

2022-11-28 ORDINARY MEETING OF COUNCIL - OPEN COUNCIL ATTACHMENTS

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MINUTES

THE ROSS LOCAL DISTRICT COMMITTEE MEETING HELD AT THE READING ROOM, ROSS, ON TUESDAY 1st NOVEMBER 2022, COMMENCING AT 11.15AM.

1 PRESENT

Arthur Thorpe (Chairperson), Christine Robinson, Helen Davies, Sally Langridge, Michael Smith, Marcus Rodrigues, Ann Thorpe (Hon Secretary).

2 IN ATTENDANCE

Steve Robinson, Margaret Papa, Phil Brown, Russell Thompson. Keith Blacklock.

3 APOLOGIES

Jill Bennett, Candy Hurren.

4 DECLARATION OF ANY PECUNIARY INTEREST BY A MEMBER OF A SPECIAL COMMITTEE OF COUNCIL

In accordance with the provisions of the *Local Government Act 1993*, Part 5, S48A – S56, a member of a Special Committee must not participate in any discussion or vote on any matter in respect to which the member:

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A member has an interest in a matter if the matter was decided in a particular manner, receive or have an expectation of receiving or likely to receive a pecuniary benefit or pecuniary detriment.

It should be noted that any person declaring an interest is required to notify the General Manager, in writing, of the details of any interest declared within 7 days of the declaration.

Nil Declared

5 CONFIRMATION OF MINUTES

That the minutes of the meeting of the Ross Local District Committee held on Tuesday 4th October, 2022 be confirmed as a true and correct record of proceedings.

Christine Robinson / Michael Smith

6 BUSINESS ARISING FROM THE MINUTES

6.1 Clearing The Macquarie River

A low river level is necessary before Council can clear debris and Cumbungi, so it will probably be summer before the river is low enough to commence work. (Possibly February)

Matter ongoing.

6.2 Condition Of Trees in Ross

ENSPEC inspected the remaining Council trees in August and issued their report to Council.

RLDC has received a copy of the report from Council which is quite lengthy. The report shows Council owned trees in Ross and what maintenance needs to be carried out. If anyone feels a particular tree in Ross needs attention, please look at the tree number and let Chair know who will then raise a Customer Request. NMC will not replace trees for aesthetic reasons, only if tree is diseased or dangerous and unable to be saved.

Matter finalised, no further action.

6.3 Weather Damage to Ross Reading Room

The cornerstones and the bottom course of sandstone bricks at the entrance of the reading room are weathering away and in need of attention.

The sandstone is actually in reasonable condition and remediation work to the damaged sandstone will be carried out by a stonemason once the weather warms up.

Matter ongoing.

6.4 Missing (Stolen) Street Sign Nivelle Street

Customer request 61740 has been lodged with Council requesting the missing (stolen) sign be replaced. Sign has now been reinstalled.

Unfortunately the blade sign was attached to the wrong post. It was then redone, however appeared to be pointing in the wrong direction. NMC have now removed it again and are waiting for water to subside before it can be placed in the correct position.

Matter ongoing.

6.5 Damaged Wall South End Of Church Street

Wall at the top (south end) of Church Street has top stones missing and looks very disordered. Customer request 61699 has been raised requesting rectification.

Matter ongoing.

6.6 Damaged Sandstone Kerbing.

Kerbing in the centre car parking area opposite the Town Hall has been damaged by a truck, needs to be repaired.

Chair has asked Council to repair the kerbing in conjunction with the sandstone wall at the southern end of Church Street, refer Customer request 61699.

Matter ongoing.

6.7 Warning Sign High Street Pedestrian Rail Crossing

A number of Ross residents are unhappy with the closure of this crossing.

It was mentioned by a long term resident that it was thought the High Street vehicle rail crossing was originally closed due to the rodeo activity on the eastern side of the line. The rodeo in the past was a very large event, with lots of attendees camping along the railway line and in the grounds, creating a pedestrian hazard along that section. However, no one is really quite sure of the reason for blocking off High Street to vehicular traffic. It was also felt that if State Rail were not keen on a pedestrian crossing, then it would be very unlikely it would entertain the reinstatement of “another” vehicle crossing.

Chair has been advised that NMC will be conducting a cost and feasibility study, for a legally compliant pedestrian rail crossing linking the two sides of High Street. Once the report has been prepared it will be submitted to Council for consideration.

Matter ongoing.

6.8 Bus Parking Sign for School Bus Area

Discussion was held regarding the correspondence received from State Growth and NMC regarding signage for the morning pick up area for the Launceston Redline school bus.

Committee does not support the installation of a “Buses only between 7:00 – 7:30am” sign being installed outside the historic/photogenic Ross Post Office.

State Growth and the NMC have now agreed that picking up students outside the Town Hall in Bridge Street is an acceptable alternative solution. Signage will be prepared by NMC for installation at the location which will be attached to existing poles.

