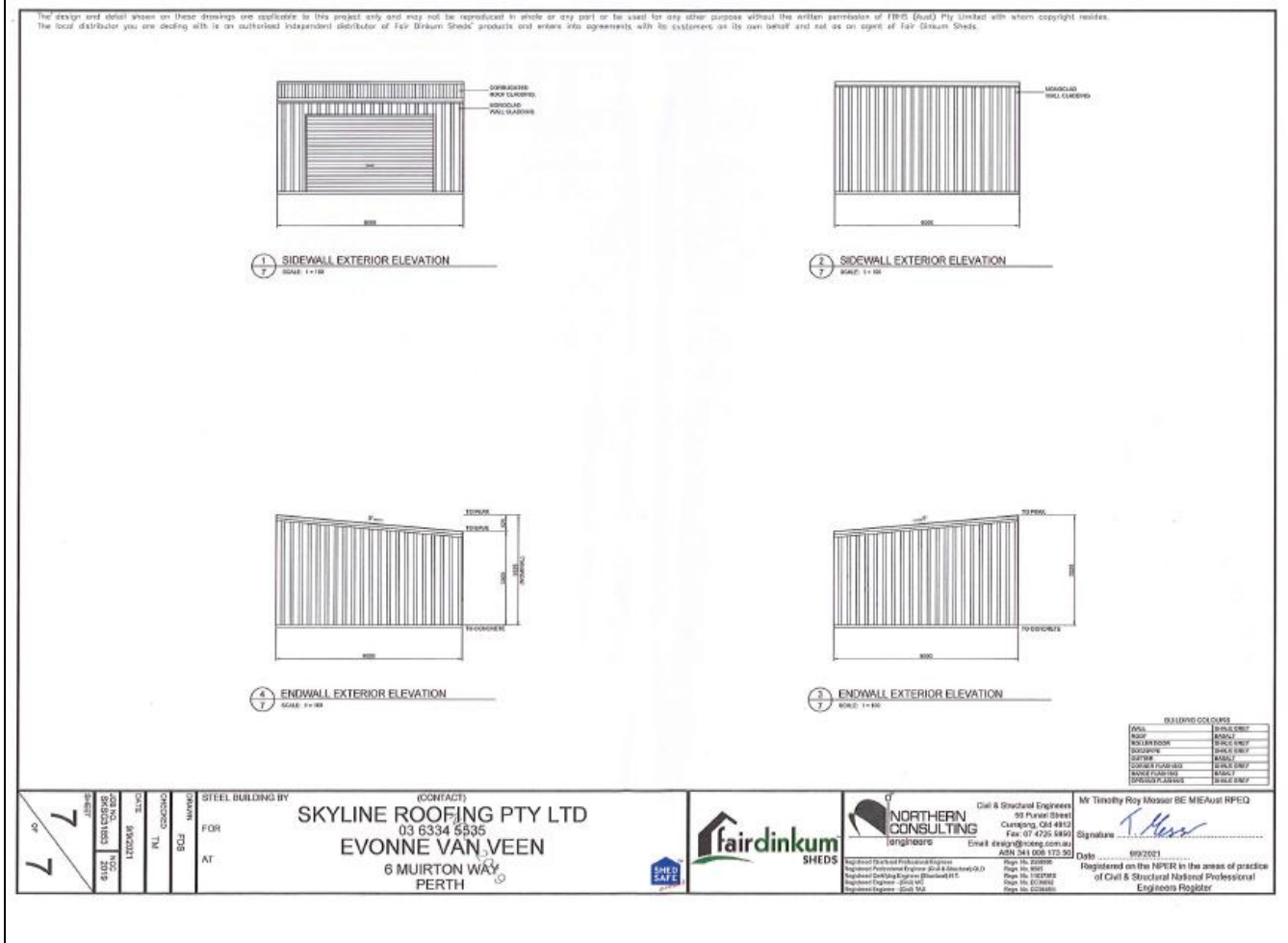




Image 4 - elevations



4.2 Zone and Land Use

The land is zoned General Residential. The relevant Planning Scheme definition is Residential (single dwelling) (outbuilding).

4.3 Subject Site and Locality

The author of this report carried out a site visit on the 11th October 2021. The site contains a dwelling and outbuildings. Surrounding land is similarly developed.



Figure 5 - subject site





Figure 6 - existing shed on 6 Muirton Way, taken from 4 Muirton Way





Figure 7 - existing shed on 6 Muirton Way, taken from 4 Muirton Way



Figure 8 - existing shed on 6 Muirton Way, taken from 4 Muirton Way



4.4 Permit/Site History

- P17-270 – dwelling and garage

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 a representation (attached) was received from:

- S McCafferty, 4 Muirton Way, Perth

Image 9 - Aerial photograph showing location of representor's property (outlined in red) in relation to subject site (highlighted)



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

- Has already lost a section of sunlight to yard due to the existing shed and does not want to lose more sunlight due the proposed shed.

Planner's comment: The relevant clause of the planning scheme is that buildings within 1.5m of the side boundary do not exceed a total length of 9m. The existing garage has a 6m wall 0.6m from the side boundary, and the proposed shed is to have a 6m wall 0.6m from the side boundary, resulting in 12m of walls within 1.5m of the side boundary. The relevant performance criteria to consider this variation against is:

The siting and scale of a dwelling must:

- (a) *not cause an unreasonable loss of amenity to adjoining properties, having regard to:*
- (i) *reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property;*

Comment: The dwelling to the south is 5m from the side boundary. Given that distance it is considered that the shed will not cause an unreasonable loss of amenity by reduction in sunlight to a habitable room of that dwelling.

- (ii) *overshadowing the private open space of a dwelling on an adjoining property;*



Comment: The aerial photograph shows that the dwelling to the south has an area of private open space that is of sufficient distance from the garage that it is considered that the shed will not cause an unreasonable loss of amenity through overshadowing the private open space of that dwelling.

(iii) *overshadowing of an adjoining vacant property.*

Comment: N/a, there is not an adjoining vacant property.

(iv) *visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property;*

Comment: The shed is to have a wall height ranging between 3m to 3.525m with a length of 6m. This will be in front of an existing 6m long garage with a wall height ranging between 3.6m to 4.129m. Given the height of these buildings, 0.6m from the boundary, and their proximity to the alfresco area and open space of the adjoining property at 4 Muirton Way and with reference to the photographs at images 6, 7 and 8, it is considered that the shed will cause an unreasonable loss of amenity due to visual impacts caused by the apparent scale and bulk when viewed from the adjoining property at 4 Muirton Way.

(b) *provide separation between dwellings on adjoining properties that is consistent with that existing on established properties in the area; and*

Comment: The shed is to be 0.6m from the side boundary. The adjoining house is 5m from the boundary. It is considered that the shed provides separation between dwellings consistent with that established in the area.

(c) *not cause an unreasonable reduction in sunlight to an existing solar energy installation on:*

(i) *an adjoining property; or*

Comment: Complies.

(ii) *another dwelling on the same site.*

Comment: Complies.

4.6 Referrals

No referrals were required.

4.7 Planning Scheme Assessment

Assessment Against Development Standards for Dwellings

10.4.1 Residential density for multiple dwellings

Not applicable, not a multiple dwelling.



10.4.2 Setbacks and building envelope for all dwellings

<p><i>Objective:</i></p>	<p><i>The siting and scale of dwellings:</i></p> <p><i>provides reasonably consistent separation between dwellings and their frontage within a street;</i></p> <p><i>provides consistency in the apparent scale, bulk, massing and proportion of dwellings;</i></p> <p><i>provides separation between dwellings on adjoining properties to allow reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space; and</i></p> <p><i>provides reasonable access to sunlight for existing solar energy installations.</i></p>
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<p>A1</p> <p><i>Unless within a building area on a sealed plan, a dwelling, excluding garages, carports and protrusions that extend not more than 0.9m into the frontage setback, must have a setback from a frontage that is:</i></p> <p><i>if the frontage is a primary frontage, not less than 4.5m, or, if the setback from the primary frontage is less than 4.5m, not less than the setback, from the primary frontage, of any existing dwelling on the site;</i></p> <p><i>if the frontage is not a primary frontage, not less than 3m, or, if the setback from the frontage is less than 3m, not less than the setback, from a frontage that is not a primary frontage, of any existing dwelling on the site;</i></p> <p><i>if for a vacant site and there are existing dwellings on adjoining properties on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining sites on the same street;</i></p> <p><i>if located above a non-residential use at ground floor level, not less than the setback from the frontage of the ground floor level; or</i></p> <p><i>if the development is on land that abuts a road specified in Table 10.4.2, at least that specified for the road.</i></p>	<p>P1</p> <p><i>A dwelling must:</i></p> <p><i>(a) have a setback from a frontage that is compatible with the streetscape, having regard to any topographical constraints; and</i></p> <p><i>(b) if abutting a road identified in Table 10.4.2, include additional design elements that assist in attenuating traffic noise or any other detrimental impacts associated with proximity to the road.</i></p>



Comment: Complies.	N/a
<p>A2</p> <p><i>A garage or carport for a dwelling must have a setback from a primary frontage of not less than:</i></p> <p><i>5.5m, or alternatively 1m behind the building line;</i></p> <p><i>the same as the building line, if a portion of the dwelling gross floor area is located above the garage or carport; or</i></p> <p><i>1m, if the existing ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10m from the frontage.</i></p>	<p>P2</p> <p><i>A garage or carport for a dwelling must have a setback from a primary frontage that is compatible with the setbacks of existing garages or carports in the street, having regard to any topographical constraints.</i></p>
Comment: Complies. The shed is proposed to be 22.5m from the primary frontage.	N/a
<p>A3</p> <p><i>A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally beyond the building envelope, must:</i></p> <p><i>(a) be contained within a building envelope (refer to Figures 10.1, 10.2 and 10.3) determined by:</i></p> <p><i>(i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a property with an adjoining frontage; and</i></p> <p><i>(ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above existing ground level at the side and rear boundaries to a building height of not more than 8.5m above existing ground level; and</i></p> <p><i>(b) only have a setback of less than 1.5m from a side or rear boundary if the dwelling:</i></p> <p><i>(i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining property; or</i></p>	<p>P3</p> <p><i>The siting and scale of a dwelling must:</i></p> <p><i>(a) not cause an unreasonable loss of amenity to adjoining properties, having regard to:</i></p> <p><i>(i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property;</i></p> <p><i>(ii) overshadowing the private open space of a dwelling on an adjoining property;</i></p> <p><i>(iii) overshadowing of an adjoining vacant property; or</i></p> <p><i>(iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property;</i></p> <p><i>(b) provide separation between dwellings on adjoining properties that is consistent with that existing on established properties in the area; and</i></p> <p><i>(c) not cause an unreasonable reduction in sunlight to an existing solar energy installation on:</i></p>



<p>(ii) does not exceed a total length of 9m or one third the length of the side boundary (whichever is the lesser).</p>	<p>(i) an adjoining property; or</p> <p>(ii) another dwelling on the same site.</p>
<p>Comment: Does not comply with A3 (b) (iii). The total length of walls, including the existing garage and proposed shed, within 1.5m of the side boundary would be 12m. This is longer than the acceptable solution of 9m. The application must be assessed against the performance criteria.</p>	<p><i>The siting and scale of a dwelling must:</i></p> <p>(a) not cause an unreasonable loss of amenity to adjoining properties, having regard to:</p> <p>(i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property;</p> <p>Comment: The dwelling to the south is 5m from the side boundary. It is considered that the shed will not cause an unreasonable loss of amenity by reduction in sunlight to a habitable room of that dwelling.</p> <p>(ii) overshadowing the private open space of a dwelling on an adjoining property;</p> <p>Comment: The aerial photograph shows that the dwelling to the south has an area of private open space that is of sufficient distance from the shed that it is considered that the shed will not cause an unreasonable loss of amenity through overshadowing the private open space of that dwelling.</p> <p>(iii) overshadowing of an adjoining vacant property.</p> <p>Comment: N/a, there is not an adjoining vacant property.</p> <p>(iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property;</p> <p>Comment: The shed is to have a wall height ranging between 3m to 3.525m with a length of 6m. This will be in front of an existing 6m long garage with a wall height ranging between 3.6m to 4.129m. Given the height of these buildings, 0.6m from the boundary, and their proximity to the alfresco area and open space of the adjoining property at 4 Muirton Way and with reference to the photographs at images 6, 7, and 8, it is considered that the shed will cause an unreasonable loss of amenity due to visual impacts</p>



caused by the apparent scale and bulk when viewed from the adjoining property at 4 Muirton Way.

(b) provide separation between dwellings on adjoining properties that is consistent with that existing on established properties in the area; and

Comment: The shed is to be 0.6m from the side boundary. The adjoining house is 5m from the boundary. It is considered that the shed provides separation between dwellings consistent with that established in the area.

(c) not cause an unreasonable reduction in sunlight to an existing solar energy installation on:

(i) an adjoining property; or

Comment: Complies.

(ii) another dwelling on the same site.

Comment: Complies.

Table 10.4.2

Road	Setback (m)

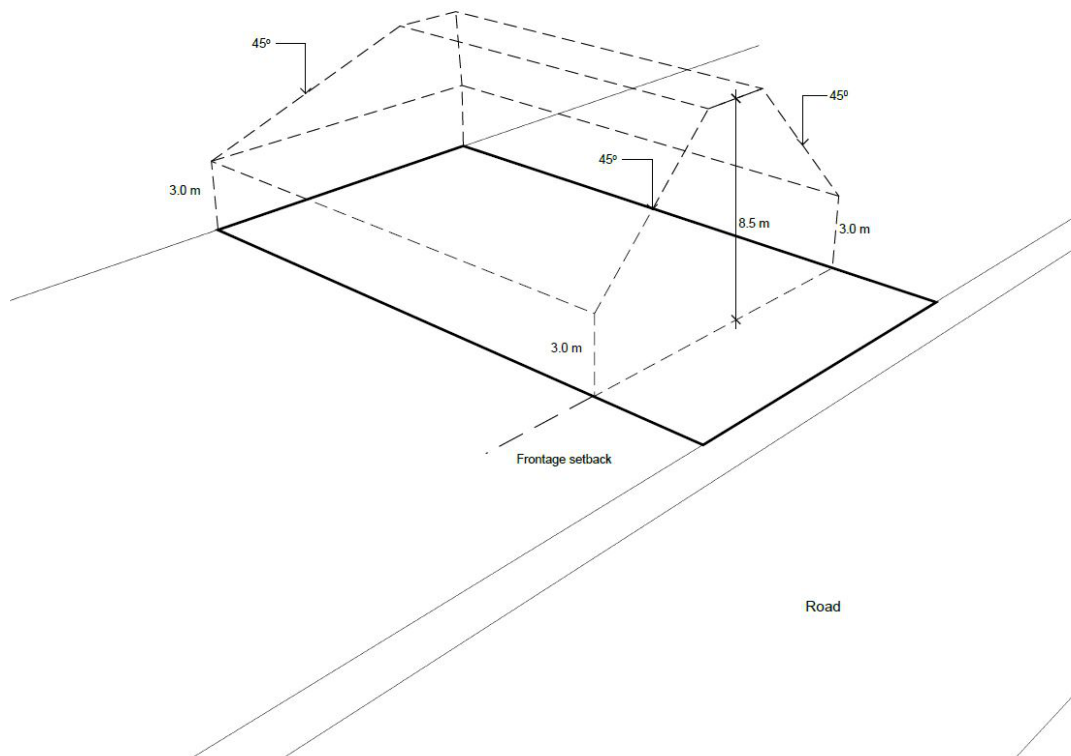


Figure 10.1 Building envelope as required by clause 10.4.2 A3(a)

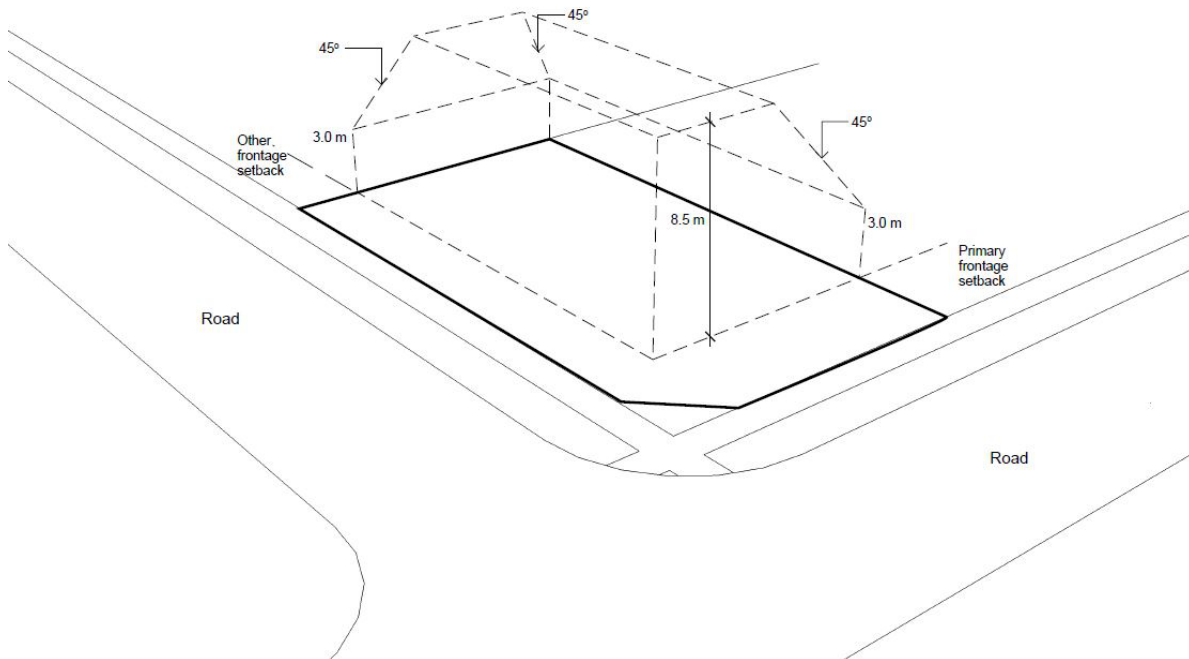


Figure 10.2 Building envelope for corner lots as required by clause 10.4.2 A3(a)

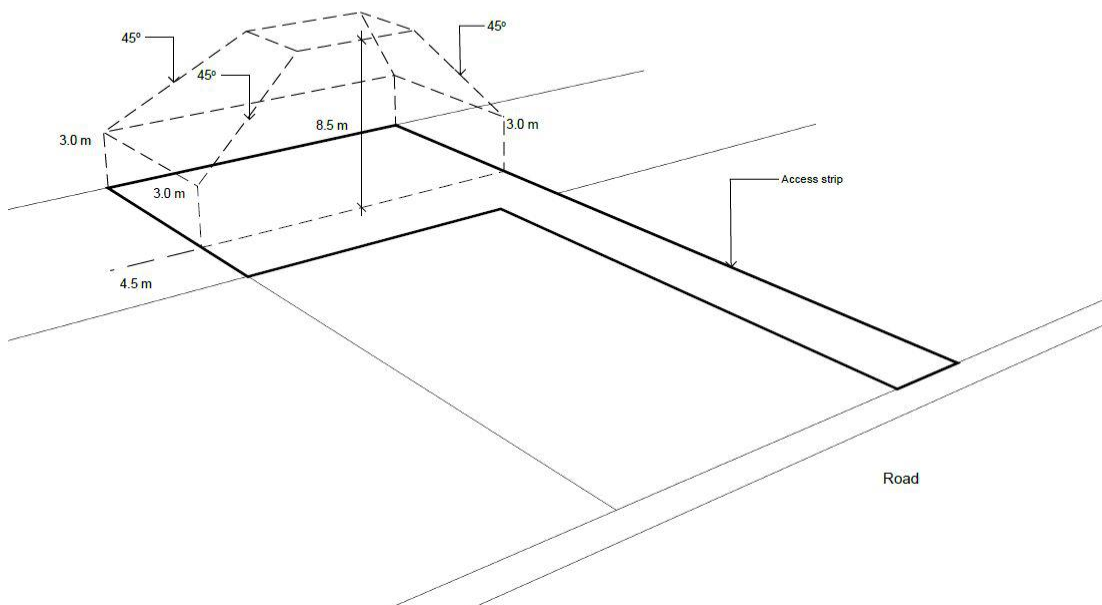


Figure 10.3 Building envelope for internal lots as required by clause 10.4.2 A3(a)

10.4.3 Site coverage and private open space for all dwellings



Objective:	<p><i>That dwellings are compatible with the amenity and character of the area and provide:</i></p> <p><i>for outdoor recreation and the operational needs of the residents;</i></p> <p><i>opportunities for the planting of gardens and landscaping; and</i></p> <p><i>private open space that is conveniently located and has access to sunlight.</i></p>
Acceptable Solutions	Performance Criteria
<p>A1</p> <p><i>Dwellings must have:</i></p> <p><i>a site coverage of not more than 50% (excluding eaves up to 0.6m wide); and</i></p> <p><i>for multiple dwellings, a total area of private open space of not less than 60m² associated with each dwelling, unless the dwelling has a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer).</i></p>	<p>P1</p> <p><i>Dwellings must have:</i></p> <p>(a) <i>site coverage consistent with that existing on established properties in the area;</i></p> <p>(b) <i>private open space that is of a size and with dimensions that are appropriate for the size of the dwelling and is able to accommodate:</i></p> <p>(i) <i>outdoor recreational space consistent with the projected requirements of the occupants and, for multiple dwellings, take into account any common open space provided for this purpose within the development; and</i></p> <p>(ii) <i>operational needs, such as clothes drying and storage; and</i></p> <p><i>reasonable space for the planting of gardens and landscaping.</i></p>
<p>Comment: Complies.</p> <p>Dwelling, alfresco, porch = 217.42m²</p> <p>Existing garage = 54 m²</p> <p>Proposed shed = 36 m²</p> <p>Total = 307.54 m²</p> <p>Site = 748 m²</p> <p>Coverage = 41%.</p>	<p>N/a</p>
A2	P2



<p><i>A dwelling must have private open space that:</i></p> <p><i>(a) is in one location and is not less than:</i></p> <p><i>(i) 24m²; or</i></p> <p><i>(ii) 12m², if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer);</i></p> <p><i>(b) has a minimum horizontal dimension of not less than:</i></p> <p><i>(i) 4m; or</i></p> <p><i>(ii) 2m, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer);</i></p> <p><i>(c) is located between the dwelling and the frontage only if the frontage is orientated between 30 degrees west of true north and 30 degrees east of true north; and</i></p> <p><i>(d) has a gradient not steeper than 1 in 10.</i></p>	<p><i>A dwelling must have private open space that includes an area capable of serving as an extension of the dwelling for outdoor relaxation, dining, entertaining and children's play and is:</i></p> <p><i>conveniently located in relation to a living area of the dwelling; and</i></p> <p><i>orientated to take advantage of sunlight.</i></p>
<p>Comment: Complies. The proposed location of the shed does not reduce the area of private open space for the dwelling.</p>	<p>N/a</p>

10.4.4 Sunlight to private open space of multiple dwellings

<p>Objective:</p>	<p><i>That the separation between multiple dwellings provides reasonable opportunity for sunlight to private open space for dwellings on the same site.</i></p>
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<p>A1</p> <p><i>A multiple dwelling, that is to the north of the private open space of another dwelling on the same site, required to satisfy A2 or P2 of clause 10.4.3, must satisfy (a) or (b), unless excluded by (c):</i></p>	<p>P1</p> <p><i>A multiple dwelling must be designed and sited to not cause an unreasonable loss of amenity by overshadowing the private open space, of another dwelling on the same site, which is required to satisfy A2 or P2 of clause 10.4.3 of this planning scheme.</i></p>

<p>(a) the multiple dwelling is contained within a line projecting (see Figure 10.4):</p> <p>(i) at a distance of 3m from the northern edge of the private open space; and</p> <p>(ii) vertically to a height of 3m above existing ground level and then at an angle of 45 degrees from the horizontal;</p> <p>(b) the multiple dwelling does not cause 50% of the private open space to receive less than 3 hours of sunlight between 9.00am and 3.00pm on 21st June; and</p> <p>(c) this Acceptable Solution excludes that part of a multiple dwelling consisting of:</p> <p>(i) an outbuilding with a building height not more than 2.4m; or</p> <p>(ii) protrusions that extend not more than 0.9m horizontally from the multiple dwelling.</p>	
<p>Comment: Not applicable, not a multiple dwelling.</p>	<p>N/a</p>

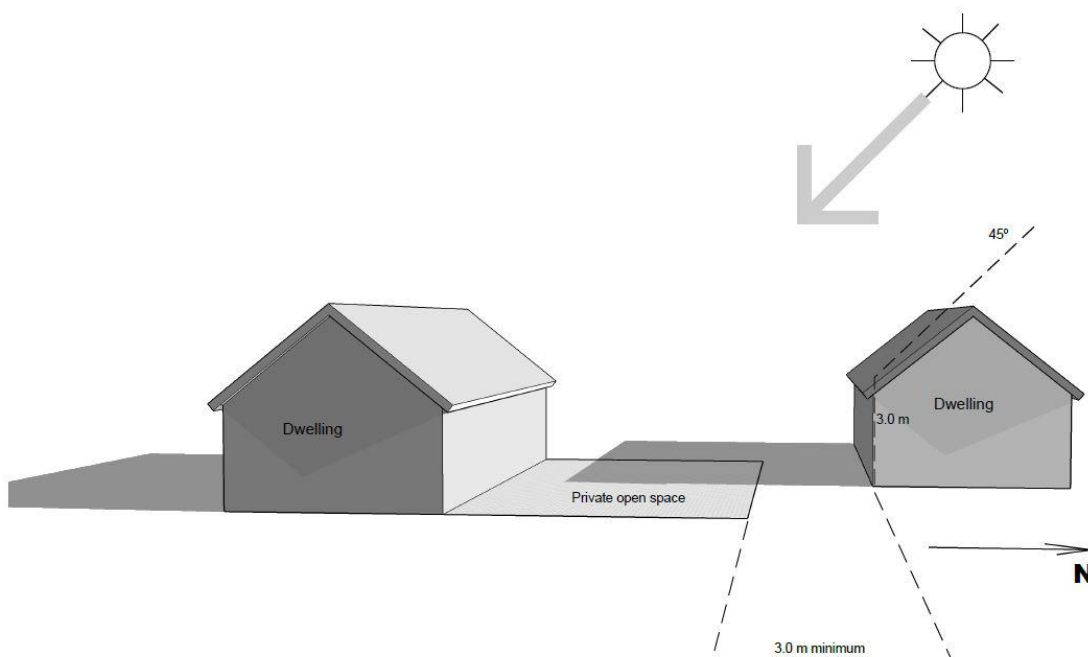




Figure 10.4 Separation from the private open space of another dwelling on the same site as required by clause 10.4.4 A1(a)

10.4.5 Width of openings for garages and carports for all dwellings

Objective:	<i>To reduce the potential for garage or carport openings to dominate the primary frontage.</i>
Acceptable Solutions	Performance Criteria
<p>A1</p> <p><i>A garage or carport for a dwelling within 12m of a primary frontage, whether the garage or carport is free-standing or part of the dwelling, must have a total width of openings facing the primary frontage of not more than 6m or half the width of the frontage (whichever is the lesser).</i></p>	<p>P1</p> <p><i>A garage or carport for a dwelling must be designed to minimise the width of its openings that are visible from the street, so as to reduce the potential for the openings of a garage or carport to dominate the primary frontage.</i></p>
<p>Comment: Not applicable. The shed is proposed to be 22.5m from the primary frontage.</p>	N/a

CODES		
E1.0	Bushfire Prone Areas Code	N/a
E2.0	Potentially Contaminated Land	N/a
E3.0	Landslip Code	N/a
E4.0	Road And Railway Assets Code	N/a
E.5.0	Flood Prone Areas Code	N/a
E6.0	Car Parking And Sustainable Transport Code	Complies. Two spaces required; two spaces provided.
E7.0	Scenic Management Code	N/a
E8.0	Biodiversity Code	N/a
E9.0	Water Quality Code	N/a
E10.0	Recreation And Open Space Code	N/a
E11.0	Environmental Impacts & Attenuation Code	N/a
E12.0	Airports Impact Management Code	N/a
E13.0	Local Historic Heritage Code	N/a
E14.0	Coastal Code	N/a



E15.0 Signs Code	N/a
------------------	-----

SPECIFIC AREA PLANS	
F1.0 Translink Specific Area Plan	N/a
F2.0 Heritage Precincts Specific Area Plan	N/a

SPECIAL PROVISIONS	
9.1 Changes to an Existing Non-conforming Use	N/a
9.2 Development for Existing Discretionary Uses	N/a
9.3 Adjustment of a Boundary	N/a
9.4 Demolition	N/a
9.5 Change of Use of a Place listed on the Tasmanian Heritage Register or a heritage place	N/a
9.6 Change of Use	N/a
9.7 Access and Provision of Infrastructure Across Land in Another Zone	N/a
9.8 Buildings Projecting onto Land in a Different Zone	N/a
9.9 Port and Shipping in Proclaimed Wharf Areas	N/a

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> .

5 FINANCIAL IMPLICATIONS TO COUNCIL

There are no financial implications to Council.

6 OPTIONS

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

7 DISCUSSION

Discretion to refuse the application is limited to the proposal resulting in more than 9m of walls within 1.5m of the side boundary. Conditions that relate to any aspect of the application can be placed on a permit.



8 ATTACHMENTS

1. Application [15.1.1 - 10 pages]
2. Representation [15.1.2 - 1 page]

RECOMMENDATION

That application PLN21-0248 to develop and use a shed (vary side setback) at 6 Muirton Way, Perth be refused on the following grounds:

- The proposed shed will result in 12m of walls 0.6m from the boundary with 4 Muirton Way. With wall heights ranging between 3m to 3.525m (proposed shed) and 3.6m to 4.129m (existing garage) and the proximity to the alfresco area and open space of the adjoining property, the shed will cause an unreasonable loss of amenity due to visual impacts caused by the apparent scale and bulk when viewed from 4 Muirton Way, contrary to clause 10.4.2 P3 (a) (iv) of the planning scheme.

MATTER WITHDRAWN.



15.2 PLN21-0189: 74 & 86 EVANDALE ROAD AND 2 TRANSLINK AVENUE, WESTERN JUNCTION

File: PLN21-0248, 13/026/007/161

Responsible Officer: Des Jennings, General Manager

Report prepared by: Paul Godier, Senior Planner

1 INTRODUCTION

At its meeting of 16 August 2021, Council resolved to initiate and certify draft amendment 02/2021 to the Northern Midlands Interim Planning Scheme 2013.

The draft amendment seeks to:

- Make the 'storage' use class (if not a liquid fuel depot or solid fuel depot) allowable on 74 & 86 Evandale Road and 2 Translink Avenue.
- Insert a new clause regarding building materials and presentation for Area 6 of Translink (74 & 86 Evandale Road, 1 & 2 Translink Avenue, and 18 & 20 Johns Street).
- Insert a new clause regarding landscaping for Area 6 of Translink (74 & 86 Evandale Road, 1 & 2 Translink Avenue, and 18 & 20 Johns Street).

The draft amendment was placed on public notification from 21 August to 17 September 2021 and one representation was received. The representation is considered in this report.

2 BACKGROUND

Applicant:

Woolcott Surveys

Owner:

Translink Business Hub Pty Ltd &
Paul Gripske Investments Pty Ltd

Zone:

General Industrial

Specific Area Plan:

Translink Specific Area Plan Area 6

Critical Date:

Report on representation to be sent to Planning Commission by 22 October 2021.

Recommendation:

That Council endorse the statement of opinion as to the merit on the representation.

3 STATUTORY REQUIREMENTS

In accordance with Schedule 6 (3) (2) (b) of the *Land Use Planning & Approvals Act 1993*, Council is required under Section 39 (2) (former provisions) of the Act to forward to the Planning Commission a report comprising –

- (a) a copy of each representation received by the authority in relation to the draft amendment; and
- (b) a statement of its opinion as to the merit of each such representation, including, in particular, its views as to—
 - (i) the need for modification of the draft amendment in the light of that representation; and
 - (ii) the impact of that representation on the draft amendment as a whole; and
- (c) such recommendations in relation to the draft amendment as the authority considers necessary.

4 CONSIDERATION OF REPRESENTATION

A review of Council's records management system after completion of the public exhibition period revealed that a representation (attached) was received from:

- James Stewart, Woolcott Surveys (applicant).

ISSUE 1:

The Council proposes to insert a new clause F1.4.3 A6/P6:



F1.4.3 Materials and Presentation

<i>Acceptable Solutions</i>	<i>Performance Criteria</i>
<i>A6 Within Area 6 a variety of building forms must be used rather than single monolithic structures.</i>	<i>P6 The use of a variety of materials or other techniques to help reduce the interpreted scale of the building.</i>

The representors advises that it would be more appropriate to modify existing clause F1.4.3 A1 to include Area 6 within the Acceptable Solution:

F1.4.3 Materials and Presentation

<i>Acceptable Solutions</i>	<i>Performance Criteria</i>
<i>A1 Within Areas 1, 2, 3 and 6 a variety of building forms must be used rather than single monolithic structures.</i>	<i>P6 The use of a variety of materials or other techniques to help reduce the interpreted scale of the building.</i>

Impact of the Representation on the Draft Amendment and Need for Modification of the Draft Amendment

Agree with the representation that this would be clearer, and recommend the draft amendment be modified accordingly.

ISSUE 2:

The Council proposes to insert a new clause F1.4.7 A9/P9:

F1.4.7 Open Space and Landscaping

<i>Acceptable Solutions</i>	<i>Performance Criteria</i>
<i>A9 Within Area 6, landscaping of lots adjacent to Evandale Main Road must incorporate mounding into the landscaping and shall conform to a comprehensive landscape plan approved by Council</i>	<i>P9 Landscaping provides effective screening of buildings and works from Evandale Main Road.</i>

The representation provides detailed reasons why this is not required but in summary, if a building is well designed, as required by proposed clause requiring a variety of building forms to be used, the building does not need to be screened from view.

Currently areas 1, 2, and 3 require mounding /effective screening. Areas 1, 2 and 3 allow for manufacturing and processing (industry) which is the main use/ development screened by mounding (E.g., Haywards's metal fabrication).

Area 6 allows for only passive recreation, natural and cultural values management, food services, hotel industry, utilities, service station, office, showroom, general retail and hire, and motel. It is considered that none of these uses require mounding to screen them from public view.

Impact of the Representation on the Draft Amendment and Need for Modification of the Draft Amendment



Agree with the representation that if a building is designed using a variety of building forms as required by clause F1.4.3, the building does not need to be screened by mounding or vegetation, and that proposed clause F1.4.7 should be deleted.

5 FINANCIAL IMPLICATIONS TO COUNCIL

There are no financial implications.

6 OPTIONS

- Move the recommendations; or
- Move alterations to the recommendations.

7 ATTACHMENTS

- Representation
- Instrument of Certification of Draft Amendment

RECOMMENDATION

That Council, in accordance with section 39 (2) (b) (former provisions) of the *Land Use Planning & Approvals Act 1993*, forward to the Tasmanian Planning Commission the following regarding the representation:

ISSUE 1: Insertion of new clause F1.4.3 A6/P6. Council agrees with the representation and recommends that:

- Clause F1.4.3 A6/P6 **not** be inserted.
- Clause F1.4.3 be amended by adding Area 6 to A1 so that the clause reads:

F1.4.3 Materials and Presentation

<i>Acceptable Solutions</i>	<i>Performance Criteria</i>
<i>A1 Within Areas 1, 2, 3 and 6 a variety of building forms must be used rather than single monolithic structures.</i>	<i>P6 The use of a variety of materials or other techniques to help reduce the interpreted scale of the building.</i>

ISSUE 2: Council agrees with the representation that proposed clause F1.4.7 A9/P9 is not necessary given the clauses regarding building form and landscaping. Council recommends that Clause F1.4.7 A9/P9 **not** be inserted.

MINUTE NO. 21/415

DECISION

Cr Davis /Deputy Mayor Goss

That Council, in accordance with section 39 (2) (b) (former provisions) of the *Land Use Planning & Approvals Act 1993*, forward to the Tasmanian Planning Commission the following regarding the representation:

ISSUE 1: Insertion of new clause F1.4.3 A6/P6. Council agrees with the representation and recommends that:

- Clause F1.4.3 A6/P6 **not** be inserted.
- Clause F1.4.3 be amended by adding Area 6 to A1 so that the clause reads:

F1.4.3 Materials and Presentation

<i>Acceptable Solutions</i>	<i>Performance Criteria</i>



A1 Within Areas 1, 2, 3 and 6 a variety of building forms must be used rather than single monolithic structures.

P6 The use of a variety of materials or other techniques to help reduce the interpreted scale of the building.

ISSUE 2:

Council agrees with the representation that proposed clause F1.4.7 A9/P9 is not necessary given the clauses regarding building form and landscaping. Council recommends that Clause F1.4.7 A9/P9 **not** be inserted.

Carried Unanimously



15.3 PLN21-0181: 13-15 RUSSELL STREET, EVANDALE

File: PLN21-0181, 204300.26
Responsible Officer: Des Jennings, General Manager
Report prepared by: Rebecca Green Planning Consultant

1 INTRODUCTION

This report assesses an application for 13-15 Russell Street, Evandale to construct alterations and extension to dwelling (Heritage Listed Place, Heritage Precinct, vary car parking provision).

2 BACKGROUND

Applicant:

Lydia Nettlefold

Zone:

Local Business Zone

Classification under the Scheme:

Residential (Single Dwelling)

Deemed Approval Date:

22 October 2021

Owner:

Lydia Olga Nettlefold

Codes:

Car Parking and Sustainable Transport Code

Heritage Code

Heritage Specific Area Plan

Existing Use:

Residential (Single dwelling)

Recommendation:

Approve

Discretionary Aspects of the Application:

- Variation to development standards in Car Parking and Sustainable Transport – vary car parking provisions.
- Reliance on the Performance Criteria of the Heritage Code.
- Reliance on the Performance Criteria of the Heritage Precinct Specific Area Plan.

Planning Instrument:

Northern Midlands Interim Planning Scheme 2013, Version 35, Effective from 26 April 2021.

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.

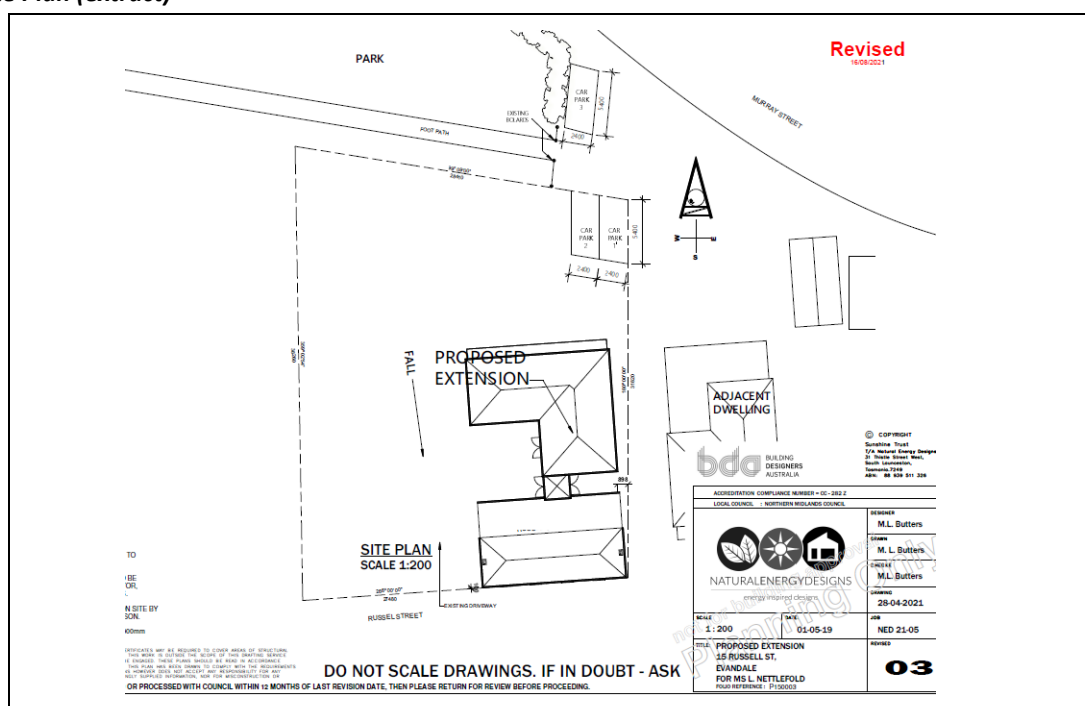
4 ASSESSMENT

4.1 Proposal

It is proposed to construct:

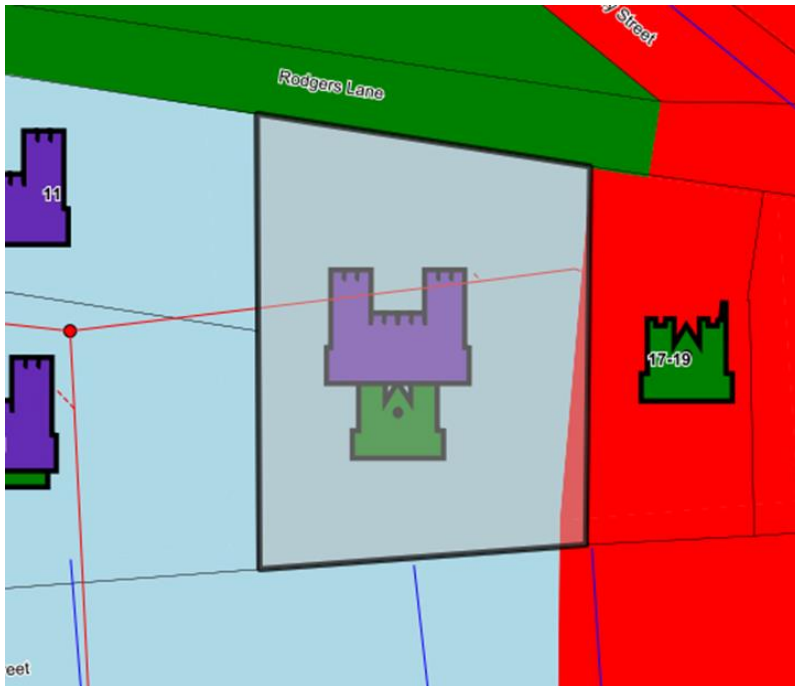
- Alterations and extension to an existing dwelling (Heritage Listed Place, Heritage Precinct, vary car parking provision).

Site Plan (extract)



4.2 Zone and Land Use

Zone Map – Local Business Zone



The land is zoned Local Business, and is within the Heritage precinct and is subject to the Heritage Code and Heritage Precinct Area Plan.

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>
------------------------	---

Residential (single dwelling) is Discretionary in the zone.

4.3 Subject Site and Locality

A site inspection was carried out by Paul Godier, Council's Senior Planner on the 4th August 2021. The site is a regular shaped lot comprising an area of 961m² with frontage to Russell Street and Rodgers Lane. Vehicle access is via Rodgers Lane. The site contains a single dwelling. The site adjoins Rodgers Lane and a park to the north, the Clarendon Arms Hotel to the west, a single dwelling to the east with shops and dwellings over Russell Street.

Aerial photograph of area





4.4 Permit/Site History

Relevant permit history includes:

- BLD20/77 – Alterations and Additions
- P14-202 – Replace brick wall with paling fence
- PLN-19-0203 – Alterations and additions
- PLN-20-0323 – Fence replacement and temp marquee

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 2 representations (attached) were received from:

- M. Sullivan, 29 Murray Street, Evandale
- P. Woof, 6 Russell Street, Evandale



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

Issue

- Carparking and traffic safety concerns. Existing access to Russell Street removed. Access via Rodgers Lane.



Planner's comment:

Car parking generally in the Murray Street/Buffalo Park area appears to be a concern of the representors. The proposal is for alterations to an existing single dwelling, no additional land use is proposed. An existing vehicle access including gate is provided to Rodgers Lane and approved as part of PLN20-0323. Whilst the proposal indicates two dedicated car parking spaces within the boundaries of the subject site, a third is indicated outside the boundaries which was previously approved under PLN20-0323 for the approved function centre when events are booked, and although on-street parking is available in this location, this third space should not be dedicated for private use for solely one landowner for residential use. PLN20-0323 did consider one additional parking space, east of Buffalo Street and to be marked, to minimise the loss of parking. If the proposal was within the General Residential zone, the car parking provisions for the number of bedrooms within the dwelling would require two spaces only. Due to the Local Business zone of the subject site, the car parking provisions are different and requires 1 space per bedroom, resulting in 3 bedrooms requiring 3 car parking spaces within the site. A variation to the car parking spaces within the subject site is sought due to two spaces only being shown on the site on the proposed plans for the residential use. It would seem appropriate that two car parking spaces only be dedicated for the proposal associated with the existing dwelling within the boundaries of the property only.

It is proposed that vehicles will reverse from the parking spaces from the site out onto Rodgers Lane, which has the potential to have a negative effect on pedestrian safety. It is recommended that revised plans to be submitted also show that vehicles can turn on site to enter and exit in a forward direction.

The general issues with parking in Murray Street by non-residents are a greater issue although there are no parking restrictions that would prohibit public parking on-street in this area, and not an issue that is relevant to this particular application. Only the merits of the application at hand can be considered, and the greater car parking issues is outside the scope of this assessment.

PLN20-0323 approved fencing along the frontage with Russell Street. No further consideration of this is required under the subject proposal.

4.6 Referrals

The following referrals were required:

Council's Works Department

Summary: Council's Works & Infrastructure Department (Jonathan Galbraith) reported on 13/8/21 that the Department has no comment to make on this application.

TasWater

Summary: A TasWater Submission to Planning Authority Notice was issued on 21/09/2021 (TasWater Ref: TWDA 2021/01255-NMC).

Heritage Advisor

Summary: Council's Heritage Advisor, David Denman, reviewed the application on 9/08/2021. Mr Denman noted that he had no objections to the proposal and his comments form the Heritage Code assessment of this report.

Tasmanian Heritage Council

Precis: As the property is on the Register of the Tasmanian Heritage Council, the proposal was also subject to a Notice of Heritage Decision. A Notice of Heritage Decision was issued on 6 September 2021 (Ref: 15-19-31 THC) and includes conditions regarding the eastern chimney stack, the removal of the sandstock bricks, flooring, and replacement fascia. The Planning Permit will condition the development to be in accordance with the Notice of Heritage Decision.

4.7 Planning Scheme Assessment

LOCAL BUSINESS ZONE
ZONE PURPOSE
<i>To provide for business, professional and retail services which meet the convenience needs of a local area</i>
<i>To limit use and development that would have the effect of elevating a centre to a higher level in the retail and business hierarchy. Limits are imposed on the sizes of premises to ensure that the established hierarchy is not distorted</i>



To maintain or improve the function, character, appearance and distinctive qualities of each of the identified local business centres of Avoca, Cressy, Evandale and Ross and to ensure that the design of development is sympathetic to the setting and compatible with the character of each of the local business centres in terms of building scale, height and density.

To minimise conflict between adjoining commercial and residential activities.

To ensure that vehicular access and parking is designed so that the environmental quality of the local area is protected and enhanced

To provide for community interaction by encouraging developments such as cafes, restaurants, parks and community meeting places.

Assessment: The proposal meets the zone purpose.

LOCAL AREA OBJECTIVES

To consolidate growth within the existing urban land use framework of Avoca, Cressy, Evandale, and Ross.

In Evandale and Ross to manage development in the Local business zone so as to conserve and enhance the quality of the Heritage Precincts in these villages.

To ensure developments within street reservations contribute positively to the Heritage Precincts.

Assessment: The proposal meets the local area objectives.

USE AND DEVELOPMENT STANDARDS IN ZONE

20.3 Use Standards

20.3.1 Amenity

Objective: To ensure that the use of land is not detrimental to the amenity of the surrounding area in terms of noise, emissions, operating hours or transport.

Acceptable Solutions	Performance Criteria
A1 Commercial vehicles (except for visitor accommodation and recreation) must only operate between 6.00am and 10.00pm Monday to Sunday.	P1 Commercial vehicles (except for visitor accommodation and recreation) must not unreasonably impact on the amenity of any adjoining General Residential and Urban Mixed Use zones, having regard to: a) traffic, the hours of delivery and despatch of goods and materials; and b) hours of operation; and c) light spill.
Comment: Not applicable.	
A2.1 Noise levels at the boundary of the site with any adjoining land must not exceed: a) 50dB(A) day time; and b) 40dB(A) night time; and A2.2 Noise levels in habitable rooms of nearby sensitive uses must not exceed 5dB(A) above background.	P2 Noise must not cause unreasonable loss of amenity to nearby sensitive uses.
Comment: The use is expected to comply with these requirements as no change of use proposed.	

20.4 Development Standards

20.4.1 Siting, Design and Built Form

Objective: To ensure that development is visually compatible with surrounding area.

Acceptable Solutions	Performance Criteria
A1 The entrance of a building must: a) be clearly visible from the road or publically accessible areas on the site; and	P1 No performance criteria.



b) provide a safe access for pedestrians.	
N/a no changes to the entrance of the building adjacent to Russell Street.	
A2 Building height must not exceed: a) 8m; or b) 1m greater than the average of the heights of buildings on immediately adjoining lots.	P2 Building height must: a) be consistent with the local area objectives if any, and b) have regard to the streetscape and the desirability of a greater setback for upper floors from the frontage; and c) avoid unreasonable levels of overshadowing to public places or adjoining properties.
Proposal complies.	
A3.1 Buildings must be: the same as or less than the setback of an immediately adjoining building. A3.2 Extensions or alterations to existing buildings must not reduce the existing setback.	P3 Building setbacks must: a) provide for enhanced levels of public interaction or public activity; and b) ensure the efficient use of the site; and c) be consistent with the established setbacks within the immediate area and the same zone; and d) be consistent with the local area objectives, if any; and e) provide for emergency vehicle access.
Proposal complies.	

CODES		
E1.0	BUSHFIRE PRONE AREAS CODE	N/a
E2.0	POTENTIALLY CONTAMINATED LAND	N/a
E3.0	LANDSLIP CODE	N/a
E4.0	ROAD AND RAILWAY ASSETS CODE	N/a
E.5.0	FLOOD PRONE AREAS CODE	N/a
E6.0	CAR PARKING AND SUSTAINABLE TRANSPORT CODE	Complies – See code assessment below
E7.0	SCENIC MANAGEMENT CODE	N/a
E8.0	BIODIVERSITY CODE	N/a
E9.0	WATER QUALITY CODE	N/a
E10.0	RECREATION AND OPEN SPACE CODE	N/a
E11.0	ENVIRONMENTAL IMPACTS & ATTENUATION CODE	N/a
E12.0	AIRPORTS IMPACT MANAGEMENT CODE	N/a
E13.0	LOCAL HISTORIC HERITAGE CODE	Complies – See code assessment below
E14.0	COASTAL CODE	N/a
E15.0	SIGNS CODE	N/a

**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 car parking plan; and
b)	a parking precinct plan contained in Table E6.6: Precinct Parking Plans (except for dwellings in	b)	the availability of public car parking spaces within reasonable walking distance; and
		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
		d)	the availability and frequency of public transport within reasonable walking distance of the site; and



the General Residential Zone).	<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>Comment: Three spaces required, being one space per bedroom, two proposed for the residential use on the subject site.</p> <p>a) There is no relevant location specific car parking plan.</p> <p>b) On street public car parking is available within reasonable walking distance. 25 spaces are available nearby in Murray Street.</p> <p>c) There is no reduction in demand due to the dwelling extension.</p> <p>d) The Evandale stop at Scone Street is within reasonable walking distance. Weekdays from Launceston it has 4 services and 3 services to Launceston. Weekends it has 2 services each way.</p> <p>e) There are no site constraints to providing the 2 spaces for the dwelling.</p> <p>f) Uses in the vicinity include single dwellings, a park, a hotel, and a retail shop.</p> <p>g) An empirical assessment of the car parking demand has not been undertaken.</p> <p>h) The two car parking space proposed on site is not considered to have a negative impact on the streetscape. It is proposed that cars will reverse from the parking spaces, which has the potential to have a negative effect on pedestrian safety. It is recommended that two spaces be provided with spaces so that they can turn to enter and leave in a forward direction.</p> <p>i) A traffic impact assessment was not required by the planning scheme and was not provided.</p> <p>j) Council's Heritage Adviser does not object to the proposal. It is considered that the two car parking spaces proposed does not impact on the heritage values of the site.</p> <p>k) Two car parking spaces is adequate for a 3 bedroom dwelling, and normally accepted in other zones.</p>	

Table E6.1: Parking Space Requirements

Use	Parking Requirement	
	Vehicle	Bicycle
Residential: <i>Residential use in any zone other than General Residential</i>	<i>1 space per bedroom.</i>	<i>1 space per unit.</i>

E6.6.2 Bicycle Parking Numbers

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.