Chair has requested NMC that the sign states - “Mon-Fri only, 7:00 to 7:30 AM” - as this area is used on weekends for access to the Town Hall for markets, other activities and Church Services. Chair to follow up with Engineers at NMC and ask for committee to see and approve the draft sign artwork before going to the printers.

Matter ongoing.

6.9 Ross Village Green – Entry Of Dogs On Leash

Margaret Papa presented a petition with 100 signatures asking NMC to consider allowing dogs on leashes into the Ross Village Green, and to install a doggie bag container. The petition has been tabled at the October meeting of Council.

Margaret hasn't heard anything further, however presumes the recent council elections will have played a part in this.

Mr Brown looked up the Dog Control Act, and said that in his opinion, the Act stated that the General Manager has the ability to make changes to the Act as he sees fit.

It would appear a Private Contractor has started the "off lead" dog area at the Ross Recreation Ground. However, no one on the committee has been advised that this would be commenced. At the time of the meeting it had not been completed, presumably due to inundation by rain water.

Matter ongoing.

6.10 Town Hall Guttering

Town Hall guttering needs cleaning out as it has vegetation growing in it. This is causing flooding which is leaking into the supper room. Customer Request 76081 has been raised, requesting remediation.

Works Manager advised that staff need a cherry picker to get up to gutters. Committee Member mentioned that while the cherry picker was in Ross, could the Drill Hall be looked at as well.

Matter Ongoing.

6.11 Non Council Signs Outside Ross Swimming Pool

There are non-council signs on the footpath outside the small playground near the swimming pool, which look very decrepit and untidy, and which have been there for a considerable period of time. Could these please be removed?

Customer Request 76083 has been raised.

Signs have been removed – No further action required.

6.12 Dr Neil Davidson, Restoration Ecologist, Senior Lecturer UTAS

Presented on the Species Hotels site and tree planting around Ross, including on either side of the Midlands highway where it crosses the Macquarie River at Ross.

When asked how the RLDC could assist, it was mentioned that a sign pointing to where the Species Hotel is and what it is, would be of assistance.

Customer Request 76093 has also been raised, requesting Council to consider relocating the "SPECIES HOTEL" sign from its current position on the western side of Church Street, to the

eastern side where it would be more visible to passing vehicles, and this has been carried out.

Dr Davidson has been requested to have an information/directional sign manufactured which could be attached to the existing pole on the western side of The Boulevards. Once manufactured, Chair will pass it on to NMC for consideration, however it may need a development application to be installed which NMC would progress.

Mr Thompson asked if the western unmade side of The Boulevards is council owned. It is carrying more traffic since the species hotel opened, and also, school buses that are attending the outdoor classroom are making a mess of the road. Can it be upgraded and sealed? Chair advised that Council will not do any work on an unmade road if they are owned by Crown Land.

Chair will ask Council to ascertain who actually owns the western unmade side of The Boulevards.

Matter ongoing.



7 NEW BUSINESS

7.1 Round Table Discussion

C Robinson

- A Stormwater Drainage Report has been mentioned for some time (years). Is the report finalised and where is it up to? Chair to contact General Manager and follow up.
- Concerns that the southern entrance "Road Closed" Signs are in wrong place when Roseneath Rd is flooded. If they are placed too far along Roseneath Road, motorists get caught up too far down the road and are unable to turn around. Can this issue please be looked at.

A Thorpe

- Discussed the NMC Council Elections and what councillors are now elected. Won't know who will be our Committee Councillor Representative for some time.
- Disturbing incident was reported where a device made from a star picket was found in a wheel rut full of water in Tasman Street. Long screws were sticking up from wood attached to the star picket and would have caused quite a bit of damage if a car had driven over it. The matter was referred to Tas Police, and NMC have also been advised for staff safety. Just be careful if you are out walking, especially with animals.



H Davies

- Although the painting of the town hall has been done, the entrance hall has not been included. Not painted, very dirty and the light globe is bare; whole area looks very tatty. Not a good introduction to the lovely Town Hall. Chair to follow up. Sally asked where the carpet mentioned in the upgrade is going. Chair advised he will follow up.

M Smith

- Has photos for the damage to the footpaths which the Chair will forward to Works Manager.
- Also, some residents don't want their land sprayed by Council Contractors. Can they opt out of the system? Chair advised there is a "No Spray" Register for people that don't want this done. Residents need to directly contact NMC and advise them.

M Papa

- Asked who owns/looks after the water rights and taking water from the river. What happens or who is culpable if the river happens to flood the town. Concerned the river has changed over the course of history and will this affect ownership. Chair advised that the Elizabeth Macquarie Irrigation Trust (EMIT) licenses water issued to irrigators for agricultural purposes, and TasWater looks after the potable water for the town. Chair to forward info via email for Margaret to follow up as a private issue.