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	P1	Permanently accessible bicycle parking or storage spaces must be provided having regard to the:
A1.2	The number of spaces must be in accordance with a parking precinct plan contained in Table E6.6: Precinct Parking Plans.	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.
Comment: Complies – sufficient space for one bicycle parking space available within site.			



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.
Comment: N/a	

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.
Comment: N/a	

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: <ul style="list-style-type: none"> 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.
Comment: Complies with A1 – refer plans.	

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 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	P1	The location of car parking and manoeuvring spaces must not be detrimental to the streetscape or the amenity of the surrounding areas, having regard to:
		a)	the layout of the site and the location of existing buildings; and
		b)	views into the site from the road and adjoining public spaces; and
A1.2	Within the General residential zone, provision for turning must not be located within the front setback for residential buildings or multiple dwellings.	c)	the ability to access the site and the rear of buildings; and
		d)	the layout of car parking in the vicinity; and
		e)	the level of landscaping proposed for the car parking.
Comment: Not applicable – zoned Local Business and two car parking spaces proposed.			
A2.1	Car parking and manoeuvring space must:	P2	Car parking and manoeuvring space must:
a)	have a gradient of 10% or less; and	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
b)	where providing for more than 4 cars, provide for vehicles to enter and exit the site in a forward direction; and		
c)	have a width of vehicular access no less than prescribed in Table E6.2 and Table E6.3, and	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.
A2.2	The layout of car spaces and access ways must be designed in accordance with <i>Australian Standards AS 2890.1 - 2004</i>		



<i>Parking Facilities, Part 1: Off Road Car Parking.</i>	
Comment: A2.1 a) Complies b) Complies. c) Complies. A2.2 – Complies.	

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	
A1	Car parking areas with greater than 20 parking spaces must be:	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:
a)	secured and lit so that unauthorised persons cannot enter or;	a)	levels of activity within the vicinity; and
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.
Comment: N/a			

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:
		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.
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:
		a)	characteristics of the populations to be served;
		b)	their means of transport to and from the site; and
		c)	applicable Australian Standards.
Comment: N/a – private dwelling.			

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:	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.
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.		
Comment: N/a – residential use.			



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	
A1.1	Bicycle parking spaces for customers and visitors must:	P1	Bicycle parking spaces must be safe, secure, convenient and located where they will encourage use.
a)	be accessible from a road, footpath or cycle track; and		
b)	include a rail or hoop to lock a bicycle to that meets <i>Australian Standard AS 2890.3 1993</i> ; and		
c)	be located within 50m of and visible or signposted from the entrance to the activity they serve; and		
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		
A1.2	Parking space for residents' and employees' bicycles must be under cover and capable of being secured by lock or bicycle lock.		
A2	Bicycle parking spaces must have:	P2	Bicycle parking spaces and access must be of dimensions that provide for their convenient, safe and efficient use.
a)	minimum dimensions of:		
i)	1.7m in length; and		
ii)	1.2m in height; and		
iii)	0.7m in width at the handlebars; and		
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.		
Comment: Complies with A1.2 & A2.			

E6.8.5 Pedestrian Walkways

Objective: To ensure pedestrian safety is considered in development

Acceptable Solution		Performance Criteria	
A1	Pedestrian access must be provided for in accordance with Table E6.5.	P1	Safe pedestrian access must be provided within car park and between the entrances to buildings and the road.
Comment: Complies with A1.			

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 E13.0 (Local Historic Heritage Code)

E13.1 Purpose

E13.1.1 The purpose of this provision is to:



- a) protect and enhance the historic cultural heritage significance of local heritage places and heritage precincts; and
- b) encourage and facilitate the continued use of these items for beneficial purposes; and
- c) discourage the deterioration, demolition or removal of buildings and items of assessed heritage significance; and
- d) ensure that new use and development is undertaken in a manner that is sympathetic to, and does not detract from, the cultural significance of the land, buildings and items and their settings; and
- e) conserve specifically identified heritage places by allowing a use that otherwise may be prohibited if this will demonstratively assist in conserving that place

E13.2 Application of the Code

E13.2.1 This code applies to use or development of land that is:

- a) within a Heritage Precinct;
- b) a local heritage place;
- c) a place of identified archaeological significance.

E13.3 Use or Development Exempt from this Code

E13.3.1 The following use or development is exempt from this code:

- a) works required to comply with an Emergency Order issued under Section 162 of the Building Act 2000;
- b) electricity, optic fibre and telecommunication cables and gas lines to individual buildings;
- c) internal alterations to buildings if the interior is not included in the historic heritage significance of the place or precinct;
- d) maintenance and repairs that do not involve removal, replacement or concealment of any external building fabric;
- e) repainting of an exterior surface that has been previously painted, in a colour similar to that existing;
- f) the planting, clearing or modification of vegetation for safety reasons where the work is required for the removal of dead, or treatment of disease, or required to remove unacceptable risk to the public or private safety, or where vegetation is causing or threatening to cause damage to a building or structure; and
- g) the maintenance of gardens, unless there is a specific listing for the garden in Table E13.1 or Table E13.2.

Comment: The subject site is within a Heritage Precinct. The subject place is heritage listed.

E13.5 USE STANDARDS

E13.5.1 Alternative Use of heritage buildings

Objective: To ensure that the use of heritage buildings provides for their conservation.

Acceptable Solutions	Performance Criteria
A1 No acceptable solution.	<p>P1 Notwithstanding Clause 8.9, a permit may be granted for any use of a locally listed heritage place where:</p> <ul style="list-style-type: none"> a) it can be demonstrated that the proposed use will not adversely impact on the significance of a heritage place; and b) the amenity impacts of both the proposed use on the surrounding areas and from the surrounding area on the proposed use are considered acceptable; and c) a report by heritage professional states that it is necessary for conservation purposes or the continued maintenance of the building or where there is an overriding public benefit.

Comment: The cottage will continue to be used as a dwelling.

E13.6 DEVELOPMENT STANDARDS

E13.6.1 Demolition

Objective: To ensure that the demolition or removal of buildings and structures does not impact on the historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.



Acceptable Solutions	Performance Criteria
A1 Removal of non-original cladding to expose original cladding.	<p>P1.1 Existing buildings, parts of buildings and structures must be retained except:</p> <ul style="list-style-type: none"> a) where the physical condition of place makes restoration inconsistent with maintaining the cultural significance of a place in the long term; or b) the demolition is necessary to secure the long-term future of a building or structure through renovation, reconstruction or rebuilding; or c) there are overriding environmental, economic considerations in terms of the building or practical considerations for its removal, either wholly or in part; or d) the building is identified as non-contributory within a precinct identified in Table E13.1: Heritage Precincts, if any; and <p>P1.2 Demolition must not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.</p>

Comment: The existing cottage has been neglected for many years with little or no maintenance. The proposed areas of demolition will allow the building to be adapted to a long-term viable use, thus ensuring the ongoing maintenance of the original historic fabric. However, the front left chimney is an important historic element within the streetscape and should be retained (this is a condition of the Tasmanian Heritage Council's approval).

E13.6.2 Subdivision and development density

Objective: To ensure that subdivision and development density does not impact on the historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.

Acceptable Solutions	Performance Criteria
A1 No acceptable solution.	<p>P1 Subdivision must:</p> <ul style="list-style-type: none"> a) be consistent with and reflect the historic development pattern of the precinct or area; and b) not facilitate buildings or a building pattern unsympathetic to the character or layout of buildings and lots in the area; and c) not result in the separation of building or structures from their original context where this leads to a loss of historic heritage significance; and d) not require the removal of vegetation, significant trees or garden settings where this is assessed as detrimental to conserving the historic heritage significance of a place or heritage precinct; and e) not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.

Comment: No subdivision is proposed.

E13.6.3 Site Cover

Objective: To ensure that site coverage is consistent with historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts, if any.

Acceptable Solutions	Performance Criteria
A1 Site coverage must be in accordance with the acceptable development criterion for site coverage	<p>P1 The site coverage must:</p> <ul style="list-style-type: none"> a) be appropriate to maintaining the character and appearance of the building or place, and the appearance of adjacent buildings and the area; and



<i>within a precinct identified in Table E13.1: Heritage Precincts, if any.</i>	<i>b) not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.</i>
Comment: The site cover including the additions will leave sufficient curtilage to retain landscape elements and retain the precinct character. Also ensure minimal impact on Rodgers Lane.	

E13.6.4 Height and Bulk of Buildings

<i>Objective: To ensure that the height and bulk of buildings are consistent with historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.</i>	
Acceptable Solutions	Performance Criteria
<i>A1 New building must be in accordance with the acceptable development criteria for heights of buildings or structures within a precinct identified in Table E13.1: Heritage Precincts, if any.</i>	<i>P1.1 The height and bulk of any proposed buildings must not adversely affect the importance, character and appearance of the building or place, and the appearance of adjacent buildings; and</i> <i>P1.2 Extensions proposed to the front or sides of an existing building must not detract from the historic heritage significance of the building; and</i> <i>P1.3 The height and bulk of any proposed buildings must not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.</i>
Comment: The additions are at the rear of the cottage and setback approx. 10.0 metres from the rear Rodgers Lane boundary. The bulk of the addition is separated from the existing cottage with a similar hipped roof less than half a metre higher than the cottage roof. Given the relationship of the addition roof to the cottage, the difference will not be obvious from Murray Street or Rodgers Lane.	

E13.6.5 Fences

<i>Objective: To ensure that fences are designed to be sympathetic to, and not detract from the historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.</i>	
Acceptable Solutions	Performance Criteria
<i>A1 New fences must be in accordance with the acceptable development criteria for fence type and materials within a precinct identified in Table E13.1: Heritage Precincts, if any.</i>	<i>P1 New fences must:</i> <i>a) be designed to be complementary to the architectural style of the dominant buildings on the site or</i> <i>b) be consistent with the dominant fencing style in the heritage precinct; and</i> <i>c) not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.</i>
Comment: There are no fences proposed in this application.	

E13.6.6 Roof Form and Materials

<i>Objective: To ensure that roof form and materials are designed to be sympathetic to, and not detract from the historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.</i>	
Acceptable Solutions	Performance Criteria
<i>A1 Roof form and materials must be in accordance with the acceptable development criteria for roof form and materials within a precinct identified in Table E13.1: Heritage Precincts, if any.</i>	<i>P1 Roof form and materials for new buildings and structures must:</i> <i>a) be sympathetic to the historic heritage significance, design and period of construction of the dominant existing buildings on the site; and</i> <i>b) not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.</i>



Comment: The roof form and materials are sympathetic to the form and architectural style of the existing cottage and are therefore acceptable.

E13.6.7 Wall materials

Objective: To ensure that wall materials are designed to be sympathetic to, and not detract from the historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.

Acceptable Solutions	Performance Criteria
A1 Wall materials must be in accordance with the acceptable development criteria for wall materials within a precinct identified in Table E13.1: Heritage Precincts, if any.	P1 Wall material for new buildings and structures must: <ul style="list-style-type: none"> a) be complementary to wall materials of the dominant buildings on the site or in the precinct; and b) not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.

Comment: The wall material and finish to the additions are to match the cottage.

E13.6.8 Siting of Buildings and Structures

Objective: To ensure that the siting of buildings, does not detract from the historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.

Acceptable Solutions	Performance Criteria
A1 New buildings and structures must be in accordance with the acceptable development criteria for setbacks of buildings and structures to the road within a precinct identified in Table E13.1: Heritage Precincts, if any.	P1 The front setback for new buildings or structure must: <ul style="list-style-type: none"> a) be consistent with the setback of surrounding buildings; and b) be set at a distance that does not detract from the historic heritage significance of the place; and c) not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.

Comment: There is no change to the front setback. The rear setback to Rodgers lane is approx. 10.0 metres which is considered acceptable.

E13.6.9 Outbuildings and Structures

Objective: To ensure that the siting of outbuildings and structures does not detract from the historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.

Acceptable Solutions	Performance Criteria
A1 Outbuildings and structures must be: <ul style="list-style-type: none"> a) set back an equal or greater distance from the principal frontage than the principal buildings on the site; and b) in accordance with the acceptable development criteria for roof form, wall material and site coverage within a precinct identified in Table E13.1: Heritage Precincts, if any. 	P1 New outbuildings and structures must be designed and located; <ul style="list-style-type: none"> a) to be subservient to the primary buildings on the site; and b) to not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.

Comment: N/a

E13.6.10 Access Strips and Parking



Objective: To ensure that access and parking does not detract from the historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.

Acceptable Solutions	Performance Criteria
<p>A1 Car parking areas for non-residential purposes must be:</p> <p>a) located behind the primary buildings on the site; or</p> <p>b) in accordance with the acceptable development criteria for access and parking as within a precinct identified in Table 1: Heritage Precincts, if any.</p>	<p>P1 Car parking areas for non-residential purposes must not:</p> <p>a) result in the loss of building fabric or the removal of gardens or vegetated areas where this would be detrimental to the setting of a building or its historic heritage significance; and</p> <p>b) detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.</p>
<u>Comment:</u> N/a	

E13.6.11 Places of Archaeological Significance

<i>Objective: To ensure that places identified in Table E13.3 as having archaeological significance are appropriately managed.</i>	
Acceptable Solutions	Performance Criteria
<p>A1 No acceptable solution.</p>	<p>P1 For works impacting on places listed in Table E13.3:</p> <p>a) it must be demonstrated that all identified archaeological remains will be identified, recorded and conserved; and</p> <p>b) details of survey, sampling and recording techniques technique be provided; and</p> <p>c) that places of identified historic heritage significance will not be destroyed unless there is no prudent and feasible alternative.</p>
<u>Comment:</u> N/a	

E13.6.12 Tree and Vegetation Removal

<i>Objective: To ensure that the removal, destruction or lopping of trees or the removal of vegetation does not detract from the historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.</i>	
Acceptable Solutions	Performance Criteria
<p>A1 No acceptable solution.</p>	<p>P1 The removal of vegetation must not:</p> <p>a) unreasonably impact on the historic cultural significance of the place; and</p> <p>b) detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.</p>
<u>Comment:</u> It is not indicated that any established trees on the Rodgers Lane boundary are to be removed.	

E13.6.13 Signage

<i>Objective: To ensure that signage is appropriate to conserve the historic heritage significance of local heritage places and precincts.</i>	
Acceptable Solutions	Performance Criteria
<p>A1 Must be a sign identifying the number, use, heritage significance, name or</p>	<p>P1 New signs must be of a size and location to ensure that:</p>



occupation of the owners of the property not greater than 0.2m ² .	<p>a) period details, windows, doors and other architectural details are not covered or removed; and</p> <p>b) heritage fabric is not removed or destroyed through attaching signage; and</p> <p>c) the signage does not detract from the setting of a heritage place or does not unreasonably impact on the view of the place from public viewpoints; and</p> <p>d) signage does not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.</p>
Comment: N/a	

E13.6.14 Maintenance and Repair

<p>Objective</p> <p>To ensure that maintenance and repair of buildings is undertaken to be sympathetic to, and not detract from the historic cultural heritage significance of local heritage places and precincts.</p>
<p>Acceptable Solution</p> <p>New materials and finishes used in the maintenance and repair of buildings match the materials and finishes that are being replaced.</p>
<p>Comment: Satisfies the performance criteria.</p>

Table E13.1: Local Heritage Precincts

For the purpose of this table, Heritage Precincts refers to those areas listed, and shown on the Planning Scheme maps as Heritage Precincts.

<p>Existing Character Statement - Description and Significance</p> <p>EVANDALE HERITAGE PRECINCT CHARACTER STATEMENT</p> <p>The Evandale Heritage Precinct is unique because it is the core of an intact nineteenth century townscape, with its rich and significant built fabric and village atmosphere. Its historic charm, tree lined streets and quiet rural setting all contribute to its unique character. Its traditional buildings are an impressive mix of nineteenth and early twentieth century architectural styles while its prominent elements are its significant trees, the Water Tower and the Church spires. The original street pattern is an important setting for the Precinct, with views along traditional streetscapes, creating an historic village atmosphere that is still largely intact. Period residential buildings, significant trees, picket fences, hedgerows and cottage gardens are all complementary, contributing to the ambience of a nineteenth century village. The main roads into and out of Evandale create elevated views to the surrounding countryside which give context to the town and the Precinct, and contribute to its character. The quiet village feel of the town is complemented by a mix of businesses meeting local needs, tourism and historic interpretation. Evandale's heritage ambience has been acknowledged, embraced and built on by many of those who live in or visit the village.</p>
<p>Management Objectives</p> <p>To ensure that new buildings, additions to existing buildings, and other developments which are within the Heritage Precincts do not adversely impact on the heritage qualities of the streetscape, but contribute positively to the Precinct.</p> <p>To ensure developments within street reservations in the towns and villages having Heritage Precincts do not to adversely impact on the character of the streetscape but contribute positively to the Heritage Precincts in each settlement.</p>
<p>Comment: The proposal is consistent with the Heritage Precinct Character Statement and satisfies the Management Objectives.</p>



SPECIFIC AREA PLANS	
F1.0 TRANSLINK SPECIFIC AREA PLAN	N/a
F2.0 HERITAGE PRECINCTS SPECIFIC AREA PLAN	Complies – See Specific Area Plan assessment below

Assessment against F2.0 (Heritage Precincts Specific Area Plan)

F2.1 Purpose of Specific Area Plan

F2.1.1 In addition to, and consistent with, the purpose of E13.0 Local Historic Heritage Code, the purpose of this Specific Area Plan is to ensure that development makes a positive contribution to the streetscape within the Heritage Precincts.

F2.2 Application of Specific Area Plan

F2.2.1 This Specific Area Plan applies to those areas of land designated as Heritage Precincts on the Planning Scheme maps.

F2.2.2 The following development is exempt from this Specific Area Plan:

- a) works required to comply with an Emergency Order issued under section 162 of the Building Act 2000;
- b) electricity, optic fibre and telecommunications cables, and water, sewerage, drainage connections and gas lines to individual buildings;
- c) maintenance and repairs that do not involve removal, replacement or concealment of any external building fabric;
- d) repainting of an exterior surface that has been previously painted, in a colour similar to that existing;
- e) the planting, clearing or modification of vegetation for safety reasons where the work is required for the removal of dead wood, or treatment of disease, or required to remove unacceptable risk to the public or private safety, or where vegetation is causing or threatening to cause damage to a building or structure; and
- f) the maintenance of gardens, unless there is a specific listing for the garden in Table E13.1 or Table E13.2.

F2.3 Definitions

F2.3.1 Streetscape

For the purpose of this specific area plan 'streetscape' refers to the street reservation and all design elements within it, and that area of a private property from the street reservation; including the whole of the frontage, front setback, building façade, porch or verandah, roof form, and side fences; and includes the front elevation of a garage, carport or outbuilding visible from the street (refer Figure F2.1 and F2.2).

F2.3.2 Heritage-Listed Building

For the purpose of this Plan 'heritage-listed building' refers to a building listed in Table F2.1 or listed on the Tasmanian Heritage Register.

F2.4 Requirements for Design Statement

F2.4.1 In addition to the requirements of clause 8.1.3, a design statement is required in support of the application for any new building, extension, alteration or addition, to ensure that development achieves consistency with the existing streetscape and common built forms that create the character of the streetscape.

F2.4.2 The design statement must identify and describe, as relevant to the application, setbacks, orientation, scale, roof forms, plan form, verandah styles, conservatories, architectural details, entrances and doors, windows, roof covering, roof plumbing, external wall materials, paint colours, outbuildings, fences and gates within the streetscape. The elements described must be shown to be the basis for the design of any new development.

F2.4.3 The design statement must address the subject site and the two properties on both sides, the property opposite the subject site and the two properties both sides of that.

Comment: Although the subject site is within the Heritage Precincts Specific Area Plan, the proposal will not have an effect on the Russell Street streetscape and minimal impact on the Rodgers Lane streetscape.

F2.5 STANDARDS FOR DEVELOPMENT

F2.5.1 Setbacks

Objective: To ensure that the predominant front setback of the existing buildings in the streetscape is maintained, and to ensure that the impact of garages and carports on the streetscape is minimised.



Acceptable Solutions & performance criteria		
A1	The predominant front setback as identified in the design statement must be maintained for all new buildings, extensions, alterations or additions (refer Figure F2.4 & F2.8).	<p>P1 The front setback must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to:</p> <ul style="list-style-type: none"> a) the cultural heritage values of the local heritage place, its setting and the precinct; b) the topography of the site; c) the size, shape, and orientation of the lot; d) the setbacks of other buildings in the surrounding area; e) the historic cultural heritage significance of adjacent places; and f) the streetscape.
A2	New carports and garages, whether attached or detached, must be set back a minimum of 3 metres behind the line of the front wall of the house which it adjoins (refer Figure F2.3, & F2.7).	<p>P2 The setback of new carports and garages from the line of the front wall of the house which it adjoins must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to:</p> <ul style="list-style-type: none"> a) the cultural heritage values of the local heritage place, its setting and the precinct; b) the topography of the site; c) the size, shape, and orientation of the lot; d) the setbacks of other buildings in the surrounding area; e) the historic cultural heritage significance of adjacent places; and f) the streetscape.
A3	Side setback reductions must be to one boundary only, in order to maintain the appearance of the original streetscape spacing.	<p>P3 Side setbacks must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to:</p> <ul style="list-style-type: none"> a) the cultural heritage values of the local heritage place, its setting and the precinct; b) the topography of the site; c) the size, shape, and orientation of the lot; d) the setbacks of other buildings in the surrounding area; e) the historic cultural heritage significance of adjacent places; and f) the streetscape.
<p><u>Comment:</u> There will be no change to the front setback of the building.</p>		

F2.5.2 Orientation

<p><i>Objective: To ensure that new buildings, extensions, alterations and additions respect the established predominant orientation within the streetscape.</i></p>		
Acceptable Solutions & performance criteria		
A1	All new buildings, extensions, alterations or additions must be orientated:	<p>P1 Orientation of all new buildings, extensions, alteration or additions must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to:</p> <ul style="list-style-type: none"> a) the cultural heritage values of the local heritage place, its setting and the precinct;



<p>a) perpendicular to the street frontage (refer Figure F2.5, F2.6, & F2.8); or</p> <p>b) Where the design statement identifies that the predominant orientation of buildings within the street is other than perpendicular to the street, to conform to the established pattern in the street; and</p> <p>c) A new building must not be on an angle to an adjoining heritage-listed building (refer Figure F2.5).</p>	<p>b) the topography of the site;</p> <p>c) the size, shape, and orientation of the lot;</p> <p>d) the setbacks of other buildings in the surrounding area;</p> <p>e) the historic cultural heritage significance of adjacent places; and</p> <p>f) the streetscape.</p>
---	--

Comment: The orientation of the additions is compatible with the historic significance and pattern of development within the precinct and meets the performance criteria.

F2.5.3 Scale

<p><i>Objective: To ensure that all new buildings respect the established scale of buildings in the streetscape, adhere to a similar scale, are proportional to their lot size and allow an existing original main building form to dominate when viewed from public spaces.</i></p>	
<p>Acceptable Solutions (no performance criteria)</p>	
<p>A1 Single storey developments must have a maximum height from floor level to eaves of 3 metres (refer Figure F2.14).</p>	
<p>A2 Where a second storey is proposed it must be incorporated into the roof space using dormer windows, or roof windows, or gable end windows, so as not to detract from original two storey heritage-listed buildings (refer Figure F2.13 & F2.15).</p>	
<p>A3 Ground floor additions located in the area between the rear and front walls of the existing house must not exceed 50% of the floor area of the original main house.</p>	
<p><u>Comment:</u> The proposed height from floor level to eaves is the same as the existing cottage which is less than 3 metres and therefore meets the Acceptable Solutions.</p>	

F2.5.4 Roof Forms

<p><i>Objective: To ensure that the roof form and elements respect those of the existing main building and the streetscape.</i></p>	
<p>Acceptable Solutions & performance criteria</p>	
<p>A1.1 The roof form for new buildings, extensions, alterations, and additions must, if visible from the street, be in the form of hip or gable, with a pitch between 25 – 40 degrees</p>	<p>P1 The roof form of all new buildings, extensions, alteration or additions must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to:</p>



<p>(refer Figure F2.14 & F2.18), or match the existing building, and</p> <p>A1.2 Eaves overhang must be a maximum of 300mm excluding guttering, or match the existing building.</p>	<p>a) the cultural heritage values of the local heritage place, its setting and the precinct;</p> <p>b) the design, period of construction and materials of the dominant building on site;</p> <p>c) the dominant roofing style and materials in the setting; and</p> <p>d) the streetscape.</p>
<p>A2 Where there is a need to use the roof space, dormer windows are acceptable and must be in a style that reflects the period setting of the existing main building on the site, or the setting if the site is vacant (refer Figure F2.15).</p>	
<p>A3 Where used, chimneys must be in a style that reflects the period setting of the existing main building on the site, or the setting if the site is vacant.</p>	
<p>A4 Metal cowls must not be used where they will be seen from the street.</p>	
<p><u>Comment:</u> The roof form and materials are sympathetic to the form and architectural style of the existing cottage. The roof pitch on the additions is 30 degrees and the eaves overhang matches the existing cottage. Therefore, meets the Acceptable Solutions.</p>	

F2.5.5 Plan Form

<p><i>Objective: To ensure that new buildings, alterations, additions and extensions respect the setting, original plan form, shape and scale of the existing main building on the site or of adjoining heritage-listed buildings.</i></p>	
Acceptable Solutions	Performance Criteria
<p>A1.1 Alterations and additions to pre-1940 buildings must retain the original plan form of the existing main building; or</p> <p>A1.2 The plan form of additions must be rectilinear or consistent with the existing house design and dimensions.</p>	<p>Original main buildings must remain visually dominant over any additions when viewed from public spaces.</p>
<p>A2 The plan form of new buildings must be rectilinear (refer Figure F2.9).</p>	<p>P2 No performance criteria</p>
<p><u>Comment:</u> The original plan form of the cottage will remain visually dominant when viewed from Russell Street. It is considered acceptable when viewed from Rodgers Lane due to the setback, landscaping and rear fence that presently obstruct a clear view of the existing building.</p>	

F2.5.6 External Walls

<p><i>Objective: To ensure that wall materials used are compatible with the streetscape.</i></p>	
Acceptable Solutions	Performance Criteria
<p>A1.1 Materials used in additions must match those of the existing construction, except in additions to stone or brick buildings; and</p> <p>A1.2 External walls must be clad in:</p> <p>a) traditional bull-nosed timber weatherboards; if treated pine boards are used to replace damaged weatherboards they must be painted; thin profile compressed board weatherboards must not be used; or</p> <p>b) brickwork, with mortar of a natural colour and struck flush with the brickwork (must not be deeply raked), including:</p>	<p>Wall materials must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to:</p> <p>the cultural heritage values of the local heritage place, its setting and the precinct;</p>



<ul style="list-style-type: none"> • painted standard size bricks; or • standard size natural clay bricks that blend with the colour and size of the traditional local bricks; or • standard brickwork rendered in traditional style; or • if a heritage-listed building, second-hand traditional local bricks. <p>Heavily-tumbled clinker bricks must not be used; or</p> <p>c) concrete blocks specifically chosen to blend with local dressed stone, or rendered and painted;</p> <p>d) concrete blocks in natural concrete finish must not be used.</p> <p>A1.3 Cladding materials designed to imitate traditional materials such as brick, stone and weatherboards must not be used.</p>	<p>the design, period of construction and materials of the dominant building on site;</p> <p>the dominant wall materials in the setting; and</p> <p>the streetscape.</p>
<p><u>Comment:</u> The wall materials and finish to the additions are to match the cottage. Therefore, meets the Acceptable Solutions.</p>	

F2.5.7 Entrances and Doors

<p><i>Objective: To ensure that the form and detail of the front entry is consistent with the streetscape.</i></p>	
<p>Acceptable Solutions & performance criteria</p>	
<p>A1.1 The position, shape and size of original door and window openings must be retained where they are prominent from public spaces; and</p> <p>A1.2 The front entrance location must be in the front wall facing the street, and be located within the central third of the front wall of the house; and</p> <p>A1.3 Modern front doors with horizontal glazing or similar styles must not be used (refer Figure F2.21).</p>	<p>P1 Entrances and doors must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to:</p> <p>a) the cultural heritage values of the local heritage place, its setting and the precinct;</p> <p>b) the design, period of construction and materials of the dominant building on site; and</p> <p>c) the streetscape.</p>
<p><u>Comment:</u> There are no changes proposed to the front entrance and door.</p>	

F2.5.8 Windows

<p><i>Objective: To ensure that window form and details are consistent with the streetscape.</i></p>	
<p>Acceptable Solutions & performance criteria</p>	
<p>A1 Window heads must be a minimum of 300mm below the eaves line, or match the existing.</p>	
<p>Solid-void ratio</p>	
<p>A2 Front façade windows must conform to the solid/void ratio (refer Figure F2.24 & F2.25).</p>	<p>P2 For commercial buildings, the solid/void ratio of front façade windows must be compatible with that of heritage-listed commercial buildings in the precinct.</p>
<p>Window sashes</p>	



A3 Window sashes must be double hung, casement, awning or fixed appropriate to the period and style of the building (refer Figure F2.22 & F2.23).	
A4 Traditional style multi-pane sashes, when used, must conform to the traditional pattern of six or eight vertical panes per sash with traditional size and profile glazing bars.	
A5 Horizontally sliding sashes must not be used.	
A6 Corner windows to front facades must not be used.	
Window Construction Materials	
A7 Clear glass must be used.	
A8 Reflective and tinted glass and coatings must not be used where visible from public places.	
A9 Additions to heritage-listed buildings must have timber window frames, where visible from public spaces.	
A10 Painted aluminium must only be used where it cannot be seen from the street and in new buildings, or where used in existing buildings	P10 Window frames must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to the cultural heritage values of the local heritage place, its setting and the precinct.
A11 Glazing bars must be of a size and profile appropriate for the period of the building	
A12 Stick-on aluminium glazing-bars must not be used	
A13 All windows in brick or masonry buildings must have projecting brick or stone sills, or match the existing.	
French Doors, Bay Windows and Glass Panelling	
A14 French doors and bay windows must be appropriate for the original building style and must be of a design reflected in buildings of a similar period.	
A15 Where two bay windows are required, they must be symmetrically placed.	
A16 Large areas of glass panelling must:	
a) Be divided by large vertical mullions to suggest a vertical orientation; and	
b) Be necessary to enhance the utility of the property or protect the historic fabric; and	
c) Not detract from the historic values of the original building.	
<p><u>Comment:</u> The size, style and orientation of the new timber window and door frames generally meets the Acceptable Solutions. However, I recommend that the horizontal fixed glass panels above the double French Doors be divided with vertical glazing bars to create a traditional vertical orientation.</p> <p>The two small windows in the east elevation should also be amended to a vertical orientation. Although these frames will not be visible from public spaces.</p>	

F2.5.9 Roof Covering

Objective: To ensure that roof materials are compatible with the streetscape.	
Acceptable Solutions (no performance criteria)	
A1.1 Roofing of additions, alterations and extensions must match that of the existing building; and	
A1.2 Roof coverings must be:	
a) corrugated iron sheeting in grey tones, brown tones, dark red, or galvanized iron	



or

b) *slate or modern equivalents, shingle and low-profile tiles, where compatible with the style and period of the main building on the site and the setting. Tile colours must be:*

- *dark gray; or*
- *light grey; or*
- *brown tones; or*
- *dark red;*

or

c) *traditional metal tray tiles where compatible with the style and period of the main building on the site.*
d) *for additions, alterations and extensions, match that of the existing building.*

A2 *Must not be klip-lock steel deck and similar high rib tray sheeting.*

Comment: The roof covering is to be corrugated custom orb and therefore meets the Acceptable Solutions.

F2.5.10 Roof Plumbing

Objective: To ensure that roof plumbing and fittings are compatible with the streetscape.

Acceptable Solutions (no performance criteria)

A1.1 *Gutters must be OG, D mould, or Half Round profiles (refer Figure F2.26), or match the existing guttering; and*

A1.2 *Downpipes must be zincalume natural, colorbond round, or PVC round painted.*

A2 *Downpipes must not be square-line gutter profile or rectangular downpipes (refer Figure F2.27), or match the existing downpipes.*

Comment: The gutter is to be OG profile to match the cottage and round profile downpipes and therefore meets the Acceptable Solutions.

F2.5.11 Verandahs

Objective: To ensure that traditional forms of sun and weather protection are used, consistent with the streetscape.

Acceptable Solutions & performance criteria

Original Verandahs

A1 *Original verandahs must be retained.*

Replacement of Missing Verandahs

A2.1 *The replacement of a missing verandah must be consistent with the form and detail of the original verandah; or*

A2.2 *If details of the original verandah are not available:*

P2 *Verandahs must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to:*

a) *the cultural heritage values of the local heritage place, its setting and the precinct;*



<p>a) The verandah roof must join the wall line below the eaves line of the building (refer Figure F2.19); and</p> <p>b) Verandah posts and roof profile must be consistent with that in use by the surrounding buildings of a similar period.</p>	<p>b) the design, period of construction and materials of the dominant building on site; and</p> <p>c) the streetscape.</p>
New Verandahs	
<p>A3 A new verandah, where one has not previously existed, must be consistent with the design and period of construction of the dominant existing building on the site or, for vacant sites, those of the dominant design and period within the precinct.</p>	
<p><u>Comment:</u> There are no verandahs proposed.</p>	

F2.5.12 Architectural Details

<p><i>Objective: To ensure that the architectural details are consistent with the historic period and style of the main building on the site, and the streetscape.</i></p>
Acceptable Solutions (no performance criteria)
Original Detailing
<p>A1 Original details and ornaments, such as architraves, fascia's and mouldings, are an essential part of the building's character and must not be removed beyond the extent of any alteration, addition or extension.</p>
Non-original Detailing
<p>A2.1 Non-original elements must be consistent with the original architectural style of the dominant existing building on the site or, for vacant sites, be consistent with the existing streetscape; and</p> <p>A2.1 Non-original elements must not detract from or dominate the original qualities of the building, nor should they suggest a past use which is not historically accurate.</p>
<p><u>Comment:</u> New architectural details are consistent with the style of the existing cottage and therefore meets the Acceptable Solutions.</p>

F2.5.13 Outbuildings

<i>Objective: To ensure that outbuildings do not reduce the dominance of the original building or distract from its period character.</i>	
Acceptable Solutions & performance criteria	
<i>A1 The roof form of outbuildings must, if visible from the street, be in the form of hip or gable, with a maximum span of 6.5m and a pitch between 22.5 – 40 degrees.</i>	<i>P1 The roof form of outbuildings, if visible from the street, must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to:</i> <i>a) the cultural heritage values of the local heritage place, its setting and the precinct;</i> <i>b) the design, period of construction and materials of the dominant building on site;</i> <i>c) the dominant roofing style and materials in the setting; and</i>



	d) the streetscape.
A2 Outbuildings must be designed, in both scale and appearance, to be subservient to the primary buildings on the site.	
A3 Outbuildings must not be located in front of existing heritage-listed buildings, and must be setback a minimum of 3 metres behind the line of the front wall of the house that is set furthest back from the street (refer Figure F2.1 & F2.3).	
A4 Any garage, including those conjoined to the main building, must be designed in the form of an outbuilding, with an independent roof form.	
A5 Those parts of Outbuildings visible from the street must be consistent, in both materials and style, with those of any existing heritage-listed building on-site.	
A6 Where visible from the street, the eaves height of outbuildings must not exceed 3m and the roof form and pitch must be the same as that of the main house.	
<u>Comment:</u> No outbuildings are proposed.	

F2.5.14 Conservatories

<i>Objective: To ensure new conservatories respect traditional location, form and construction.</i>	
Acceptable Solutions (no performance criteria)	
A1 Conservatories must not be located at the front of a building.	
A2 The scale, form, materials, and colours of a conservatory addition must respect the established style and period of the existing building.	
<u>Comment:</u> No conservatories are proposed.	

F2.5.15 Fences and Gates

<i>Objective: To ensure that original fences are retained and restored where possible and that the design and materials of any replacement complement the setting and the architectural style of the main building on the site.</i>	
Acceptable Solutions & performance criteria	
<p>A1.1 Replacement of front fence must be in the same design, materials and scale; or</p> <p>A1.2</p> <p>a) Front fence must be a timber vertical picket, masonry to match the house, heritage style woven wire, galvanized tubular fencing, other than looped, or iron palisade fence with a maximum height of 1500mm.</p> <p>b) Side and rear fences must be vertical timber palings to a maximum height of 1800mm.</p>	<p>P1 Fences must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to:</p> <p>a) the cultural heritage values of the local heritage place, its setting and the precinct;</p> <p>b) the architectural style of the dominant building on the site;</p> <p>c) the dominant fencing style in the setting; and</p> <p>d) the original or previous fences on the site.</p>
A2 Gates must match the fence, both in materials and design.	
A3 Screen fences used to separate the front garden from the rear of the house must be of timber or lattice.	
<p>A4 Fences must not be:</p> <p>a) horizontal or diagonal timber slat fences; or</p> <p>b) plastic covered wire mesh; or</p>	



c) flat metal sheet or corrugated sheets; or
d) plywood and cement sheet.
<u>Comment:</u> No fences or gates are proposed.

F2.5.16 Paint Colours

<i>Objective: To ensure that new colour schemes maintain a sense of harmony with the street or area in which they are located.</i>	
Acceptable Solutions & performance criteria	
<i>A1.1 Colour schemes must be drawn from heritage-listed buildings within the precinct; or</i>	<i>P1 Colour schemes must be compatible with the local historic heritage significance of the local heritage place or precinct having regard to the character and appearance of the existing place or precinct.</i>
<i>A1.2 Colour schemes must be drawn from the following:</i>	
<i>a) Walls – Off white, creams, beige, tans, fawn and ochre.</i>	
<i>b) Window & Door frames – white, off white, Indian red, light browns, tans, olive green and deep Brunswick green.</i>	
<i>c) Fascia & Barge Boards - white, off white Indian red, light browns, tans, olive green and deep Brunswick green</i>	
<i>d) Roof & Gutters – deep Indian red, light and dark grey.</i>	
<i>A2 There must be a contrast between the wall colour and trim colours.</i>	
<i>A3 Previously unpainted brickwork must not be painted, except in the case of post-1960 buildings.</i>	
Comment: The colour scheme is compatible with existing buildings in the precinct.	

F2.5.17 Lighting

<i>Objective: To ensure that modern domestic equipment and wiring do not intrude on the character of the streetscape</i>
Acceptable Solutions (no performance criteria)
A1 Wiring or conduit to new lighting is not located on the front face of a building.
<u>Comment:</u> There is no conduit proposed to the front face of the building.

F2.5.18 Maintenance and Repair

<i>Objective: To ensure that maintenance and repair of buildings is undertaken to be sympathetic to, and not detract from the historic cultural heritage significance of heritage precincts.</i>
Acceptable Solution (no performance criteria)
<i>New materials and finishes used in the maintenance and repair of buildings match the materials and finishes that are being replaced.</i>
<u>Comment:</u> All new materials and finishes used for maintenance and repair are to match the materials and finishes to be replaced.

F2.6 USE STANDARDS

F2.6.1 Alternative Use of heritage buildings

<i>Objective: To ensure that the use of heritage buildings provides for their conservation.</i>



Acceptable Solutions	Performance Criteria
A1 No acceptable solution.	<p>P1 Notwithstanding Clause 8.9, a permit may be granted for any use of a building listed in table F2.1 where:</p> <p>a) it can be demonstrated that the proposed use will not adversely impact on the significance of a heritage place; and</p> <p>b) the amenity impacts of both the proposed use on the surrounding areas and from the surrounding area on the proposed use are considered acceptable; and</p> <p>c) a report by heritage professional states that it is necessary for conservation purposes or the continued maintenance of the building or where there is an overriding public benefit.</p>
<u>Comment:</u> The cottage will retain its use as a dwelling.	

E15.0 Signs Code

E15.5.2 Heritage Precincts

<i>Objective: To ensure that the design and siting of signs complement or enhance the streetscape of Heritage Precincts.</i>	
Acceptable Solutions	Performance Criteria
A1 No acceptable solution	P1 If within the Heritage Precincts Specific Area Plan, shall be consistent with the Character Statements.
<u>Comment:</u> No signs are proposed in this project.	

SPECIAL PROVISIONS	
9.1 Changes to an Existing Non-conforming Use	N/a
9.2 Development for Existing Discretionary Uses	N/a
9.3 Adjustment of a Boundary	N/a
9.4 Demolition	N/a
9.5 Change of Use of a Place listed on the Tasmanian Heritage Register or a heritage place	N/a
9.6 Change of Use	N/a
9.7 Access and Provision of Infrastructure Across Land in Another Zone	N/a
9.8 Buildings Projecting onto Land in a Different Zone	N/a
9.9 Port and Shipping in Proclaimed Wharf Areas	N/a



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

Not applicable to this application.

6 OPTIONS

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

7 DISCUSSION

Discretion to refuse the application is limited to:

- Variation to development standards in Car Parking and Sustainable Transport – vary car parking provisions.
- Reliance on the Performance Criteria of the Heritage Code.
- Reliance on the Performance Criteria of the Heritage Precinct Specific Area Plan.

The reduction in car parking spaces on site from three (one space per bedroom) to two is considered appropriate for the single dwelling residential use and with the availability of public transport and on-street car parking in the vicinity, the variation is considered appropriate. It is recommended that revised plans be submitted showing that cars can turn on site to enter and exit in a forward direction. The Tasmanian Heritage Council and Council's Heritage Advisor have assessed the application and do not object to the proposal.

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

8 ATTACHMENTS

1. Application [15.3.1 - 20 pages]
2. Referrals [15.3.2 - 14 pages]
3. Representations [15.3.3 - 11 pages]

RECOMMENDATION

That land at 13-15 Russell Street, Evandale be approved to be developed and used for alterations and extension to dwelling (Heritage Listed Place, Heritage Precinct, vary car parking provision) in accordance with application PLN-21-0181, and subject to the following conditions:

1. Layout not altered



The use and development must be in accordance with the endorsed plans numbered P1 – P16 (Plans prepared by Natural Energy Design, Drawing No: NED 21-05, Sheet No's: 01-11 and 13-16, Dated: Revised 16/08/2021, and Sheet No: 12 revised 20/08/2021), except as varied by Condition 4, below.

2 TasWater conditions

Sewer and water services shall be provided in accordance with TasWater's Planning Authority Notice (reference number TWDA 2021/01255-NMC) – Appendix A.

3 Tasmanian Heritage Council

The proposed development must comply with the requirements of the Tasmanian Heritage Council Notice of Heritage Decision (15-19-31THC 6 September 2021) – attached as Appendix B.

4 Revised plans required

Prior to the issue of any approval under the *Building Act* 2016 or the commencement of work on the site (whichever occurs first), revised plans must be provided showing:

- Two car parking spaces on site for the dwelling only.
- Car parking, access and manoeuvring spaces so that cars can enter and leave the site in a forward direction.
- The horizontal fixed glass panels above the north facing double French Doors divided with vertical glazing bars to create a traditional vertical orientation.

These revised plans must be to the satisfaction of and approved by Council's General Manager. When approved the plans will be endorsed and will form part of this permit.

MINUTE NO. 21/416

DECISION

Deputy Mayor Goss /Cr Polley

That That land at 13-15 Russell Street, Evandale be approved to be developed and used for alterations and extension to dwelling (Heritage Listed Place, Heritage Precinct, vary car parking provision) in accordance with application PLN-21-0181, and subject to the following conditions:

1 Layout not altered

The use and development must be in accordance with the endorsed plans numbered P1 – P16 (Plans prepared by Natural Energy Design, Drawing No: NED 21-05, Sheet No's: 01-11 and 13-16, Dated: Revised 16/08/2021, and Sheet No: 12 revised 20/08/2021), except as varied by Condition 4, below.

2 TasWater conditions

Sewer and water services shall be provided in accordance with TasWater's Planning Authority Notice (reference number TWDA 2021/01255-NMC) – Appendix A.

3 Tasmanian Heritage Council

The proposed development must comply with the requirements of the Tasmanian Heritage Council Notice of Heritage Decision (15-19-31THC 6 September 2021) – attached as Appendix B.

4 Revised plans required

Prior to the issue of any approval under the *Building Act* 2016 or the commencement of work on the site (whichever occurs first), revised plans must be provided showing:

- Two car parking spaces on site for the dwelling only.
- Car parking, access and manoeuvring spaces so that cars can enter and leave the site in a forward direction.



- The horizontal fixed glass panels above the north facing double French Doors divided with vertical glazing bars to create a traditional vertical orientation.

These revised plans must be to the satisfaction of and approved by Council's General Manager. When approved the plans will be endorsed and will form part of this permit.

Carried Unanimously



15.4 PLN21-0215: 1-3 BARCLAY STREET & 2A CAMBOCK LANE, EVANDALE

File: PLN21-0215 200200.01
Responsible Officer: Des Jennings, General Manager
Report prepared by: Chloe Lyne, Planning Consultant

1 INTRODUCTION

This report assesses an application for Morven Park, (1-3 Barclay St & 2a Cambock Lane), Evandale to construct cricket nets, undertake landscaping including vegetation removal and demolition of existing cricket nets (vary setback, Scenic Management Area, Heritage Precinct, Heritage Listed Place).

2 BACKGROUND

Applicant:
Northern Midlands Council

Zone:
Recreation Zone

Classification under the Scheme:
Sport & Recreation

Deemed Approval Date:
22 October 2021

Owner:
Northern Midlands Council

Codes:
Scenic Management Code
Local Historic Heritage Code
Heritage Precincts Specific Area Plan

Existing Use:
Passive Recreation

Recommendation:
Approve

Discretionary Aspects of the Application:

- Variation to development standards – setbacks
- Reliance on the performance criteria of the Scenic Management Code
- Reliance on the performance criteria of the Local Historic Heritage Code
- Reliance on the performance criteria of the Heritage Precinct Specific Area Plan

Planning Instrument:

Northern Midlands Interim Planning Scheme 2013, Version 35, Effective from 26 April 2021.



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.

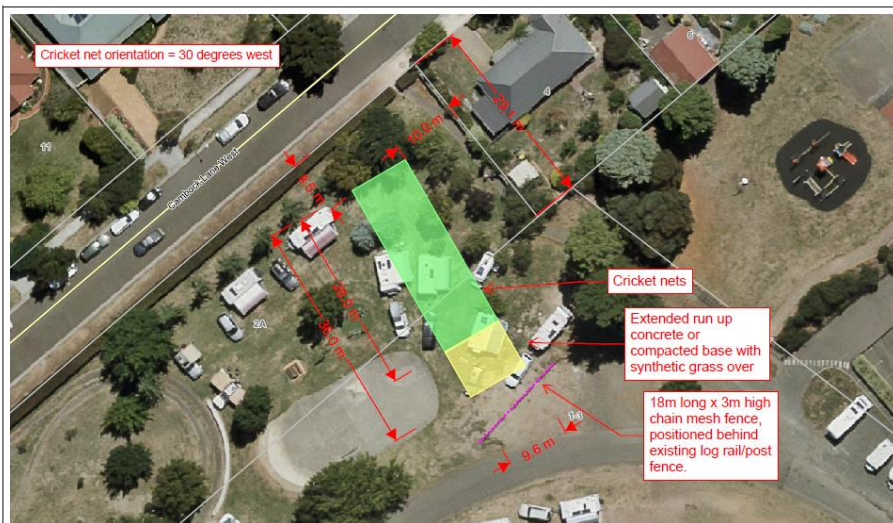
4 ASSESSMENT

4.1 Proposal

It is proposed to construct new cricket nets at the northern end of Morven Park adjacent to Cambock lane. Construction of the net requires the removal of three existing trees which will be replaced by 12 conifers along the northern and eastern sides of the nets to screen from adjacent residential development. The application also seeks approval for removal of the existing cricket nets at the south western end of the site.

The new nets will have a length of 18 metres and width of 9.6 metres and a height of 3 metres. They will be constructed in black chain mesh fencing.

Site Plan (extract)



PO Box 156
13 Smith Street
Longford TAS 7301
Email: council@nmc.tas.gov.au
Web: www.northernmidlands.tas.gov.au

PH: 03 6397 7303
FAX: 03 6397 7331

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

Set Out Plan

13/08/2021

1:500



PO Box 156
13 Smith Street
Longford TAS 7301
Email: council@nmc.tas.gov.au
Web: www.northernmidlands.tas.gov.au

PH: 03 6397 7303
FAX: 03 6397 7331

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

Tree Removal Plan

13/08/2021

1:500



PO Box 156
13 Smith Street
Longford TAS 7301
Email: council@nmc.tas.gov.au
Web: www.northernmidlands.tas.gov.au

PH: 03 6397 7303
FAX: 03 6397 7331

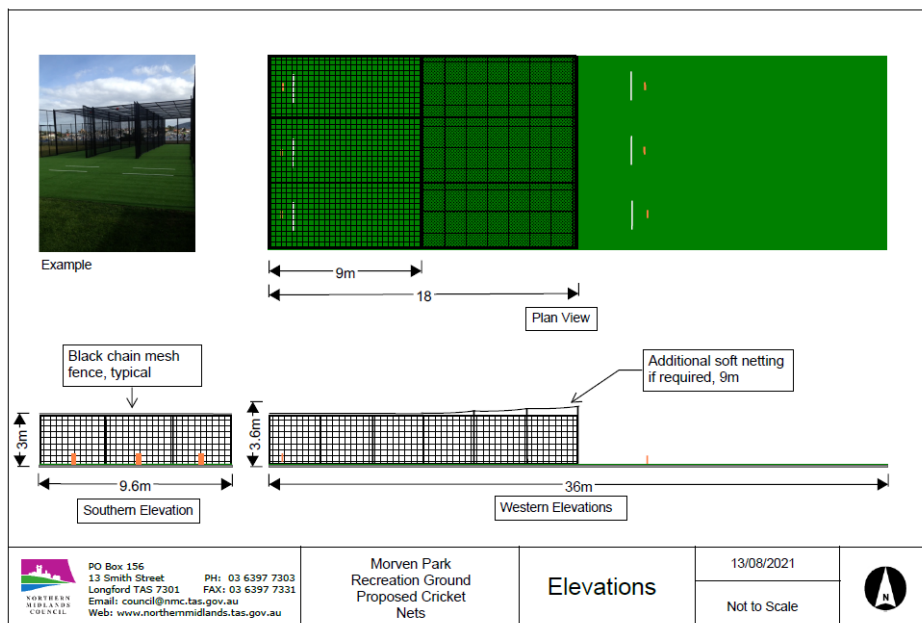
Base data from theLIST, © State of Tasmania. For actual boundaries refer Title Plan.
Base image by TASMAR, © State of Tasmania
Where shown, aerial photography is indicative only and should not be used as an accurate comparison of title boundaries.
Where shown, underground services are diagrammatic only.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

Tree Planting Plan

13/08/2021

1:500





Sports and recreation	Use of land for organised or competitive recreation or sporting purposes including associated clubrooms. Examples include a bowling alley, fitness centre, firing range, golf course or driving range, gymnasium, outdoor recreation facility, public swimming pool, race course and sports ground.
-----------------------	---

4.3 Subject Site and Locality

A site inspection was carried out on 1st October by Chloe Lyne, Planning Consultant. The subject site is relatively flat ground, accommodating a number of clubroom and ancillary buildings and tennis courts. To the northeast is the Evandale Primary School, and to the southwest is the Evandale Community Centre. The remainder of the site is surrounded by residential lots.

Aerial photograph of area



Photographs of subject site



View from northern end of proposed net location across to football ground



View from approximate location of nets to dwelling to the east (4 Cambock Lane)



View from southern end of net location towards Cambock Lane showing the three conifers to be removed

4.4 Permit/Site History

Relevant permit history includes:

- 3/72 – Sports Pavilion
- 30/55 – Dressing Shed
- DA31/00 – Ticket Box
- P04-401 – Overnight Rest Area
- P08-308 - Light Railway & Shed
- P09-024 – Demolition/Alterations (Club House)

- P11-069 – Concrete Slab
- P15-245 - Ticket Box & Covered Area
- P17-221 – Morven Park Lighting Upgrade
- P17-298 – Demolish Grandstand
- P18-040 – Gazebo
- P18-131 – Electronic Score Board
- P18-144 – Solar Array
- PLN18-170 – Shed
- PLN18-178 – Tree Removal and Light Tower
- PLN18-275 – Exercise equipment
- PLN19-061 – Practice Wall
- PLN20-065 – Changeroom/clubroom additions/alterations
- PLN20-191 – Wifi Antenna
- PLN21-041 – Goal Post Netting 2A Cambock Lane West

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 five representations (attached) were received from:

- Stephanie Kensitt, 34 Russell Street, Evandale
- Garry Tirrell, 15 Cambock Lane, Evandale
- Barry Lawson, 21 Cambock Lane West, Evandale
- Annie Harvey, 4/4 Murray Street, Evandale
- Henrietta Houghton, 6 Glover Court, Evandale

Map showing location of representors properties in relation to subject site



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

Issue 1

- Concerned with the loss of a number of mature trees, particularly the blue spruce trees which are very slow growing. Notes that trees are on a site within a heritage area and the heritage values need to be protected. One of the spruce trees proposed to be removed could be saved.

Planner's comment:

Council's Heritage Advisor has determined that the loss of the three trees will not have an unreasonable impact on the heritage place. The trees are required to be removed to facilitate construction of the nets and given their relative small size will not impact on the broader landscape values of the area.



Issue 2

- Concerned that the area where the current nets are will be left bare and unattractive. Recommends that existing nets are replaced with a number of suitable trees.

Planner's comment:

- A condition of permit will require the area to be sown with grass.

Issue 3

- The trees to be removed were planted 20 years ago to conceal the skate park from residences.

Planner's comment:

There is only one residence that directly adjoins the park in the location of the proposed cricket nets being 4 Cambock Lane. That dwelling is afforded privacy to the nets and skate park by the existing boundary fence and mature trees within the dwelling curtilage and also the proposed conifer screening around the cricket nets.

Issue 4

- Noise pollution

Planner's comment:

This is not a relevant matter for consideration under the provisions of the Recreation Zone. Nonetheless the surrounding dwellings are sited nearby the town's major sporting and recreational precinct so at times there will be noise from sporting events. The main noise source is voices which are not an unreasonable noise to be heard from time to time within a park setting.

Issue 5

- Could devalue properties in the area.

Planner's comment:

Property valuation is a not a matter for consideration under the Planning Scheme.

Issue 6

- Concerned about astray cricket balls causing an issue for cars travelling along Cambock Lane and the adjacent houses.

Planner's comment:

The nets are fully enclosed on the northern, eastern and western side and have a mesh roof so stray balls are unlikely.

Issue 7

- Puts forward an alternate location for the nets being near the tennis courts.

Planner's comment:

The application must be considered on its merits in terms of compliance with the Planning Scheme and alternate locations are a broader council decision.

Issue 8

- The conifers proposed as screening trees are too homogenous. The screening should be done with a range of trees.

Planner's comment:

This is simply an opinion. Conifers are prevalent throughout Morven Park and will afford appropriate screening between the nets and adjoining dwellings.

Issue 9

- The location of the proposed nets interfere with the leisure area of the park and is also a convenient area for parents to park their cars whilst collecting children from school.

Planner's comment:

The nature of cricket nets is such that balls are contained within them so their use will not interfere with the use of the skate park or playground area. It is not a requirement of the Council to provide parking for school use at Morven Park but nonetheless it is noted that there is more than ample parking around the football oval for use by school parents.

4.6 Referrals

The following referrals were required:

Council's Works Department



Summary: Council's Works & Infrastructure Department (Jonathan Galbraith) reported that they had no comment in relation to the application

Heritage Advisor

Summary:

Council's Heritage Advisor, David Denman, reviewed the application on the 25th August 2021. Mr Denman noted that he had no objections to the proposal and his comments form the Heritage Code assessment of this report.

Tasmanian Heritage Council

Summary:

As the property is on the Register of the Tasmanian Heritage Council, the proposal was also subject to a Notice of Heritage Decision. A Notice of No Interest was issued on the 25th August 2021.

4.7 Planning Scheme Assessment

RECREATION ZONE
ZONE PURPOSE
To provide for a range of active and organised recreational use or development and complementary uses that do not impact adversely on the recreational use of the land.
Assessment: The proposal to replace the existing cricket nets on the site with new nets in a more suitable location that won't impact on the adjacent shed is considered to be entirely in accordance with the zone purpose.

Use Standards

Amenity

Objective To ensure that uses do not adversely impact upon the occupiers of adjoining and nearby residential uses.	
Acceptable Solutions	Performance Criteria
A1 Operating hours must be between: a) 8.00 am and 10.00 pm where adjoining residential use; and b) 6.00 am and 12.00 am midnight where not adjoining residential use.	P1 The amenity of residential uses within the surrounding area must not be unduly impacted upon by operating hours and vehicle movements.
A2.1 The proposal must not include flood lighting where it adjoins the General residential, Low density residential, Rural living or Village zone; and A2.2 External security lighting must be contained within the boundaries of the site.	P2 External lighting must demonstrate that: a) floodlighting or security lights used on the site will not unreasonably impact on the amenity of adjoining land; and b) all direct light will be contained within the boundaries of the site.
A3 If for permitted or no permit required uses.	P3 Discretionary uses must not cause or be likely to cause an environmental nuisance through emissions including noise, smoke, odour and dust.
A1 – Not applicable. The use of the site for Sport and Recreation does not alter as a result of the development of the cricket nets. Complies with A2 – no new flood lighting is proposed at the site. Complies with A3 – Sports and Recreation is a permitted use class in the zone.	



Recreation Zone Character

Objective To ensure that discretionary uses are of an appropriate scale and type for the zone, and to support the local area objectives, if any.	
Acceptable Solutions	Performance Criteria
A1 Commercial vehicles for discretionary uses must be parked within the boundary of the property in locations that are not visible from the road or public land.	P1 No performance criteria.
A2 Goods or materials storage for discretionary uses must not be outside in locations visible from adjacent properties, the road or public land.	P2 Storage of materials or equipment is consistent with the local area objectives for visual character, if any.
A1 – not applicable A2 – not applicable. The use is permitted.	

Development Standards

Building Design and Siting

Objective To ensure that the design and siting of buildings: <ul style="list-style-type: none"> a) conserves the recreation character of the area: and b) minimise disturbance to adjoining uses. 	
Acceptable Solutions	Performance Criteria
A1 Building height must not exceed 7m.	P1 Building height must: <ul style="list-style-type: none"> a) not be a dominant feature in the streetscape or landscape when viewed from a road; and b) protect the amenity of adjoining dwellings from unreasonable impacts of overshadowing and overlooking.
A2 Buildings must be set back 10m from all boundaries.	P2 Building setbacks must: <ul style="list-style-type: none"> a) protect the amenity of adjoining dwellings from unreasonable impacts of overshadowing and overlooking; and b) conserve the recreation values of the area, having regard to existing uses and developments on the site and in the area.
<p>Complies with A1 – the chain mesh fencing has a maximum height of 3.6 metres.</p> <p>Complies with P2. The nets are setback 8.5 metres from the Cambock Lane boundary. The siting of the nets will not impact adjoining residential amenity by overshadowing or overlooking. The nets are setback the required 10 metres from the property at number 4 Cambock Lane.</p> <p>There is an existing screening hedge along the length of the Cambock Lane boundary which means the nets are largely screened from view from Cambock Lane.</p>	



Landscaping

Objective	
To ensure that the recreation values of the site are retained in a manner that contributes to the broader landscape of the area.	
Acceptable Solutions	Performance Criteria
A1 If for permitted or no permit required uses.	<p>P1 Applications must demonstrate how the recreation and landscape values of the site and area will be managed by a landscape and site management plan that sets out:</p> <ul style="list-style-type: none"> a) any retaining walls; and b) retention of any existing native vegetation where it is feasible to do so or required to be retained by another provision of this scheme; and c) the locations of any proposed buildings, driveways, car parking, storage areas, signage and utility services; and d) any fencing; and e) vegetation plantings to be used and where; and f) any pedestrian movement paths; and g) ongoing treatment of the balance of the lot, if any, including maintenance of plantings, weed management and soil and water management.
Complies with A1 – Sport and Recreation is in the permitted use class	

CODES		
E1.0	BUSHFIRE PRONE AREAS CODE	N/a
E2.0	POTENTIALLY CONTAMINATED LAND	N/a
E3.0	LANDSLIP CODE	N/a
E4.0	ROAD AND RAILWAY ASSETS CODE	N/a
E5.0	FLOOD PRONE AREAS CODE	N/a
E6.0	CAR PARKING AND SUSTAINABLE TRANSPORT CODE	Complies – See code assessment below.
E7.0	SCENIC MANAGEMENT CODE	Complies – See code assessment below.
E8.0	BIODIVERSITY CODE	N/a
E9.0	WATER QUALITY CODE	N/a
E10.0	RECREATION AND OPEN SPACE CODE	N/a
E11.0	ENVIRONMENTAL IMPACTS & ATTENUATION CODE	N/a
E12.0	AIRPORTS IMPACT MANAGEMENT CODE	N/a
E13.0	LOCAL HISTORIC HERITAGE CODE	Complies – See code assessment below.



E14.0 COASTAL CODE	N/a
E15.0 SIGNS CODE	N/a

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
<p>A1 The number of car parking spaces must not be less than the requirements of:</p> <p>a) Table E6.1; or</p> <p>b) a parking precinct plan contained in Table E6.6: Precinct Parking Plans (except for dwellings in the General Residential Zone).</p>	<p>P1 The number of car parking spaces provided must have regard to:</p> <p>a) the provisions of any relevant location specific 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>

Complies with A1. Table E6.1 requires provision of 1 space per 5 spectator places for a sportsground. The construction of the nets does not increase the capacity for spectators of the ground and therefore no additional car parking is required to be provided.

E6.6.3 Taxi Drop-off and Pickup

Objective: To ensure that taxis can adequately access developments.

Acceptable Solutions	Performance Criteria
<p>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).</p>	<p>P1 No performance criteria.</p>

Not applicable. No new parking spaces are required.

E6.6.4 Motorbike Parking Provisions

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

Acceptable Solutions	Performance Criteria
<p>A1 One motorbike parking space must be provided for each 20 car spaces required by Table E6.1 or part thereof.</p>	<p>P1 No performance criteria.</p>

Not applicable. No new parking spaces are required.



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:	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.
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.		
Not applicable			

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 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	P1	The location of car parking and manoeuvring spaces must not be detrimental to the streetscape or the amenity of the surrounding areas, having regard to:
		a)	the layout of the site and the location of existing buildings; and
		b)	views into the site from the road and adjoining public spaces; and
A1.2	Within the General residential zone, provision for turning must not be located within the front setback for residential buildings or multiple dwellings.	c)	the ability to access the site and the rear of buildings; and
		d)	the layout of car parking in the vicinity; and
		e)	the level of landscaping proposed for the car parking.
Not applicable. No new parking spaces are required.			
A2.1	Car parking and manoeuvring space must:	P2	Car parking and manoeuvring space must:
a)	have a gradient of 10% or less; and	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
b)	where providing for more than 4 cars, provide for vehicles to enter and exit the site in a forward direction; and	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.
c)	have a width of vehicular access no less than prescribed in Table E6.2 and Table E6.3, and		
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> .		
Not applicable. No new parking spaces are required.			

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	
A1	Car parking areas with greater than 20 parking spaces must be:	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:
a)	secured and lit so that unauthorised persons cannot enter or;	a)	levels of activity within the vicinity; and



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.
Not applicable. No new parking spaces are required.	

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.
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.
Not applicable. No new parking spaces are required.	

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.
Not applicable.	

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
A1.1 Bicycle parking spaces for customers and visitors must: <ul style="list-style-type: none"> a) be accessible from a road, footpath or cycle track; and b) include a rail or hoop to lock a bicycle to that meets <i>Australian Standard AS 2890.3 1993</i>; and c) be located within 50m of and visible or signposted from the entrance to the activity they serve; and 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 	P1 Bicycle parking spaces must be safe, secure, convenient and located where they will encourage use.
A1.2 Parking space for residents' and employees' bicycles must be under cover and capable of being secured by lock or bicycle lock.	



<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>Complies with A1 and A2 not applicable. In accordance with Table E6.1 bicycle parking spaces are based on spectator capacity. The replacement of existing cricket nets at a different location at the site does not alter the spectator capacity and therefore no new bicycle parking facilities are required to be provided.</p>	

E6.8.5 Pedestrian Walkways

Objective: To ensure pedestrian safety is considered in development	
Acceptable Solution	Performance Criteria
A1 Pedestrian access must be provided for in accordance with Table E6.5.	P1 Safe pedestrian access must be provided within car park and between the entrances to buildings and the road.
Not applicable. No new parking spaces are required.	

ASSESSMENT AGAINST E7.0 SCENIC MANAGEMENT CODE

E7.6.2 Local Scenic Management Areas

<p>Objective</p> <p>a) To site and design buildings, works and associated access strips to be unobtrusive to the skyline and hillsides and complement the character of the local scenic management area; and</p> <p>b) To ensure subdivision and the subsequent development of land does not compromise the scenic management objectives of the local scenic management area.</p>	
Acceptable Solutions	Performance Criteria
A1 No acceptable solution.	<p>P1 Development (not including subdivision) must have regard to the:</p> <p>a) character statement and scenic management objectives of the particular area set out in Table E7.1 – local scenic management areas; and</p> <p>b) impact on skylines, ridgelines and prominent locations; and</p> <p>c) retention or establishment of vegetation to provide screening in combination with other requirements for hazard management; and</p> <p>d) design or treatment of development including:</p> <p>i) the bulk and form of buildings including materials and finishes; and</p> <p>ii) earthworks for cut or fill; and</p> <p>iii) complementing the physical (built or natural) characteristics of the site or area.</p>
<p>Complies with P1. The site is within the Evandale Scenic Management Area which aims to protect pastoral views across river flood plains and grazing land visible along important tourism routes. The removal of three small trees and construction of a 3.6m high mesh structure forming the cricket nets will not impact on the attainment of those objectives. The works will not be visible on a skyline or ridgeline and will largely be concealed from Cambock Lane by screening hedges along the road boundary. The significant setback to the Barclay Street boundary means it will not be a prominent feature and in any case is representative of a structure typical in a town's main sporting complex.</p>	
A2 No acceptable solution.	P2 Subdivision must be consistent with the scenic management objectives of the particular area set out in Table E7.1 – local scenic management areas, having regard to:



	<p>a) the local scenic management area – character statement; and</p> <p>b) site size; and</p> <p>c) density of subsequent development; and</p> <p>d) the clearance or retention of vegetation in combination with requirements for hazard management; and</p> <p>e) the extent of works required for roads and to gain access to sites including cut and fill; and</p> <p>f) the physical characteristics of the site and locality; and</p> <p>g) any plan over the land through an agreement under S71 of the Act.</p>
Not applicable.	

Table E7.1 – Local Scenic Management Areas

<p>Local Scenic Management Areas are typically found in the northern and western areas of the Municipality – On elevated bushland areas in the vicinity of Mount Arnon, Gibbet Hill, the ridges west of the Midland Highway between Devon Hills and Launceston, and Devon Hills west of Translink, In the vicinity of important tourism routes north and south of Evandale village, and on the slopes of the Western Tiers west of Blackwood Creek and extending southward past Poatina to Lake River Road</p> <p>1 Mt Arnon</p> <p>2 Gibbet Hill</p> <p>3 Devon Hills</p> <p>4 Evandale</p> <p>5 Great Western Tiers</p> <p>6 O'Connor's Peak</p> <p>7 O'Connor's Sugarloaf</p>	
<p>Character Statement –</p> <p>Areas 1,5,6,7 – undeveloped tree covered skylines and bushland cover on elevated slopes with high habitat values, visible along important tourism routes and other through roads</p> <p>Areas 2,3 – low density settlement areas with remnant tree cover on skylines visible along important tourism routes</p> <p>Area 4 – pastoral views across river flood plains and grazing land visible along important tourism routes</p>	
<p>Scenic Management Objectives –</p> <p>Areas 1,5,6,7 – retention of natural tree cover on skylines and existing bushland cover on elevated slopes and of pastoral views across river flood plains</p> <p>Areas 2,3 – retain remnant tree cover on skylines and limit further development to low density and low impact</p> <p>Area 4 – protect pastoral views across grazing land and river flood plains wherever visible along tourism routes or through roads from unsympathetic development</p>	
<p>Scenic Management Criteria – development of land does not:</p> <p>intrude onto skylines or river flood plains, or</p> <p>change the landscape character of elevated areas, pastoral scenes or river flood plain views as seen from tourist corridors or through roads</p>	
Local Criteria:	Measurement or qualifier:
None	Visible from a tourist route or through road

Assessment against E13.0 (Local Historic Heritage Code)

E13.1 Purpose

E13.1.1 The purpose of this provision is to:

- protect and enhance the historic cultural heritage significance of local heritage places and heritage precincts; and
- encourage and facilitate the continued use of these items for beneficial purposes; and
- discourage the deterioration, demolition or removal of buildings and items of assessed heritage significance; and
- ensure that new use and development is undertaken in a manner that is sympathetic to, and does not detract from, the cultural significance of the land, buildings and items and their settings; and



- e) *conserve specifically identified heritage places by allowing a use that otherwise may be prohibited if this will demonstratively assist in conserving that place*

E13.2 Application of the Code

E13.2.1 *This code applies to use or development of land that is:*

- a) *within a Heritage Precinct;*
- b) *a local heritage place;*
- c) *a place of identified archaeological significance.*

E13.3 Use or Development Exempt from this Code

E13.3.1 *The following use or development is exempt from this code:*

- a) *works required to comply with an Emergency Order issued under Section 162 of the Building Act 2000;*
- b) *electricity, optic fibre and telecommunication cables and gas lines to individual buildings;*
- c) *internal alterations to buildings if the interior is not included in the historic heritage significance of the place or precinct;*
- d) *maintenance and repairs that do not involve removal, replacement or concealment of any external building fabric;*
- e) *repainting of an exterior surface that has been previously painted, in a colour similar to that existing;*
- f) *the planting, clearing or modification of vegetation for safety reasons where the work is required for the removal of dead, or treatment of disease, or required to remove unacceptable risk to the public or private safety, or where vegetation is causing or threatening to cause damage to a building or structure; and*
- g) *the maintenance of gardens, unless there is a specific listing for the garden in Table E13.1 or Table E13.2.*

Comment: The subject site is within a Heritage Precinct. The subject place is heritage listed.

E13.5 USE STANDARDS

E13.5.1 Alternative Use of heritage buildings

Objective: To ensure that the use of heritage buildings provides for their conservation.

Acceptable Solutions	Performance Criteria
A1 No acceptable solution.	<p>P1 Notwithstanding Clause 8.9, a permit may be granted for any use of a locally listed heritage place where:</p> <ul style="list-style-type: none"> a) <i>it can be demonstrated that the proposed use will not adversely impact on the significance of a heritage place; and</i> b) <i>the amenity impacts of both the proposed use on the surrounding areas and from the surrounding area on the proposed use are considered acceptable; and</i> c) <i>a report by heritage professional states that it is necessary for conservation purposes or the continued maintenance of the building or where there is an overriding public benefit.</i>

Comment: N/a

E13.6 DEVELOPMENT STANDARDS

E13.6.1 Demolition

Objective: To ensure that the demolition or removal of buildings and structures does not impact on the historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.

Acceptable Solutions	Performance Criteria
A1 Removal of non-original cladding to expose original cladding.	<p>P1.1 Existing buildings, parts of buildings and structures must be retained except:</p> <ul style="list-style-type: none"> a) <i>where the physical condition of place makes restoration inconsistent with maintaining the cultural significance of a place in the long term; or</i> b) <i>the demolition is necessary to secure the long-term future of a building or structure through renovation, reconstruction or rebuilding; or</i> c) <i>there are overriding environmental, economic considerations in terms of the building or practical considerations for its removal, either wholly or in part; or</i> d) <i>the building is identified as non-contributory within a precinct identified in Table E13.1: Heritage Precincts, if any; and</i> <p>P1.2 <i>Demolition must not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.</i></p>

Comment: Satisfies the performance criteria.



E13.6.2 Subdivision and development density

Objective: To ensure that subdivision and development density does not impact on the historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.

Acceptable Solutions	Performance Criteria
A1 No acceptable solution.	<p>P1 Subdivision must:</p> <ul style="list-style-type: none"> a) be consistent with and reflect the historic development pattern of the precinct or area; and b) not facilitate buildings or a building pattern unsympathetic to the character or layout of buildings and lots in the area; and c) not result in the separation of building or structures from their original context where this leads to a loss of historic heritage significance; and d) not require the removal of vegetation, significant trees of garden settings where this is assessed as detrimental to conserving the historic heritage significance of a place or heritage precinct; and e) not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.

Comment: N/a

E13.6.3 Site Cover

Objective: To ensure that site coverage is consistent with historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts, if any.

Acceptable Solutions	Performance Criteria
A1 Site coverage must be in accordance with the acceptable development criterion for site coverage within a precinct identified in Table E13.1: Heritage Precincts, if any.	<p>P1 The site coverage must:</p> <ul style="list-style-type: none"> a) be appropriate to maintaining the character and appearance of the building or place, and the appearance of adjacent buildings and the area; and b) not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.

Comment: Satisfies the performance criteria.

E13.6.4 Height and Bulk of Buildings

Objective: To ensure that the height and bulk of buildings are consistent with historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.

Acceptable Solutions	Performance Criteria
A1 New building must be in accordance with the acceptable development criteria for heights of buildings or structures within a precinct identified in Table E13.1: Heritage Precincts, if any.	<p>P1.1 The height and bulk of any proposed buildings must not adversely affect the importance, character and appearance of the building or place, and the appearance of adjacent buildings; and</p> <p>P1.2 Extensions proposed to the front or sides of an existing building must not detract from the historic heritage significance of the building; and</p> <p>P1.3 The height and bulk of any proposed buildings must not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.</p>

Comment: N/a

E13.6.5 Fences

Objective: To ensure that fences are designed to be sympathetic to, and not detract from the historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.

Acceptable Solutions	Performance Criteria
A1 New fences must be in accordance with the acceptable development criteria for fence type and materials within a precinct identified in Table E13.1: Heritage Precincts, if any.	<p>P1 New fences must:</p> <ul style="list-style-type: none"> a) be designed to be complementary to the architectural style of the dominant buildings on the site or b) be consistent with the dominant fencing style in the heritage precinct; and c) not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.

Comment: Satisfies the performance criteria.



E13.6.6 Roof Form and Materials

Objective: To ensure that roof form and materials are designed to be sympathetic to, and not detract from the historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.

Acceptable Solutions	Performance Criteria
A1 Roof form and materials must be in accordance with the acceptable development criteria for roof form and materials within a precinct identified in Table E13.1: Heritage Precincts, if any.	P1 Roof form and materials for new buildings and structures must: a) be sympathetic to the historic heritage significance, design and period of construction of the dominant existing buildings on the site; and b) not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.
<u>Comment:</u> N/a	

E13.6.7 Wall materials

Objective: To ensure that wall materials are designed to be sympathetic to, and not detract from the historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.

Acceptable Solutions	Performance Criteria
A1 Wall materials must be in accordance with the acceptable development criteria for wall materials within a precinct identified in Table E13.1: Heritage Precincts, if any.	P1 Wall material for new buildings and structures must: a) be complementary to wall materials of the dominant buildings on the site or in the precinct; and b) not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.
<u>Comment:</u> N/a	

E13.6.8 Siting of Buildings and Structures

Objective: To ensure that the siting of buildings, does not detract from the historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.

Acceptable Solutions	Performance Criteria
A1 New buildings and structures must be in accordance with the acceptable development criteria for setbacks of buildings and structures to the road within a precinct identified in Table E13.1: Heritage Precincts, if any.	P1 The front setback for new buildings or structure must: a) be consistent with the setback of surrounding buildings; and b) be set at a distance that does not detract from the historic heritage significance of the place; and c) not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.
<u>Comment:</u> Satisfies the performance criteria.	

E13.6.9 Outbuildings and Structures

Objective: To ensure that the siting of outbuildings and structures does not detract from the historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.

Acceptable Solutions	Performance Criteria
A1 Outbuildings and structures must be: a) set back an equal or greater distance from the principal frontage than the principal buildings on the site; and b) in accordance with the acceptable development criteria for roof form, wall material and site coverage within a precinct identified in Table E13.1: Heritage Precincts, if any.	P1 New outbuildings and structures must be designed and located; a) to be subservient to the primary buildings on the site; and b) to not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.
<u>Comment:</u> Satisfies the performance criteria.	

E13.6.10 Access Strips and Parking

Objective: To ensure that access and parking does not detract from the historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.

Acceptable Solutions	Performance Criteria
-----------------------------	-----------------------------



<p>A1 Car parking areas for non-residential purposes must be:</p> <p>a) located behind the primary buildings on the site; or</p> <p>b) in accordance with the acceptable development criteria for access and parking as within a precinct identified in Table 1: Heritage Precincts, if any.</p>	<p>P1 Car parking areas for non-residential purposes must not:</p> <p>a) result in the loss of building fabric or the removal of gardens or vegetated areas where this would be detrimental to the setting of a building or its historic heritage significance; and</p> <p>b) detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.</p>
<p>Comment: N/a</p>	

E13.6.11 Places of Archaeological Significance

Objective: To ensure that places identified in Table E13.3 as having archaeological significance are appropriately managed.

Acceptable Solutions	Performance Criteria
<p>A1 No acceptable solution.</p>	<p>P1 For works impacting on places listed in Table E13.3:</p> <p>a) it must be demonstrated that all identified archaeological remains will be identified, recorded and conserved; and</p> <p>b) details of survey, sampling and recording techniques technique be provided; and</p> <p>c) that places of identified historic heritage significance will not be destroyed unless there is no prudent and feasible alternative.</p>
<p>Comment: N/a</p>	

E13.6.12 Tree and Vegetation Removal

Objective: To ensure that the removal, destruction or lopping of trees or the removal of vegetation does not detract from the historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.

Acceptable Solutions	Performance Criteria
<p>A1 No acceptable solution.</p>	<p>P1 The removal of vegetation must not:</p> <p>a) unreasonably impact on the historic cultural significance of the place; and</p> <p>b) detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.</p>
<p>Comment: Satisfies the performance criteria.</p>	

E13.6.13 Signage

Objective: To ensure that signage is appropriate to conserve the historic heritage significance of local heritage places and precincts.

Acceptable Solutions	Performance Criteria
<p>A1 Must be a sign identifying the number, use, heritage significance, name or occupation of the owners of the property not greater than 0.2m².</p>	<p>P1 New signs must be of a size and location to ensure that:</p> <p>a) period details, windows, doors and other architectural details are not covered or removed; and</p> <p>b) heritage fabric is not removed or destroyed through attaching signage; and</p> <p>c) the signage does not detract from the setting of a heritage place or does not unreasonably impact on the view of the place from public viewpoints; and</p> <p>d) signage does not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.</p>
<p>Comment: N/a</p>	

E13.6.14 Maintenance and Repair

Objective

To ensure that maintenance and repair of buildings is undertaken to be sympathetic to, and not detract from the [historic cultural heritage significance](#) of local heritage places and precincts.

Acceptable Solution

New materials and finishes used in the maintenance and repair of buildings match the materials and finishes that are being replaced.

Comment: N/a



Table E13.1: Local Heritage Precincts

For the purpose of this table, Heritage Precincts refers to those areas listed, and shown on the Planning Scheme maps as Heritage Precincts.

Existing Character Statement - Description and Significance	
EVANDALE HERITAGE PRECINCT CHARACTER STATEMENT	
<p>The Evandale Heritage Precinct is unique because it is the core of an intact nineteenth century townscape, with its rich and significant built fabric and village atmosphere. Its historic charm, tree lined streets and quiet rural setting all contribute to its unique character. Its traditional buildings are an impressive mix of nineteenth and early twentieth century architectural styles while its prominent elements are its significant trees, the Water Tower and the Church spires. The original street pattern is an important setting for the Precinct, with views along traditional streetscapes, creating an historic village atmosphere that is still largely intact. Period residential buildings, significant trees, picket fences, hedgerows and cottage gardens are all complementary, contributing to the ambience of a nineteenth century village. The main roads into and out of Evandale create elevated views to the surrounding countryside which give context to the town and the Precinct, and contribute to its character. The quiet village feel of the town is complemented by a mix of businesses meeting local needs, tourism and historic interpretation. Evandale's heritage ambience has been acknowledged, embraced and built on by many of those who live in or visit the village.</p>	
Management Objectives	
<p>To ensure that new buildings, additions to existing buildings, and other developments which are within the Heritage Precincts do not adversely impact on the heritage qualities of the streetscape, but contribute positively to the Precinct.</p> <p>To ensure developments within street reservations in the towns and villages having Heritage Precincts do not to adversely impact on the character of the streetscape but contribute positively to the Heritage Precincts in each settlement.</p>	
<p><u>Comment:</u> The proposal is consistent with the Heritage Precinct Character Statement and satisfies the Management Objectives.</p>	

Assessment against F2.0 (Heritage Precincts Specific Area Plan)

F2.1	Purpose of Specific Area Plan
F2.1.1	In addition to, and consistent with, the purpose of E13.0 Local Historic Heritage Code, the purpose of this Specific Area Plan is to ensure that development makes a positive contribution to the streetscape within the Heritage Precincts.
F2.2	Application of Specific Area Plan
F2.2.1	This Specific Area Plan applies to those areas of land designated as Heritage Precincts on the Planning Scheme maps.
F2.2.2	The following development is exempt from this Specific Area Plan:
a)	works required to comply with an Emergency Order issued under section 162 of the Building Act 2000;
b)	electricity, optic fibre and telecommunications cables, and water, sewerage, drainage connections and gas lines to individual buildings;
c)	maintenance and repairs that do not involve removal, replacement or concealment of any external building fabric;
d)	repainting of an exterior surface that has been previously painted, in a colour similar to that existing;
e)	the planting, clearing or modification of vegetation for safety reasons where the work is required for the removal of dead wood, or treatment of disease, or required to remove unacceptable risk to the public or private safety, or where vegetation is causing or threatening to cause damage to a building or structure; and
f)	the maintenance of gardens, unless there is a specific listing for the garden in Table E13.1 or Table E13.2.
F2.3	Definitions
F2.3.1	Streetscape
	For the purpose of this specific area plan 'streetscape' refers to the street reservation and all design elements within it, and that area of a private property from the street reservation; including the whole of the frontage, front setback, building façade, porch or verandah, roof form, and side fences; and includes the front elevation of a garage, carport or outbuilding visible from the street (refer Figure F2.1 and F2.2).
F2.3.2	Heritage-Listed Building
	For the purpose of this Plan 'heritage-listed building' refers to a building listed in Table F2.1 or listed on the Tasmanian Heritage Register.
F2.4	Requirements for Design Statement
F2.4.1	In addition to the requirements of clause 8.1.3, a design statement is required in support of the application for any new building, extension, alteration or addition, to ensure that development achieves consistency with the existing streetscape and common built forms that create the character of the streetscape.



F2.4.2 *The design statement must identify and describe, as relevant to the application, setbacks, orientation, scale, roof forms, plan form, verandah styles, conservatories, architectural details, entrances and doors, windows, roof covering, roof plumbing, external wall materials, paint colours, outbuildings, fences and gates within the streetscape. The elements described must be shown to be the basis for the design of any new development.*

F2.4.3 *The design statement must address the subject site and the two properties on both sides, the property opposite the subject site and the two properties both sides of that.*

Comment: Although the subject site is within the Heritage Precincts Specific Area Plan, the proposal will not have an effect on the streetscape.

SPECIFIC AREA PLANS	
F1.0 Translink Specific Area Plan	N/a
F2.0 Heritage Precincts Specific Area Plan	Complies – See Heritage Adviser's comments on Specific Area Plan above.

SPECIAL PROVISIONS	
9.1 Changes to an Existing Non-conforming Use	N/a
9.2 Development for Existing Discretionary Uses	N/a
9.3 Adjustment of a Boundary	N/a
9.4 Demolition	N/a
9.5 Change of Use of a Place listed on the Tasmanian Heritage Register or a heritage place	N/a
9.6 Change of Use	N/a
9.7 Access and Provision of Infrastructure Across Land in Another Zone	N/a
9.8 Buildings Projecting onto Land in a Different Zone	N/a
9.9 Port and Shipping in Proclaimed Wharf Areas	N/a

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
<i>Strategic Plan 2017-2027</i> <i>Statutory Planning</i>

5 FINANCIAL IMPLICATIONS TO COUNCIL

Not applicable to this application.

6 OPTIONS

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



7 DISCUSSION

Discretion to refuse the application is limited to relevant standards under the Local Historic Heritage Code, Heritage Precincts Specific Area Plan, Scenic Management Code and the setback to Cambock Lane. Council's Heritage Advisor has assessed the application against the provisions of the Code and concluded it complies. The 1.5m reduction in setback to Cambock Lane will not impact residential amenity nor will the structure be visually prominent from Cambock Lane given the screening hedge along the boundary.

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 [15.4.1 - 12 pages]
2. Referrals [15.4.2 - 14 pages]
3. Representations [15.4.3 - 6 pages]

RECOMMENDATION

That land at Morven Park, 1-3 Barclay St & 2A Cambock Lane, Evandale be approved to be developed and used for Cricket Nets, landscaping including vegetation removal, and demolition of existing cricket nets (vary setback, Scenic Management Area, Heritage Precinct, Heritage Listed Place) in accordance with application PLN-21-0215, and subject to the following conditions:

1 Layout not altered

The use and development shall be in accordance with the endorsed plans numbered

- Locality Plan, Dated 13/08/2021
- Set Out Plan, Dated 13/08/2021
- Tree removal plan Dated 13/08/2021
- Tree Planting plan Dated 13/08/2021
- Elevations Dated 13/08/2021

2 Additional Landscaping Required

The area of the site which contains the existing cricket nets to be removed must either be sown with grass or landscaped with trees and garden beds once the nets have been removed.

MINUTE NO. 21/417

DECISION

Deputy Mayor Goss /Cr Lambert

That land at Morven Park, 1-3 Barclay St & 2A Cambock Lane, Evandale be approved to be developed and used for Cricket Nets, landscaping including vegetation removal, and demolition of existing cricket nets (vary setback, Scenic Management Area, Heritage Precinct, Heritage Listed Place) in accordance with application PLN-21-0215, and subject to the following conditions:

1 Layout not altered

The use and development shall be in accordance with the endorsed plans numbered

- Locality Plan, Dated 13/08/2021
- Set Out Plan, Dated 13/08/2021
- Tree removal plan Dated 13/08/2021
- Tree Planting plan Dated 13/08/2021
- Elevations Dated 13/08/2021

2 Additional Landscaping Required

The area of the site which contains the existing cricket nets to be removed must either be sown with grass or landscaped with trees and garden beds once the nets have been removed.

Carried Unanimously



15.5 PLN21-0217: 53 WELLINGTON STREET, LONGFORD

File: PLN21-0217, 113600.2
Responsible Officer: Des Jennings, General Manager
Report prepared by: Choe Lyne, Planning Consultant

1 INTRODUCTION

This report assesses an application to construct alterations and additions to Longford Memorial Hall, 53 Wellington Street, Longford and upgraded BBQ Facilities and new amenities (Heritage Listed Place, Heritage Precinct, vary setbacks and car parking).

2 BACKGROUND

Applicant:
Loop Architecture
Zone:
Open Space zone

Owner:
Northern Midlands Council
Codes:
Road and Railways Assets Code
Local Historic Heritage Code
Heritage Precincts Specific Area Code

Classification under the Scheme:
Passive Recreation and Community Meeting and Entertainment

Existing Use:
Passive Recreation and Community Meeting and Entertainment

Deemed Approval Date:
22 October 2021

Recommendation:
Approve

Discretionary Aspects of the Application:

- Setbacks to Lyttleton and Archer Streets,
- Car parking numbers
- Heritage impacts

Planning Instrument:

Northern Midlands Interim Planning Scheme 2013, Version 35, Effective from 26 April 2021.

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

The proposal constitutes three components as follows:

1. Alterations and Extensions to Memorial Hall

- Internal demolition works.
- Construction of a new annex addition on the northern façade.
- An extension to the western and southern facades including reception area, foyer, meeting rooms, office, amenities blocks (one accessible internal to the building and one external, kitchen and signage).
- The additions will not increase the overall height of the hall but will reduce the setback to the southern boundary to approximately 3.7m.

2. Upgrade BBQ Shelter

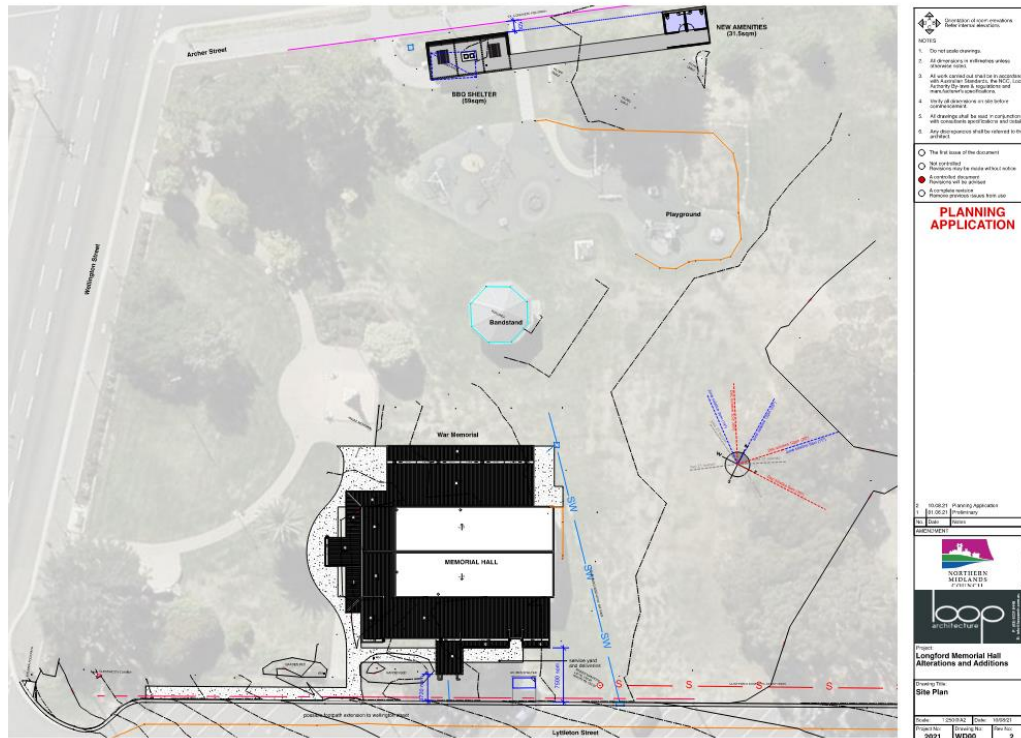
- Upgrades to the existing BBQ shelter adjacent to Archer Street. The shelter will have a height of approximately 4.6 metres and be constructed of modwood cladding and a colorbond roof.

3. Construction of new Amenities Block

- Construction of a new 6.1 x 5.2 m amenities block situated 1.5m from the Archer Street boundary.
- Construction materials to include vertical timber screening, block pavers and colorbond roofing.



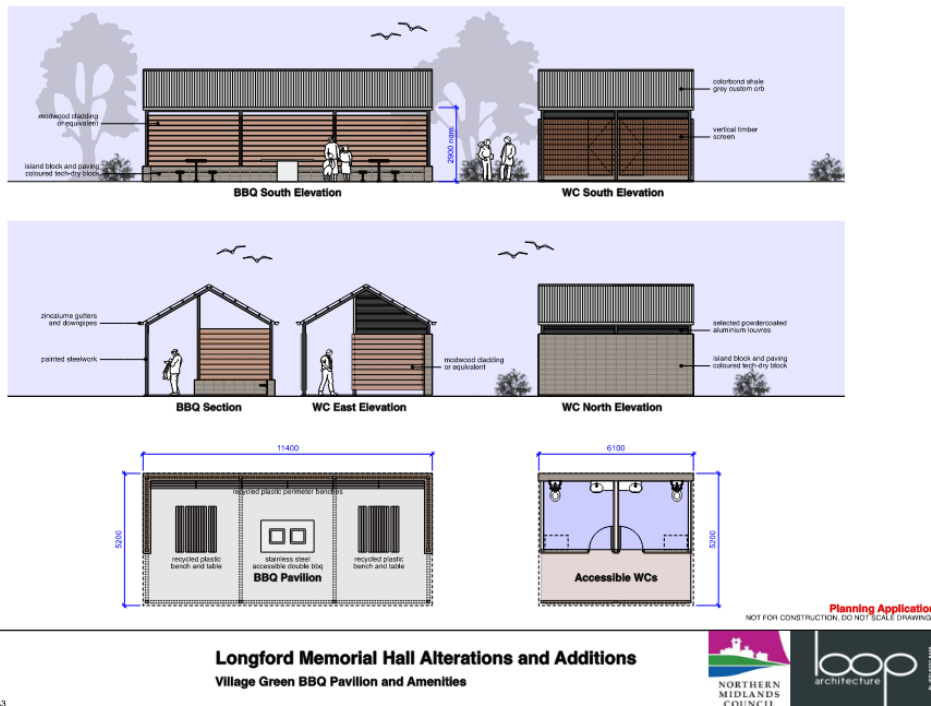
Site Plan



Elevations

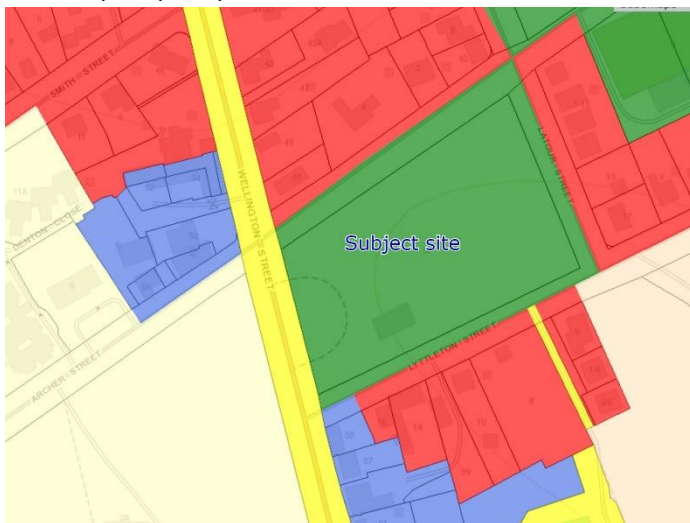
Revised
02/09/2021





4.2 Zone and Land Use

Zone Map – Open Space



The land is zoned Open Space, and is within the Heritage Precinct.

Passive recreation is a no permit required use class in the zone. Community meeting and entertainment is a discretionary use. However, in accordance with clause 9.2 of the Interim Scheme, where works are associated with existing approved discretionary uses, the use is treated as permitted.

4.3 Subject Site and Locality

The author of this report carried out a site visit on Friday 1st October 2021.

Aerial photograph of area



Photographs of subject site



Existing BBQ Shelter to be upgraded



View of northern side of Memorial Hall





View of eastern side of Memorial Hall



View of western side of hall



4.4 Permit/Site History

Relevant permit history includes:

- P16-087 Playground Stage 1
- P16-216 Replacement Light Poles
- P17-093 Playground Stage 2
- P18-153 Interpretation Sign – Flooding
- PLN18-0226 Playground Stage 3

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 6 representations were received.

- Ken Richards, 4 Archer Street, Longford
- Jane Hanssen, 10 Latour Street, Longford
- Joy Byrne, 2 Archer Street, Longford
- Robert Henley, 1 William Street Longford
- Robert and Annette Aldersea, 14 Lyttleton Street, Longford
- John Izzard, 44 Wellington Street, Longford

Map showing location of representors properties in relation to subject site





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

Issue 1

- The representation contained a series of questions around the need and siting of the amenities block.

Planner's comment:

The matters are not relevant for consideration under the provisions of the planning scheme.

Issue 2

- The siting of the amenities block adjacent to Archer Street will impact the open green area and heritage outlook of the village green. Suggests that the buildings should be grouped together.

Planner's comment:

The additional amenities block came about following community consultation and a request from the Longford District Forum to provide for an amenities block near to the playground equipment to enable parents supervising multiple children at the park to maintain some supervision over children going to the toilet and playing on the equipment. The siting of the amenities block was a combination of this request coupled with a need to locate it near to a sewer line.

It is considered that the siting of the amenities block which has a footprint of 31m² located in a park with an area of approximately 1.5 ha will not impact on the open green nature of the village green and it meets the Performance Criteria P2 of Clause 19.4.1 in respect of boundary setbacks. The 1.5 m setback to the Archer Street boundary of the amenities block will not result in overlooking or overshadowing.

Issue 3

- The Memorial Hall additions do not comply with F2.5.1 Setbacks and Siting because the addition to the front of the hall will alter the setback. The Planning Scheme clearly states that the predominant setback must be maintained. The reduced setback will reduce the visual significance of the Cenotaph.

Planner's comment:

Whilst the Acceptable Solution requires the predominant front setback to be maintained, the Performance Criteria allows an alternative to be considered. As outlined in the assessment against F2.5.1 in this report, Council's Heritage Adviser states that the setback meets P1.

Issue 4

- The scale of the Hall additions does not meet Clause F2.5.3 Scale. The scale of the additions seems to be greater than 50% allowed in the Planning scheme.

Planner's comment:

The 50% figure referred to above appears in A3 which relates only to dwellings. As outlined in the assessment against F2.5.3 in this report, Council's Heritage Adviser states that the Acceptable Solution is met as follows:

The hall additions are proportional to the size of the site and will allow the existing hall form and scale to remain the dominant form on the site.

Issue 5

- The Hall additions do not meet Clause F2.5.5 as the alterations and additions do not allow the original building to remain visually dominant when viewed from public spaces.

Planner's comment:

The existing hall form will remain the dominant form of the building. The additions respect the existing plan form shape and scale of the existing structure.

Issue 6

- Repositioning of the front doors does not satisfy Clause F2.5.7

Planner's comment:

The proposed design reorientates the main entrance to face Lyttleton street which provides a better connection with the street than the existing entrance.



Issue 7

- The plans of the proposed Hall do not ensure that the architectural details of the Hall are respected and therefore do not comply with F2.5.12 Architectural Details. The proposal sees the original Hall structure eradicated with only the flagpole, upper section of the front parapet and back wall remaining visible.

Planner's comment:

As per Council's Heritage Adviser's assessment; *'the new works will have an acceptable architectural style compatible with the architectural style of the existing building.'*

Issue 8

- The alterations and additions to the Hall will leave the original building as a dark space with no natural light.

Planner's comment:

This is not a matter considered under the Planning Scheme and in any case represents an opinion of the representor.

Issue 9

- There is little information in the material regarding the toilet block.

Planner's comment:

The advertised plans showed the dimensions, construction materials and layout of the toilet block which satisfies the requirements of Clause 8.2.1 of the Scheme – application requirements.

Issue 10

- There is reference in the application about variation to car parking but not enough information.

Planner's comment:

As there is no onsite parking within the Village Green title nor is their proposed to be, the application has been assessed against P1 of Clause 6.6.1 Car Parking Numbers. Refer to the assessment in this report.

Issue 11

- The proposed additions and alterations do not meet the Planning Scheme objective (Clause F2.5.6) 'to ensure wall materials used are compatible with streetscape.'

Planner's comment:

The proposed external lining for the extension to the Memorial Hall meets P2 of F2.5.6 as the new external lining is sympathetic with the existing external walls, and are considered acceptable for the architectural building style.

Issue 12

- The proposed alterations and relocation of the entrance door and materials of the windows to the Memorial Hall extension do not meet A1.1 or P1 of F2.5.7. Steel doors powdercoated in Steel Pearl and Silver Kinetic Pearl are not compatible with the criteria.

Planner's comment:

It is assessed that the proposal meets P1 of F2.5.7. The proposed design reorientates the main entrance to face Lyttleton Street which provides a better connection with the street than the existing entrance.

Issue 13

- Insufficient detail has been provided regarding wall cladding colours. The colours chosen do not meet P1 of Clause F2.5.16 as they are modern colours.

Planner's comment:

As per the information provided by the project architects, the finishes will consist of a palette of muted earthy tones inspired by existing examples of rendered masonry, earthy red brickwork and daker greys utilised in nearby building stock.

Issue 14

- Consideration should be given to raising the height of the internal ceiling of the Memorial Hall as it is understood it has been lowered in the recent past.

Planner's comment:



This is a desire expressed by the representor but not a requirement of the works to ensure compliancy with the Planning Scheme.

Issue 15

- Security concerns with the design

Planner's comment:

The concerns relate to the number of entrances to the building and isn't a matter considered by the planning scheme provisions. The number of entrances will facilitate the building being open to the Village Green and allow it to be used in various capacities.

Issue 16

- The siting of the proposed toilet block will create a blind spot to present public visibility.

Planner's comment:

The proposed toilet block has been sited on the northern side of the park as per requests that came out of community consultation to enable parents with children in the playground to have easier access to toilet facilities.

4.6 Referrals

The following referrals were required:

Council's Works Department

Summary: Council's Works & Infrastructure Department (Jonathan Galbraith) provided recommended conditions are included in the conditions of approval.

TasWater

Summary: A TasWater Submission to Planning Authority Notice was issued on 8.9.21 (TasWater Ref: TWDA 2021/01495-NMC).

Heritage Advisor

Summary: Council's Heritage Advisor, David Denman, reviewed the application on the 3rd September 2021. Mr. Denman noted that he had no objections to the proposal and his comments form the Heritage Code assessment of this report. Mr. Denman recommends that consideration be given to adjusting the detail of the horizontal external cladding facing Lyttleton Street to have a vertical style similar to the southwest elevation. The reason for this is to provide a more sympathetic interface with the historic buildings opposite.

Tasmanian Heritage Council

Precis: As the property is on the Register of the Tasmanian Heritage Council, the proposal was also subject to a Notice of Heritage Decision. A Notice of Heritage Decision was issued on 21/09/2021 (Ref: 09-70-18 THC) and includes a condition regarding the material used for concrete paths and paving. The Planning Permit will condition the development to be in accordance with the Notice of Heritage Decision.

4.7 Planning Scheme Assessment

- 19 Open Space Zone
 - 19.1 Zone Purpose
 - 19.1.1 Zone Purpose Statements
 - 19.1.1.1 To provide land for open space purposes including for passive recreation and natural or landscape amenity.
 - 19.1.2 Local Area Objectives
 - There are no desired local area objectives
 - 19.1.3 Desired Future Character Statements
 - There are no desired future character statements
 - 19.3 Use Standards
 - 19.3.1 Amenity



Objective	
To ensure that uses do not adversely impact upon the occupiers of adjoining and nearby uses.	
Acceptable Solutions	Performance Criteria
<p>A1 Operating hours must be between:</p> <p>a) 8.00 am and 10.00 pm where adjoining residential use; and</p> <p>b) 6.00 am and 12.00 am midnight where not adjoining residential use.</p>	<p>P1 The amenity of residential uses within the surrounding area must not be unduly impacted upon by operating hours and vehicle movements.</p>
Not applicable. The proposed works will not result in a change to current operating hours or conditions.	
<p>A2.1 The proposal must not include flood lighting where it adjoins the General residential, Low density residential, Rural living or Village zone; and</p> <p>A2.2 External security lighting must be contained within the boundaries of the site.</p>	<p>P2 External lighting must demonstrate that:</p> <p>a) floodlighting or security lights used on the site will not unreasonably impact on the amenity of adjoining land; and</p> <p>b) all direct light will be contained within the boundaries of the site.</p>
Complies with A2.1 and A2.2. No flood lighting forms part of the proposal, and all external security lighting will be contained within the boundaries of the site.	
<p>A3 If for permitted or no permit required uses.</p>	<p>P3 Discretionary uses must not cause or be likely to cause an environmental nuisance through emissions including noise, smoke, odour and dust.</p>
Complies with A3. Passive recreation is a no permit required use and in accordance with Clause 9.2, as the Community Meeting and Entertainment use is existing, it is to be assessed as having permitted status.	

19.3.2 Open Space Character

Objective	
To ensure that uses are of an appropriate scale and type for the zone, and to support the local area objectives, if any.	
Acceptable Solutions	Performance Criteria
<p>A1 The use must:</p> <p>a) be for natural and cultural values management or passive recreation; or</p> <p>b) not exceed a combined gross floor area of 250m² over the site.</p>	<p>P1.1 The size and appearance of the use must:</p> <p>a) not dominate the character of the area; and</p> <p>b) be consistent with the local area objectives for visual character, if any; and</p> <p>P1.2 The use is not within the classes of General retail and hire or Tourist operation.</p>
<p>Complies with P1.1. Whilst the BBQ shelter and toilet block are within the passive recreation use class, the combined floor area across the site exceeds 250m², therefore the application must be assessed against P1.1</p> <p>The extensions to the Memorial Halls will not dominate the character of the area and they are set well back from surrounding streets.</p> <p>The replacement BBQ shelter will improve the appearance of the existing shelter to Archer Street. Whilst the toilet amenities block will be visually prominent from Archer Street as a new facility it is consistent with facilities found in a park setting and will only interrupt views across the Village Green from Archer Street for a length of 6m which is minimal in the context of the size of the park.</p> <p>The use is not within either the General Retail and Hire or Tourist Operation use classes.</p>	
<p>A2 Commercial vehicles for discretionary uses must be:</p>	<p>P2 No performance criteria.</p>



Objective	
To ensure that uses are of an appropriate scale and type for the zone, and to support the local area objectives, if any.	
Acceptable Solutions	Performance Criteria
a) parked within the boundary of the property; and b) in locations that are not visible from the road or public land.	
Not applicable. Passive recreation is a no permit required use and in accordance with Clause 9.2, as the Community Meeting and Entertainment use is existing, it is to be assessed as having permitted status.	
A3 Goods or materials storage for discretionary uses must not be outside in locations visible from adjacent properties, the road or public land.	P3 Storage of materials or equipment must be consistent with the local area objectives for visual character, if any.
Complies with A3. No goods or materials will be stored outside of any of the buildings.	

19.4 Development Standards

19.4.1 Building Design and Siting

Objective	
To ensure that the design and siting of buildings:	
a) responds appropriately to the open space and natural values of the site; and b) has minimal disturbance to the environment and any adjoining sensitive uses.	
Acceptable Solutions	Performance Criteria
A1 Building height must not exceed 5m.	P1 Building height must: a) not be a dominant feature in the streetscape or landscape when viewed from a road; and b) protect the amenity of adjoining dwellings and sensitive uses are protected from unreasonable impacts of overshadowing and overlooking.
Complies with A1. The height of the Memorial Hall extensions is approximately 4.8 metres, the BBQ Shelter 4.5 metres and the toilet block 4.6 metres	
A2 Buildings must be set back 10m from all boundaries.	P2 Building setbacks must: a) protect the amenity of adjoining dwellings from unreasonable impacts of overshadowing and overlooking; and b) conserve the open space and natural values of the area, having regard to existing uses and developments on the site and in the area.



Complies with P2	
Resultant setbacks are 3.7 metres for the Hall to Lyttleton Street and 1.5 metres of the BBQ shelter and toilet amenities to Archer Street.	
The reduced setback of the Memorial Hall will not result in overshadowing or overlooking due to the width of Lyttleton Street which includes angle car parking.	
The toilet block and BBQ shelter have a reduced setback to a northern street boundary which will not impact on terms of overlooking or overshadowing of the lots on the northern side of Archer Street.	
No natural values will be impacted by either of the three buildings.	
The proposed toilet block is sited to take advantage of the location of the existing sewer line and provide alternate toilet facilities in the vicinity of the playground as was requested through community consultation.	
A3	The site coverage must not exceed 20%.
P3	No performance criteria.
Complies with A3. The resultant site coverage will not exceed 20%.	

19.4.2 Landscaping

Objective	
To ensure that the open space and natural values of the site are retained in a manner that contributes to the broader landscape of the area.	
Acceptable Solutions	Performance Criteria
A1 If for natural and cultural values management or passive recreation.	<p>P1 Applications must demonstrate how the open space, natural and landscape values of the site and area will be managed by a landscape and site management plan that sets out:</p> <ul style="list-style-type: none"> a) any retaining walls; and b) retaining any existing native vegetation where it is feasible to do so or required to be retained by another provision of this scheme; and c) the locations of any proposed buildings, driveways, car parking, storage areas, signage and utility services; and d) any fencing; and e) vegetation plantings to be used and where; and f) any pedestrian movement paths; and g) ongoing treatment of the balance of the lot, if any, including maintenance of plantings, weed management and soil and water management.
Complies with P1. The application is accompanied by a landscape and site management plan that outlines the listed requirements.	

CODES	
E1.0	BUSHFIRE PRONE AREAS CODE
E2.0	POTENTIALLY CONTAMINATED LAND
E3.0	LANDSLIP CODE
E4.0	ROAD AND RAILWAY ASSETS CODE
	N/a
	N/a
	N/a
	As the site does not have on-site parking or public vehicular access, the



		extension of the Memorial Hall will not alter existing traffic movements to and from the site.
E.5.0	FLOOD PRONE AREAS CODE	N/a
E6.0	CAR PARKING AND SUSTAINABLE TRANSPORT CODE	Complies – See code assessment below
E7.0	SCENIC MANAGEMENT CODE	N/a
E8.0	BIODIVERSITY CODE	N/a
E9.0	WATER QUALITY CODE	N/a
E10.0	RECREATION AND OPEN SPACE CODE	N/a
E11.0	ENVIRONMENTAL IMPACTS & ATTENUATION CODE	N/a
E12.0	AIRPORTS IMPACT MANAGEMENT CODE	N/a
E13.0	LOCAL HISTORIC HERITAGE CODE	Complies – See code assessment below
E14.0	COASTAL CODE	N/a
E15.0	SIGNS CODE	N/a

**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
<p>A1 The number of car parking spaces must not be less than the requirements of:</p> <p>a) Table E6.1; or</p> <p>b) a parking precinct plan contained in Table E6.6: Precinct Parking Plans (except for dwellings in the General Residential Zone).</p>	<p>P1 The number of car parking spaces provided must have regard to:</p> <p>a) the provisions of any relevant location specific 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>Table E6.1 does not have a requirement for the passive recreation use class. As the BBQ shelter and toilet block will not increase the capacity of the Village Green, there is no need to consider onsite parking.</p> <p>Table E6.1 sets a requirement of 1 space per 20m² of public area for the community meeting and entertainment use class. Whilst the floor area of the Memorial Hall will be increased as a result of the extension works, the site does not contain on-site parking and there is no proposal to provide onsite parking. The proposal must therefore be assessed against P1.</p>	



Whilst not on the subject site, the park is adjoined by angle car parks for its length along both Lyttleton and Latour Streets resulting in 59 car parks.

The overall size of the extended Memorial Hall is approximately 650m² which includes all areas including those not accessible to the public. This generates a parking demand of 33 spaces, significantly fewer than the 59 car parks provided around the Village Green noting the Planning Scheme does not set a parking requirements for the park.

The Memorial Hall upgrades and extensions are proposed to increase usage of the Hall and whilst it will increase the capacity it is considered that the number of parks surrounding the park will be able to cater for increased capacity as they are rarely fully utilised.

E6.6.2 Bicycle Parking Numbers

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.

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	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
A1.2	The number of spaces must be in accordance with a parking precinct plan contained in Table E6.6: Precinct Parking Plans.	c)	availability and accessibility of existing and planned parking facilities for bicycles in the vicinity.

Complies with A1.1 subject to condition. A condition of permit will require a bicycle hoop to be provided that provides spaces for 10 bicycle spaces.

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.

Not applicable. No onsite parking is provided.

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.

Not applicable. No onsite parking is provided.

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:	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.
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.		

Not applicable. No onsite parking is provided.



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 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	P1	The location of car parking and manoeuvring spaces must not be detrimental to the streetscape or the amenity of the surrounding areas, having regard to:
		a)	the layout of the site and the location of existing buildings; and
		b)	views into the site from the road and adjoining public spaces; and
A1.2	Within the General residential zone, provision for turning must not be located within the front setback for residential buildings or multiple dwellings.	c)	the ability to access the site and the rear of buildings; and
		d)	the layout of car parking in the vicinity; and
		e)	the level of landscaping proposed for the car parking.
Not applicable			
A2.1	Car parking and manoeuvring space must:	P2	Car parking and manoeuvring space must:
a)	have a gradient of 10% or less; and	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
b)	where providing for more than 4 cars, provide for vehicles to enter and exit the site in a forward direction; and	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.
c)	have a width of vehicular access no less than prescribed in Table E6.2 and Table E6.3, and		
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> .		
Not applicable			

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	
A1	Car parking areas with greater than 20 parking spaces must be:	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:
a)	secured and lit so that unauthorised persons cannot enter or;	a)	levels of activity within the vicinity; and
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.
Not applicable. No onsite parking is provided.			

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: 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.



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.
Not applicable. No onsite parking is provided.			

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.
Not applicable. No onsite parking is provided.			

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	
A1.1	Bicycle parking spaces for customers and visitors must: <ul style="list-style-type: none"> a) be accessible from a road, footpath or cycle track; and b) include a rail or hoop to lock a bicycle to that meets <i>Australian Standard AS 2890.3 1993</i>; and c) be located within 50m of and visible or signposted from the entrance to the activity they serve; and 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 	P1	Bicycle parking spaces must be safe, secure, convenient and located where they will encourage use.
A1.2	Parking space for residents' and employees' bicycles must be under cover and capable of being secured by lock or bicycle lock.		
A2	Bicycle parking spaces must have: <ul style="list-style-type: none"> a) minimum dimensions of: <ul style="list-style-type: none"> i) 1.7m in length; and ii) 1.2m in height; and iii) 0.7m in width at the handlebars; and 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. 	P2	Bicycle parking spaces and access must be of dimensions that provide for their convenient, safe and efficient use.
Subject to condition complies with A1.1 and A2			

E6.8.5 Pedestrian Walkways

Objective: To ensure pedestrian safety is considered in development			
Acceptable Solution		Performance Criteria	
A1	Pedestrian access must be provided for in accordance with Table E6.5.	P1	Safe pedestrian access must be provided within car park and between the entrances to buildings and the road.



Not applicable. No onsite parking is provided.

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 E13.0 (Local Historic Heritage Code)

Assessment against E13.0 (Local Historic Heritage Code)

E13.1 Purpose

E13.1.1 The purpose of this provision is to:

- a) protect and enhance the historic cultural heritage significance of local heritage places and heritage precincts; and
- b) encourage and facilitate the continued use of these items for beneficial purposes; and
- c) discourage the deterioration, demolition or removal of buildings and items of assessed heritage significance; and
- d) ensure that new use and development is undertaken in a manner that is sympathetic to, and does not detract from, the cultural significance of the land, buildings and items and their settings; and
- e) conserve specifically identified heritage places by allowing a use that otherwise may be prohibited if this will demonstratively assist in conserving that place

E13.2 Application of the Code

E13.2.1 This code applies to use or development of land that is:

- a) within a Heritage Precinct;
- b) a local heritage place;
- c) a place of identified archaeological significance.

E13.3 Use or Development Exempt from this Code

E13.3.1 The following use or development is exempt from this code:

- a) works required to comply with an Emergency Order issued under Section 162 of the Building Act 2000;
- b) electricity, optic fibre and telecommunication cables and gas lines to individual buildings;
- c) internal alterations to buildings if the interior is not included in the historic heritage significance of the place or precinct;
- d) maintenance and repairs that do not involve removal, replacement or concealment of any external building fabric;
- e) repainting of an exterior surface that has been previously painted, in a colour similar to that existing;
- f) the planting, clearing or modification of vegetation for safety reasons where the work is required for the removal of dead, or treatment of disease, or required to remove unacceptable risk to the public or private safety, or where vegetation is causing or threatening to cause damage to a building or structure; and
- g) the maintenance of gardens, unless there is a specific listing for the garden in Table E13.1 or Table E13.2.

Comment:

The subject site is within a Heritage Precinct.

The subject place is heritage listed.

E13.5 USE STANDARDS

E13.5.1 Alternative Use of heritage buildings



Objective: To ensure that the use of heritage buildings provides for their conservation.

Acceptable Solutions	Performance Criteria
A1 No acceptable solution.	<p>P1 Notwithstanding Clause 8.9, a permit may be granted for any use of a locally listed heritage place where:</p> <ul style="list-style-type: none"> a) it can be demonstrated that the proposed use will not adversely impact on the significance of a heritage place; and b) the amenity impacts of both the proposed use on the surrounding areas and from the surrounding area on the proposed use are considered acceptable; and c) a report by heritage professional states that it is necessary for conservation purposes or the continued maintenance of the building or where there is an overriding public benefit.
<u>Comment:</u> The building will retain its present use with more space and upgraded amenities to meet present standards.	

E13.6 DEVELOPMENT STANDARDS

E13.6.1 Demolition

Objective: To ensure that the demolition or removal of buildings and structures does not impact on the historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.

Acceptable Solutions	Performance Criteria
A1 Removal of non-original cladding to expose original cladding.	<p>P1.1 Existing buildings, parts of buildings and structures must be retained except:</p> <ul style="list-style-type: none"> a) where the physical condition of place makes restoration inconsistent with maintaining the cultural significance of a place in the long term; or b) the demolition is necessary to secure the long-term future of a building or structure through renovation, reconstruction or rebuilding; or c) there are overriding environmental, economic considerations in terms of the building or practical considerations for its removal, either wholly or in part; or d) the building is identified as non-contributory within a precinct identified in Table E13.1: Heritage Precincts, if any; and <p>P1.2 Demolition must not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.</p>

Comment: The proposed demolition is required to accommodate the new layout and additions and is all confined to the footprint of the existing building.

E13.6.2 Subdivision and development density

Objective: To ensure that subdivision and development density does not impact on the historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.

Acceptable Solutions	Performance Criteria
A1 No acceptable solution.	<p>P1 Subdivision must:</p> <ul style="list-style-type: none"> a) be consistent with and reflect the historic development pattern of the precinct or area; and b) not facilitate buildings or a building pattern unsympathetic to the character or layout of buildings and lots in the area; and c) not result in the separation of building or structures from their original context where this leads to a loss of historic heritage significance; and d) not require the removal of vegetation, significant trees or garden settings where this is assessed as detrimental to conserving the historic heritage significance of a place or heritage precinct; and e) not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.

Comment: No subdivision is proposed.

E13.6.3 Site Cover

Objective: To ensure that site coverage is consistent with historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts, if any.

Acceptable Solutions	Performance Criteria
A1 Site coverage must be in accordance with the acceptable development criterion for site	P1 The site coverage must:



coverage within a precinct identified in Table E13.1: Heritage Precincts, if any.	<p>a) be appropriate to maintaining the character and appearance of the building or place, and the appearance of adjacent buildings and the area; and</p> <p>b) not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.</p>
Comment: The site cover will be increased; however, the site is of sufficient size to maintain the character and appearance of the place, adjacent buildings and area.	

E13.6.4 Height and Bulk of Buildings

Objective: To ensure that the height and bulk of buildings are consistent with historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.

Acceptable Solutions	Performance Criteria
A1 New building must be in accordance with the acceptable development criteria for heights of buildings or structures within a precinct identified in Table E13.1: Heritage Precincts, if any.	<p>P1.1 The height and bulk of any proposed buildings must not adversely affect the importance, character and appearance of the building or place, and the appearance of adjacent buildings; and</p> <p>P1.2 Extensions proposed to the front or sides of an existing building must not detract from the historic heritage significance of the building; and</p> <p>P1.3 The height and bulk of any proposed buildings must not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.</p>

Comment: The existing main hall roof will remain the dominant roof form of the building.

E13.6.5 Fences

Objective: To ensure that fences are designed to be sympathetic to, and not detract from the historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.

Acceptable Solutions	Performance Criteria
A1 New fences must be in accordance with the acceptable development criteria for fence type and materials within a precinct identified in Table E13.1: Heritage Precincts, if any.	<p>P1 New fences must:</p> <p>a) be designed to be complementary to the architectural style of the dominant buildings on the site or</p> <p>b) be consistent with the dominant fencing style in the heritage precinct; and</p> <p>c) not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.</p>

Comment: The screen fence on the Lyttleton frontage should be in a vertical form to be more in context with the surrounding historic heritage character.

E13.6.6 Roof Form and Materials

Objective: To ensure that roof form and materials are designed to be sympathetic to, and not detract from the historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.

Acceptable Solutions	Performance Criteria
A1 Roof form and materials must be in accordance with the acceptable development criteria for roof form and materials within a precinct identified in Table E13.1: Heritage Precincts, if any.	<p>P1 Roof form and materials for new buildings and structures must:</p> <p>a) be sympathetic to the historic heritage significance, design and period of construction of the dominant existing buildings on the site; and</p> <p>b) not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.</p>

Comment: The proposed new roof forms and materials are sympathetic to the existing style of the building.

E13.6.7 Wall materials

Objective: To ensure that wall materials are designed to be sympathetic to, and not detract from the historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.

Acceptable Solutions	Performance Criteria
A1 Wall materials must be in accordance with the acceptable development criteria for wall materials within a precinct identified in Table E13.1: Heritage Precincts, if any.	<p>P1 Wall material for new buildings and structures must:</p> <p>a) be complementary to wall materials of the dominant buildings on the site or in the precinct; and</p> <p>b) not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.</p>



Comment: The existing hall exterior walls are painted render in a smooth finish. The new external wall lining will be harmonious with the existing wall exterior wall finish.
However, I strongly recommend that the pattern of the external cladding and screen fence on the Lyttleton street side be vertical and not horizontal as proposed.

E13.6.8 Siting of Buildings and Structures

Objective: To ensure that the siting of buildings, does not detract from the historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.

Acceptable Solutions	Performance Criteria
A1 New buildings and structures must be in accordance with the acceptable development criteria for setbacks of buildings and structures to the road within a precinct identified in Table E13.1: Heritage Precincts, if any.	P1 The front setback for new buildings or structure must: a) be consistent with the setback of surrounding buildings; and b) be set at a distance that does not detract from the historic heritage significance of the place; and c) not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.

Comment: The building set back is considered acceptable, due to the size of the site and surrounding pattern of development. The proposed landscaping will help soften the impact of the Lyttleton Street façade.

E13.6.9 Outbuildings and Structures

Objective: To ensure that the siting of outbuildings and structures does not detract from the historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.

Acceptable Solutions	Performance Criteria
A1 Outbuildings and structures must be: a) set back an equal or greater distance from the principal frontage than the principal buildings on the site; and b) in accordance with the acceptable development criteria for roof form, wall material and site coverage within a precinct identified in Table E13.1: Heritage Precincts, if any.	P1 New outbuildings and structures must be designed and located; a) to be subservient to the primary buildings on the site; and b) to not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.

Comment: The setback siting of the proposed BBQ shelter and amenity block are considered acceptable.

E13.6.10 Access Strips and Parking

Objective: To ensure that access and parking does not detract from the historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.

Acceptable Solutions	Performance Criteria
A1 Car parking areas for non-residential purposes must be: a) located behind the primary buildings on the site; or b) in accordance with the acceptable development criteria for access and parking as within a precinct identified in Table 1: Heritage Precincts, if any.	P1 Car parking areas for non-residential purposes must not: a) result in the loss of building fabric or the removal of gardens or vegetated areas where this would be detrimental to the setting of a building or its historic heritage significance; and b) detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.

Comment: There are no formal parking areas proposed on the site.

E13.6.11 Places of Archaeological Significance

Objective: To ensure that places identified in Table E13.3 as having archaeological significance are appropriately managed.

Acceptable Solutions	Performance Criteria
A1 No acceptable solution.	P1 For works impacting on places listed in Table E13.3: a) it must be demonstrated that all identified archaeological remains will be identified, recorded and conserved; and b) details of survey, sampling and recording techniques technique be provided; and c) that places of identified historic heritage significance will not be destroyed unless there is no prudent and feasible alternative.



Comment: Satisfies the performance criteria.

E13.6.12 Tree and Vegetation Removal

Objective: To ensure that the removal, destruction or lopping of trees or the removal of vegetation does not detract from the historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.

Acceptable Solutions	Performance Criteria
A1 No acceptable solution.	P1 The removal of vegetation must not: a) unreasonably impact on the historic cultural significance of the place; and b) detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.

Comment: The tree removal required has been mitigated by new tree planting and additional landscaping that will maintain the historic cultural significance of the place.

E13.6.13 Signage

Objective: To ensure that signage is appropriate to conserve the historic heritage significance of local heritage places and precincts.

Acceptable Solutions	Performance Criteria
A1 Must be a sign identifying the number, use, heritage significance, name or occupation of the owners of the property not greater than 0.2m ² .	P1 New signs must be of a size and location to ensure that: a) period details, windows, doors and other architectural details are not covered or removed; and b) heritage fabric is not removed or destroyed through attaching signage; and c) the signage does not detract from the setting of a heritage place or does not unreasonably impact on the view of the place from public viewpoints; and d) signage does not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.

Comment: The new signage will generally be similar to the existing with matching sign above the new Lyttleton street entrance.

E13.6.14 Maintenance and Repair

Objective

To ensure that maintenance and repair of buildings is undertaken to be sympathetic to, and not detract from the historic cultural heritage significance of local heritage places and precincts.

Acceptable Solution

New materials and finishes used in the maintenance and repair of buildings match the materials and finishes that are being replaced.

Comment: Satisfies the performance criteria.

Table E13.1: Local Heritage Precincts

For the purpose of this table, Heritage Precincts refers to those areas listed, and shown on the Planning Scheme maps as Heritage Precincts.

Existing Character Statement - Description and Significance
<p>LONGFORD HERITAGE PRECINCT CHARACTER STATEMENT</p> <p>The Longford Heritage Precinct is unique because it is the core of an intact nineteenth century townscape, rich with significant structures and the atmosphere of a centre of trade and commerce for the district. Traditional commercial buildings line the main street, flanked by two large public areas containing the Christ Church grounds and the War Memorial. The street then curves gently at Heritage Corner towards Cressy, and links Longford to the surrounding rural farmland, creating views to the surrounding countryside and a gateway to the World Heritage listed Woolmers and Brickendon estates. Heritage residential buildings are tucked behind the main street comprising traditional styles from the mid nineteenth century to the early twentieth century, including significant street trees, picket fences and cottage gardens. The rural township feel is complemented by a mix of businesses serving local needs, tourism and historic interpretation. Longford's heritage ambience has been acknowledged, embraced and built on by many of those who live in or visit the town.</p>
Management Objectives
<p>To ensure that new buildings, additions to existing buildings, and other developments which are within the Heritage Precincts do not adversely impact on the heritage qualities of the streetscape, but contribute positively to the Precinct.</p>



To ensure developments within street reservations in the towns and villages having Heritage Precincts do not to adversely impact on the character of the streetscape but contribute positively to the Heritage Precincts in each settlement.

Comment: The proposal is consistent with the Heritage Precinct Character Statement and satisfies the Management Objectives

SPECIFIC AREA PLANS	
F1.0 TRANSLINK SPECIFIC AREA PLAN	N/a
F2.0 HERITAGE PRECINCTS SPECIFIC AREA PLAN	Complies – See Specific Area Plan assessment below

Assessment against F2.0 (Heritage Precincts Specific Area Plan)

F2.1 Purpose of Specific Area Plan

F2.1.1 In addition to, and consistent with, the purpose of E13.0 Local Historic Heritage Code, the purpose of this Specific Area Plan is to ensure that development makes a **positive contribution to the streetscape** within the Heritage Precincts.

F2.2 Application of Specific Area Plan

F2.2.1 This Specific Area Plan applies to those areas of land designated as Heritage Precincts on the Planning Scheme maps.

F2.2.2 The following development is exempt from this Specific Area Plan:

- a) works required to comply with an Emergency Order issued under section 162 of the Building Act 2000;
- b) electricity, optic fibre and telecommunications cables, and water, sewerage, drainage connections and gas lines to individual buildings;
- c) maintenance and repairs that do not involve removal, replacement or concealment of any external building fabric;
- d) repainting of an exterior surface that has been previously painted, in a colour similar to that existing;
- e) the planting, clearing or modification of vegetation for safety reasons where the work is required for the removal of dead wood, or treatment of disease, or required to remove unacceptable risk to the public or private safety, or where vegetation is causing or threatening to cause damage to a building or structure; and
- f) the maintenance of gardens, unless there is a specific listing for the garden in Table E13.1 or Table E13.2.

F2.3 Definitions

F2.3.1 Streetscape

For the purpose of this specific area plan 'streetscape' refers to the street reservation and all design elements within it, and that area of a private property from the street reservation; including the whole of the frontage, front setback, building façade, porch or verandah, roof form, and side fences; and includes the front elevation of a garage, carport or outbuilding visible from the street (refer Figure F2.1 and F2.2).

F2.3.2 Heritage-Listed Building

For the purpose of this Plan 'heritage-listed building' refers to a building listed in Table F2.1 or listed on the Tasmanian Heritage Register.

F2.4 Requirements for Design Statement

F2.4.1 In addition to the requirements of clause 8.1.3, a design statement is required in support of the application for any new building, extension, alteration or addition, to ensure that development achieves consistency with the existing streetscape and common built forms that create the character of the streetscape.

F2.4.2 The design statement must identify and describe, as relevant to the application, setbacks, orientation, scale, roof forms, plan form, verandah styles, conservatories, architectural details, entrances and doors, windows, roof covering, roof plumbing, external wall materials, paint colours, outbuildings, fences and gates within the streetscape. The elements described must be shown to be the basis for the design of any new development.

F2.4.3 The design statement must address the subject site and the two properties on both sides, the property opposite the subject site and the two properties both sides of that.

Comment: Although the subject site is within the Heritage Precincts Specific Area Plan, the proposal will not have an effect on the streetscape. Subject to conditions.

F2.5 STANDARDS FOR DEVELOPMENT



F2.5.1 Setbacks

<i>Objective: To ensure that the predominant front setback of the existing buildings in the streetscape is maintained, and to ensure that the impact of garages and carports on the streetscape is minimised.</i>	
Acceptable Solutions & performance criteria	
A1 The predominant front setback as identified in the design statement must be maintained for all new buildings, extensions, alterations or additions (refer Figure F2.4 & F2.8).	P1 The front setback must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to: <ul style="list-style-type: none"> a) the cultural heritage values of the local heritage place, its setting and the precinct; b) the topography of the site; c) the size, shape, and orientation of the lot; d) the setbacks of other buildings in the surrounding area; e) the historic cultural heritage significance of adjacent places; and f) the streetscape.
A2 New carports and garages, whether attached or detached, must be set back a minimum of 3 metres behind the line of the front wall of the house which it adjoins (refer Figure F2.3, & F2.7).	P2 The setback of new carports and garages from the line of the front wall of the house which it adjoins must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to: <ul style="list-style-type: none"> a) the cultural heritage values of the local heritage place, its setting and the precinct; b) the topography of the site; c) the size, shape, and orientation of the lot; d) the setbacks of other buildings in the surrounding area; e) the historic cultural heritage significance of adjacent places; and f) the streetscape.
A3 Side setback reductions must be to one boundary only, in order to maintain the appearance of the original streetscape spacing.	P3 Side setbacks must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to: <ul style="list-style-type: none"> a) the cultural heritage values of the local heritage place, its setting and the precinct; b) the topography of the site; c) the size, shape, and orientation of the lot; d) the setbacks of other buildings in the surrounding area; e) the historic cultural heritage significance of adjacent places; and f) the streetscape.
Comment: Meets performance criteria.	

F2.5.2 Orientation

<i>Objective: To ensure that new buildings, extensions, alterations and additions respect the established predominant orientation within the streetscape.</i>	
Acceptable Solutions & performance criteria	
A1 All new buildings, extensions, alterations or additions must be orientated: <ul style="list-style-type: none"> a) perpendicular to the street frontage (refer Figure F2.5, F2.6, & F2.8); or b) Where the design statement identifies that the predominant orientation of buildings within the street is other than perpendicular to the street, to conform to the established pattern in the street; and 	P1 Orientation of all new buildings, extensions, alteration or additions must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to: <ul style="list-style-type: none"> a) the cultural heritage values of the local heritage place, its setting and the precinct; b) the topography of the site; c) the size, shape, and orientation of the lot; d) the setbacks of other buildings in the surrounding area; e) the historic cultural heritage significance of adjacent places; and f) the streetscape



c) A new building must not be on an angle to an adjoining heritage-listed building (refer Figure F2.5).	
Comment: The orientation of the Hall additions, BBQ shelter and Amenities block are compatible with the Performance Criteria.	

F2.5.3 Scale

Objective: To ensure that all new buildings respect the established scale of buildings in the streetscape, adhere to a similar scale, are proportional to their lot size and allow an existing original main building form to dominate when viewed from public spaces.	
Acceptable Solutions (no performance criteria)	
A1	Single storey developments must have a maximum height from floor level to eaves of 3 metres (refer Figure F2.14).
A2	Where a second storey is proposed it must be incorporated into the roof space using dormer windows, or roof windows, or gable end windows, so as not to detract from original two storey heritage-listed buildings (refer Figure F2.13 & F2.15).
A3	Ground floor additions located in the area between the rear and front walls of the existing house must not exceed 50% of the floor area of the original main house.
Comment: The hall additions are proportional to the size of the site and will allow the existing hall form and scale to remain the dominant form on the site. The scale of the BBQ shelter and Amenities block are considered acceptable.	

F2.5.4 Roof Forms

Objective: To ensure that the roof form and elements respect those of the existing main building and the streetscape.	
Acceptable Solutions & performance criteria	
A1.1 The roof form for new buildings, extensions, alterations, and additions must, if visible from the street, be in the form of hip or gable, with a pitch between 25 – 40 degrees (refer Figure F2.14 & F2.18), or match the existing building, and	P1 The roof form of all new buildings, extensions, alteration or additions must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to: a) the cultural heritage values of the local heritage place, its setting and the precinct; b) the design, period of construction and materials of the dominant building on site; c) the dominant roofing style and materials in the setting; and d) the streetscape.
A1.2 Eaves overhang must be a maximum of 300mm excluding guttering, or match the existing building.	
A2	Where there is a need to use the roof space, dormer windows are acceptable and must be in a style that reflects the period setting of the existing main building on the site, or the setting if the site is vacant (refer Figure F2.15).
A3	Where used, chimneys must be in a style that reflects the period setting of the existing main building on the site, or the setting if the site is vacant.
A4	Metal cowls must not be used where they will be seen from the street.
Comment: The new roof form on the hall additions is acceptable having regard to the design, period of construction and materials of the existing hall. The inverted projecting overhangs, although not a historic form will be subservient to the main roof areas. And when considered in context are acceptable.	

F2.5.5 Plan Form

Objective: To ensure that new buildings, alterations, additions and extensions respect the setting, original plan form, shape and scale of the existing main building on the site or of adjoining heritage-listed buildings.	
Acceptable Solutions	Performance Criteria
A1.1 Alterations and additions to pre-1940 buildings must retain the original plan form of the existing main building; or	P1 Original main buildings must remain visually dominant over any
A1.2 The plan form of additions must be rectilinear or consistent with the existing house design and dimensions.	



	additions when viewed from public spaces.
A2 The plan form of new buildings must be rectilinear (refer Figure F2.9).	P2 No performance criteria
<p><u>Comment:</u> The existing hall form will remain the dominant form of the building.</p> <p>The additions respect the existing plan form, shape and scale of the existing structure.</p>	

F2.5.6 External Walls

<i>Objective: To ensure that wall materials used are compatible with the streetscape.</i>	
Acceptable Solutions	Performance Criteria
<p>A1.1 Materials used in additions must match those of the existing construction, except in additions to stone or brick buildings; and</p> <p>A1.2 External walls must be clad in:</p> <p>a) traditional bull-nosed timber weatherboards; if treated pine boards are used to replace damaged weatherboards they must be painted; thin profile compressed board weatherboards must not be used; or</p> <p>b) brickwork, with mortar of a natural colour and struck flush with the brickwork (must not be deeply raked), including:</p> <ul style="list-style-type: none"> • painted standard size bricks; or • standard size natural clay bricks that blend with the colour and size of the traditional local bricks; or • standard brickwork rendered in traditional style; or • if a heritage-listed building, second-hand traditional local bricks. <p>Heavily-tumbled clinker bricks must not be used; or</p> <p>c) concrete blocks specifically chosen to blend with local dressed stone, or rendered and painted;</p> <p>d) concrete blocks in natural concrete finish must not be used.</p> <p>A1.3 Cladding materials designed to imitate traditional materials such as brick, stone and weatherboards must not be used.</p>	<p>P1 Wall materials must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to:</p> <p>a) the cultural heritage values of the local heritage place, its setting and the precinct;</p> <p>b) the design, period of construction and materials of the dominant building on site;</p> <p>c) the dominant wall materials in the setting; and</p> <p>d) the streetscape.</p>
<p><u>Comment:</u> The new external lining is sympathetic with the existing external walls, and are considered acceptable for the architectural building style.</p>	

F2.5.7 Entrances and Doors

<i>Objective: To ensure that the form and detail of the front entry is consistent with the streetscape.</i>	
Acceptable Solutions & performance criteria	
<p>A1.1 The position, shape and size of original door and window openings must be retained where they are prominent from public spaces; and</p> <p>A1.2 The front entrance location must be in the front wall facing the street, and be located within the central third of the front wall of the house; and</p> <p>A1.3 Modern front doors with horizontal glazing or similar styles must not be used (refer Figure F2.21).</p>	<p>P1 Entrances and doors must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to:</p> <p>a) the cultural heritage values of the local heritage place, its setting and the precinct;</p> <p>b) the design, period of construction and materials of the dominant building on site; and</p> <p>c) the streetscape.</p>
<p><u>Comment:</u> The proposed design reorientates the main entrance to face Lyttleton street which provides a better connection with the street than the existing entrance.</p>	

F2.5.8 Windows

<i>Objective: To ensure that window form and details are consistent with the streetscape.</i>	
Acceptable Solutions & performance criteria	
A1 Window heads must be a minimum of 300mm below the eaves line, or match the existing.	
Solid-void ratio	



A2	Front façade windows must conform to the solid/void ratio (refer Figure F2.24 & F2.25).	P2	For commercial buildings, the solid/void ratio of front façade windows must be compatible with that of heritage-listed commercial buildings in the precinct.
Window sashes			
A3	Window sashes must be double hung, casement, awning or fixed appropriate to the period and style of the building (refer Figure F2.22 & F2.23).		
A4	Traditional style multi-pane sashes, when used, must conform to the traditional pattern of six or eight vertical panes per sash with traditional size and profile glazing bars.		
A5	Horizontally sliding sashes must not be used.		
A6	Corner windows to front facades must not be used.		
Window Construction Materials			
A7	Clear glass must be used.		
A8	Reflective and tinted glass and coatings must not be used where visible from public places.		
A9	Additions to heritage-listed buildings must have timber window frames, where visible from public spaces.		
A10	Painted aluminium must only be used where it cannot be seen from the street and in new buildings, or where used in existing buildings	P10	Window frames must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to the cultural heritage values of the local heritage place, its setting and the precinct.
A11	Glazing bars must be of a size and profile appropriate for the period of the building		
A12	Stick-on aluminium glazing-bars must not be used		
A13	All windows in brick or masonry buildings must have projecting brick or stone sills, or match the existing.		
French Doors, Bay Windows and Glass Panelling			
A14	French doors and bay windows must be appropriate for the original building style and must be of a design reflected in buildings of a similar period.		
A15	Where two bay windows are required, they must be symmetrically placed.		
A16	Large areas of glass panelling must:		
a)	Be divided by large vertical mullions to suggest a vertical orientation; and		
b)	Be necessary to enhance the utility of the property or protect the historic fabric; and		
c)	Not detract from the historic values of the original building.		
Comment: The window frames and sizes are sympathetic with the architectural style and function of the building. However, I recommend that the windows facing Lyttleton street be amended to a vertical rhythm similar to the Wellington Street elevation.			

F2.5.9 Roof Covering

<u>Objective:</u> To ensure that roof materials are compatible with the streetscape.	
Acceptable Solutions (no performance criteria)	
A1.1	Roofing of additions, alterations and extensions must match that of the existing building; and
A1.2	Roof coverings must be:
	a) corrugated iron sheeting in grey tones, brown tones, dark red, or galvanized iron
	or
	b) slate or modern equivalents, shingle and low-profile tiles, where compatible with the style and period of the main building on the site and the setting. Tile colours must be:
	• dark gray; or
	• light grey; or
	• brown tones; or
	• dark red;
	or
	c) traditional metal tray tiles where compatible with the style and period of the main building on the site.
	d) for additions, alterations and extensions, match that of the existing building.
A2	Must not be klip-lock steel deck and similar high rib tray sheeting.
<u>Comment:</u> The proposed roof coverings will match that of the existing building.	

F2.5.10 Roof Plumbing

<u>Objective:</u> To ensure that roof plumbing and fittings are compatible with the streetscape.	
Acceptable Solutions (no performance criteria)	
A1.1	Gutters must be OG, D mould, or Half Round profiles (refer Figure F2.26), or match the existing guttering; and



A1.2	Downpipes must be zincalume natural, colorbond round, or PVC round painted.
A2	Downpipes must not be square-line gutter profile or rectangular downpipes (refer Figure F2.27), or match the existing downpipes.
<u>Comment:</u> The roof plumbing will be compatible with the existing building.	

F2.5.11 Verandahs

<i>Objective: To ensure that traditional forms of sun and weather protection are used, consistent with the streetscape.</i>	
Acceptable Solutions & performance criteria	
Original Verandahs	
A1 <i>Original verandahs must be retained.</i>	
Replacement of Missing Verandahs	
A2.1 <i>The replacement of a missing verandah must be consistent with the form and detail of the original verandah; or</i>	P2 <i>Verandahs must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to:</i> a) <i>the cultural heritage values of the local heritage place, its setting and the precinct;</i> b) <i>the design, period of construction and materials of the dominant building on site; and</i> c) <i>the streetscape.</i>
A2.2 <i>If details of the original verandah are not available:</i>	
a) <i>The verandah roof must join the wall line below the eaves line of the building (refer Figure F2.19); and</i>	
b) <i>Verandah posts and roof profile must be consistent with that in use by the surrounding buildings of a similar period.</i>	
New Verandahs	
A3 <i>A new verandah, where one has not previously existed, must be consistent with the design and period of construction of the dominant existing building on the site or, for vacant sites, those of the dominant design and period within the precinct.</i>	
Comment: Open porch or covered areas are sympathetic in style to the existing building.	

F2.5.12 Architectural Details

<i>Objective: To ensure that the architectural details are consistent with the historic period and style of the main building on the site, and the streetscape.</i>	
Acceptable Solutions (no performance criteria)	
Original Detailing	
A1 Original details and ornaments, such as architraves, fascia's and mouldings, are an essential part of the building's character and must not be removed beyond the extent of any alteration, addition or extension.	
Non-original Detailing	
A2.1 Non-original elements must be consistent with the original architectural style of the dominant existing building on the site or, for vacant sites, be consistent with the existing streetscape; and	
A2.1 Non-original elements must not detract from or dominate the original qualities of the building, nor should they suggest a past use which is not historically accurate.	
<u>Comment:</u> The new works will have an acceptable architectural style compatible with the architectural style of the existing building.	

F2.5.13 Outbuildings

<i>Objective: To ensure that outbuildings do not reduce the dominance of the original building or distract from its period character.</i>	
Acceptable Solutions & performance criteria	
A1 The roof form of outbuildings must, if visible from the street, be in the form of hip or gable, with a maximum span of 6.5m and a pitch between 22.5 – 40 degrees.	<p>P1 The roof form of outbuildings, if visible from the street, must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to:</p> <ul style="list-style-type: none"> a) the cultural heritage values of the local heritage place, its setting and the precinct; b) the design, period of construction and materials of the dominant building on site; c) the dominant roofing style and materials in the setting; and



	d) the streetscape.
A2	Outbuildings must be designed, in both scale and appearance, to be subservient to the primary buildings on the site.
A3	Outbuildings must not be located in front of existing heritage-listed buildings, and must be setback a minimum of 3 metres behind the line of the front wall of the house that is set furthest back from the street (refer Figure F2.1 & F2.3).
A4	Any garage, including those conjoined to the main building, must be designed in the form of an outbuilding, with an independent roof form.
A5	Those parts of Outbuildings visible from the street must be consistent, in both materials and style, with those of any existing heritage-listed building on-site.
A6	Where visible from the street, the eaves height of outbuildings must not exceed 3m and the roof form and pitch must be the same as that of the main house.
Comment: The location, scale, form and architectural detailing of the BBQ Shelter and Amenities Block are considered sympathetic with the historic character of the Precinct.	

F2.5.14 Conservatories

Objective: To ensure new conservatories respect traditional location, form and construction.	
Acceptable Solutions (no performance criteria)	
A1	Conservatories must not be located at the front of a building.
A2	The scale, form, materials, and colours of a conservatory addition must respect the established style and period of the existing building.
Comment: N/A	

F2.5.15 Fences and Gates

Objective: To ensure that original fences are retained and restored where possible and that the design and materials of any replacement complement the setting and the architectural style of the main building on the site.	
Acceptable Solutions & performance criteria	
A1.1 Replacement of front fence must be in the same design, materials and scale; or A1.2 a) Front fence must be a timber vertical picket, masonry to match the house, heritage style woven wire, galvanized tubular fencing, other than looped, or iron palisade fence with a maximum height of 1500mm. b) Side and rear fences must be vertical timber palings to a maximum height of 1800mm.	P1 Fences must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to: a) the cultural heritage values of the local heritage place, its setting and the precinct; b) the architectural style of the dominant building on the site; c) the dominant fencing style in the setting; and d) the original or previous fences on the site.
A2	Gates must match the fence, both in materials and design.
A3	Screen fences used to separate the front garden from the rear of the house must be of timber or lattice.
A4	Fences must not be: a) horizontal or diagonal timber slat fences; or b) plastic covered wire mesh; or c) flat metal sheet or corrugated sheets; or d) plywood and cement sheet.
Comment: The screen fence on the Lyttleton frontage should be in a vertical form to be more in context with the surrounding historic heritage character.	

F2.5.16 Paint Colours

Objective: To ensure that new colour schemes maintain a sense of harmony with the street or area in which they are located.	
Acceptable Solutions & performance criteria	
A1.1 Colour schemes must be drawn from heritage-listed buildings within the precinct; or A1.2 Colour schemes must be drawn from the following: a) Walls – Off white, creams, beige, tans, fawn and ochre. b) Window & Door frames – white, off white, Indian red, light browns, tans, olive green and deep Brunswick green.	P1 Colour schemes must be compatible with the local historic heritage significance of the local heritage place or precinct having regard to the character and appearance of the existing place or precinct.



c) Fascia & Barge Boards - white, off white Indian red, light browns, tans, olive green and deep Brunswick green	
d) Roof & Gutters – deep Indian red, light and dark grey.	
A2 There must be a contrast between the wall colour and trim colours.	
A3 Previously unpainted brickwork must not be painted, except in the case of post-1960 buildings.	
<u>Comment:</u> Meets the Performance Criteria	

F2.5.17 Lighting

<i>Objective: To ensure that modern domestic equipment and wiring do not intrude on the character of the streetscape</i>	
Acceptable Solutions (no performance criteria)	
A1 Wiring or conduit to new lighting is not located on the front face of a building.	
<u>Comment:</u> Meets the Performance Criteria	

F2.5.18 Maintenance and Repair

<i>Objective: To ensure that maintenance and repair of buildings is undertaken to be sympathetic to, and not detract from the historic cultural heritage significance of heritage precincts.</i>	
Acceptable Solution (no performance criteria)	
New materials and finishes used in the maintenance and repair of buildings match the materials and finishes that are being replaced.	
<u>Comment:</u> n/a	

F2.6 USE STANDARDS

F2.6.1 Alternative Use of heritage buildings

<i>Objective: To ensure that the use of heritage buildings provides for their conservation.</i>	
Acceptable Solutions	Performance Criteria
A1 No acceptable solution.	P1 Notwithstanding Clause 8.9, a permit may be granted for any use of a building listed in table F2.1 where: a) it can be demonstrated that the proposed use will not adversely impact on the significance of a heritage place; and b) the amenity impacts of both the proposed use on the surrounding areas and from the surrounding area on the proposed use are considered acceptable; and c) a report by heritage professional states that it is necessary for conservation purposes or the continued maintenance of the building or where there is an overriding public benefit.
<u>Comment:</u> N/a	

E15.0 Signs Code

E15.5.2 Heritage Precincts

<i>Objective: To ensure that the design and siting of signs complement or enhance the streetscape of Heritage Precincts.</i>	
Acceptable Solutions	Performance Criteria
A1 No acceptable solution	P1 If within the Heritage Precincts Specific Area Plan, shall be consistent with the Character Statements.
<u>Comment:</u> Meets the Performance Criteria	

SPECIAL PROVISIONS	
9.1 Changes to an Existing Non-conforming Use	N/a
9.2 Development for Existing Discretionary Uses	N/a
9.3 Adjustment of a Boundary	N/a
9.4 Demolition	N/a



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

Not applicable to this application.

6 OPTIONS

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

7 DISCUSSION

Discretion to refuse the application is limited to:

- Setbacks to Lyttleton and Archer Streets,
- Car parking numbers
- Heritage impacts

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 [15.5.1 - 34 pages]
2. Additional information [15.5.2 - 5 pages]
3. Referral responses [15.5.3 - 29 pages]
4. Representations [15.5.4 - 13 pages]

RECOMMENDATION

That land at, 53 Wellington Street, Longford be approved to be developed and used for alterations and additions to Longford Memorial Hall and upgraded BBQ facilities and new amenities (Heritage Listed, Heritage Precinct, vary setbacks and car parking) in accordance with application PLN-21-0217, and subject to the following conditions:

1 Layout not altered

The use and development must be in accordance with the endorsed plans numbered

- P1** Cover page, Longford Memorial Hall Alterations and Additions
- P2** Site Plan WD00, Rev 2, Dated 10/06/2021
- P3** Demolition Plan WD 01, Rev 2, Dated 10/06/2021
- P4** Proposed Floor Plan WD 02, Rev 2, Dated 10/06/2021
- P5** Roof Plan WD 03, Rev 2, Dated 10/06/2021
- P6** Proposed Elevations WD 04, Rev 2, Dated 10/06/2021 (AMENDED PLAN REQUIRED)
- P7** Longford Memorial Hall Alterations and Additions, Village Green BBQ Pavilion and Amenities WD 05, Rev 2, Dated 12/08/2021
- P8** Longford Village Green, Tree Planting and New Gardens – Concept Plan Revision B Dated 13/08/2021



2 Revised Plans Required

Prior to the issue of a building permit, revised plans must be submitted. The plans must be in accordance with the endorsed plans but revised to show the detail of the horizontal external cladding facing Littleton Street to have a vertical style similar to the southwest elevation.

3 Council's Works Department conditions

3.1 Access

- a) If any works access works are done to the driveway crossover or the portion of the driveway within the road reserve the applicant must complete a driveway crossover application form prior to starting work.
- b) All works must be done in accordance with Council Standard Drawing TSD-R09 and to the satisfaction of the Works Manager.

3.2 Nature strips

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

4 Bicycle Parking

10 permanently accessible bicycle parking spaces must be provided on the site or within 50m of the site. Bicycle parking must:

- be accessible from a road or footpath;
- include a rail or hoop to lock a bicycle to that meets Australian Standard AS 2890.3 1993;
- be located within 50m of and visible or signposted from the entrance to the activity they serve; and
- be available and adequately lit in accordance with Australian Standard AS/NZS 1158 2005 Lighting Category C2 during the times they will be used.

5 TasWater conditions

Sewer and water services shall be provided in accordance with TasWater's Planning Authority Notice (reference number TWDA 20121/01495-NMC) – attached as Appendix A.

6 Tasmanian Heritage Council

The proposed development must comply with the requirements of the Tasmanian Heritage Council Notice of Heritage Decision (THC Works Ref: #6667, File No: 09-70-18 THC, Date: 21 September 2021) – attached as Appendix B.

MINUTE NO. 21/418

DECISION

Cr Polley /Cr Adams

That land at, 53 Wellington Street, Longford be approved to be developed and used for alterations and additions to Longford Memorial Hall and upgraded BBQ facilities ~~and new amenities~~ (Heritage Listed, Heritage Precinct, vary setbacks and car parking) in accordance with application PLN-21-0217, and subject to the following conditions:

1 Layout not altered

The use and development must be in accordance with the endorsed plans numbered

- P1 Cover page, Longford Memorial Hall Alterations and Additions
- P2 Site Plan WD00, Rev 2, Dated 10/06/2021
- P3 Demolition Plan WD 01, Rev 2, Dated 10/06/2021
- P4 Proposed Floor Plan WD 02, Rev 2, Dated 10/06/2021
- P5 Roof Plan WD 03, Rev 2, Dated 10/06/2021
- P6 Proposed Elevations WD 04, Rev 2, Dated 10/06/2021 (AMENDED PLAN REQUIRED)
- P7 Longford Memorial Hall Alterations and Additions, Village Green BBQ Pavilion and Amenities WD 05, Rev 2, Dated 12/08/2021
- P8 Longford Village Green, Tree Planting and New Gardens – Concept Plan Revision B Dated 13/08/2021



2 Revised Plans Required

Prior to the issue of a building permit, revised plans must be submitted. The plans must be in accordance with the endorsed plans but revised to show the detail of the horizontal external cladding facing Littleton Street to have a vertical style similar to the southwest elevation.

3 Council's Works Department conditions

3.1 Access

- c) If any works access works are done to the driveway crossover or the portion of the driveway within the road reserve the applicant must complete a driveway crossover application form prior to starting work.
- d) All works must be done in accordance with Council Standard Drawing TSD-R09 and to the satisfaction of the Works Manager.

3.2 Nature strips

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

4 Bicycle Parking

10 permanently accessible bicycle parking spaces must be provided on the site or within 50m of the site. Bicycle parking must:

- be accessible from a road or footpath;
- include a rail or hoop to lock a bicycle to that meets Australian Standard AS 2890.3 1993;
- be located within 50m of and visible or signposted from the entrance to the activity they serve; and
- be available and adequately lit in accordance with Australian Standard AS/NZS 1158 2005 Lighting Category C2 during the times they will be used.

5 TasWater conditions

Sewer and water services shall be provided in accordance with TasWater's Planning Authority Notice (reference number TWDA 20121/01495-NMC) – attached as Appendix A.

6 Tasmanian Heritage Council

The proposed development must comply with the requirements of the Tasmanian Heritage Council Notice of Heritage Decision (THC Works Ref: #6667, File No: 09-70-18 THC, Date: 21 September 2021) – attached as Appendix B.

Motion Lost

Voting for the Motion:

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

Voting Against the Motion:

Cr Goninon, Cr Lambert, Cr Brooks and Cr Davis

MINUTE NO. 21/419

DECISION

Cr Goninon /Cr Davis

That Council refuse the development application, seek community input for the development, and note the exclusion of the amenities block from the plan.

Carried Unanimously



16 COUNCIL ACTING AS A PLANNING AUTHORITY: CESSATION

RECOMMENDATION

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

MINUTE NO. 21/420

DECISION

Cr Goninon /Deputy Mayor Goss

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

17 ITEMS FOR THE CLOSED MEETING

RECOMMENDATION

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

Item	Local Government (Meeting Procedures) Regulations 2015 Reference
Confirmation of Closed Council Minutes	15(2)(g)
Councillors' Leave	15(2)(h)
Personnel Matters	15(2)(a)
Management Meetings	15(2)(g)
Correspondence Received	15(2)(i)
Action Items: Status Report	15(2)(g)
Compliance Matter	15(2)(i)
Legal Issues	15(2)(i)
Contract/Tender	15(2)(d)
Land Acquisition/Purchase	15(2)(f)
Request for Assistance/Hardship Request	15(2)(j)

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

MINUTE NO. 21/421

DECISION

Cr Goninon /Cr Davis

That Council move into the "Closed Meeting" with the General Manager, Corporate Services Manager, Senior Planner, Works Manager and Executive Officer.

Carried Unanimously

17.1 CLOSED COUNCIL DECISIONS RELEASED

**MINUTE NO. 21/425 : FUTURE SUBDIVISIONS: OPEN SPACE PLAYGROUND DEVELOPMENT -
NAPOLEON STREET PERTH**

DECISION

Cr Davis/Cr Adams

That Council

- A) authorise the preparation of a concept plan for a playground to be sited in Napoleon Street in Perth and the local community be consulted once the concept is prepared.
- 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 to the public.

Carried Unanimously



MINUTE NO. 21/426 : REASSIGN HERITAGE TOURISM INTERPRETATION PROJECT TENDER

DECISION

Cr Adams/Cr Goninon

That Council

- A) accepts the tender from Roar for the REASSIGN Heritage Tourism Project, with the project timeline to be reviewed in light of the extension of project completion date recently approved for the Recovery for Regional Tourism Program.
- 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 to the public.

Carried Unanimously

MINUTE NO. 21/429 : SOUTH PERTH SPECIFIC AREA PLAN: DRUMMOND STREET

DECISION

Cr Polley/Deputy Mayor Goss

That Council

- A) does not accept the offer from the Planning Policy Unit to contribute to the preparation of a Specific Area Plan for the land at 5 Eskleigh Road, Perth;
- B) in relation to the land at 5 Eskleigh Road, Perth, determines to initiate an amendment of the Scheme pursuant to section 34(1)(b) of the former provisions of the Land Use Planning and Approvals Act 1993;
- C) 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 Goninon, Cr Lambert and Cr Polley

Voting Against the Motion:

Cr Brooks and Cr Davis



MINUTE NO. 21/431 : APPEAL 118/21P: ILLAWARRA ROAD UPGRADE

DECISION

Cr Goninon/Cr Davis

That Council

- A) seek support from government representatives and other stakeholders for the deletion of the truck parking areas and inclusion of a shared pathway for the length of the Illawarra Road upgrade roadworks.
- 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 to the public.

Carried Unanimously

MINUTE NO. 21/432 : LOCAL DISTRICT COMMITTEE MEMBERSHIP

DECISION

Deputy Mayor Goss /Cr Adams

That Council

- A) accept Michael Smith a member of the Ross Local District Committee until the conclusion of the 2021-2023 term;
- 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 to the public.

Carried Unanimously

MINUTE NO. 21/433 : CLOSURE

Cr Adams/Cr Goninon

That Council move out of the "Closed Meeting".

Carried Unanimously

Mayor Knowles closed the meeting at 8.16pm.

MAYOR _____ DATE _____