P Brown

- Signage to Ross on main highway, looks really decrepit; a large part of one sign is missing. This issue and the signs belong to State Growth. Unlikely to see any repairs or improvements whilst the road works are happening.
- Businesses in Ross have offered to put up information in their windows for any issues that require the input of the community. The Agenda and Minutes although prepared by the committee, need to be submitted to NMC, who then disseminate the documents. The Minutes are available on the NMC Website. Committee has previously asked for the Agenda to also be on the website, however Council declined to progress this request. Chair to check if a hard copy of the RLDC Agenda and Minutes are still sent to the Ross Post Office for community perusal.

8 NEXT MEETING/CLOSURE

The Chair closed the meeting at 12:00 pm.

Next meeting – Tuesday 6th December 2022 commencing 11.15am in the Ross Reading Room.

Minutes for the Campbell Town District Forum Meeting held 1 November 2022

MINUTES

1 OPENING

The Chair welcomed everyone and declared the meeting open at 9.35am.

2 ATTENDANCE

Jillian Clarke	Chairperson
Jill Davis	Member
Sally Hills	Member
Owen Diefenbach	Member
Danny Saunders	Member
Tracy Spencer-Lloyd (at 9.45am)	Member
Christopher Beach	Member
Elizabeth Porter	Member

IN ATTENDANCE

Lorraine Wyatt	Minutes
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APOLOGIES

Cr Andrew Calvert	Council Representative
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ABSENT

Jo Taylor	Member
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Nil declarations were received

3 CONFIRMATION OF MINUTES

Recommendation

The minutes of the meeting of the Campbell Town District Forum held on **Tuesday, 4 October 2022** be confirmed as a true and correct record of proceedings.

Committee Decision

Moved Sally Hills, seconded Danny Saunders,
That the minutes of the meeting of the Campbell Town District Forum held on **Tuesday, 4 October 2022** be confirmed as a true and correct record of proceedings.

CARRIED

4 BUSINESS ARISING FROM THE MINUTES

4.1 Outcome of recommendations made to Council discussed at the Council meeting held 24 October 2022.

Campbell Town Swimming Pool: *That Council calls a public meeting to be held in Campbell Town to discuss community concern about the future of the swimming pool.*

DECISION

Cr Goninon/Cr Davis

That the request by the Campbell Town District Forum for a community meeting to discuss community concerns about the future of the swimming pool be investigated and a report be provided to Council, the report to include additional costings.

Carried Unanimously

Voting for the Motion:

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

Voting Against the Motion:

Nil

Christmas Function

Save the Date: Wednesday 30 November 2022 at Zeps commencing at 6.30pm. Please provide your RSVP.

All but one member will attend the Christmas dinner.

4.2 Actions from the Previous Minutes

King Street Reserve

There has been no progress on this item. It is an underutilised area which needs a community focus and will remain on the agenda.

Community Safety in Campbell Town

Members reported that there has been no improvement. Another person hurt crossing the road. Burnouts reported on Saturday night (outside the pub). Church Street and West Streets were involved.

The Committee has requested that the Inspector come and address the Committee regarding these issues.

Sale of Land - Glenelg Street

The land is no longer being sold and will be incorporated into the Harold Gatty Memorial. The Aeronautical Society will be assisting volunteers to clean up the area and acknowledge the significance of the monument being *"to honour the memory of Harold Gatty who in 1931 won world wide fame as an air navigator after his record - breaking flight with Wiley Post in the Winniemaë"*.

Swimming Pool Committee

Interest has been received via Facebook however, no commitments have been made at this time. One gentleman who is also a qualified lifeguard, is keen to join the committee, however, does not want to be involved in the day-to-day lifeguarding.

Cr Goss has indicated he is willing to meet with interested parties to discuss in the next couple of weeks. CTDF committee members who will also attend are Tracy Spencer-Lloyd, Christopher Beach, and Jill Davis.

5 NEW BUSINESS

Spread the word - Volunteering and 2023 Australia Day Awards

The nomination categories are:

- *Citizen of the Year*
- *Young Citizen of the Year*
- *Community Event of the Year*
- *Volunteer Recognition*

*The awards ceremony will be held at our 2023 Australia Day event in Cressy and nominations close **Thursday 1 December 2022**. More details can be found on our website or by contacting Lorraine Wyatt on 6397 7303 or by emailing Lorraine.wyatt@nmc.tas.gov.au*

Flag Raising Ceremony at Campbell Town Hospital

The date of the ceremony has been changed and will now take place on 14 December 2022.

Underpass

The switchboard which is required to operate the water pump has been installed.

Heavy Haulage

Macquarie Road to West/Pedder Street: trucks are moving at speed and are not very careful. Trucks have also been seen using Church Street. Members reported the roads have become quite dangerous and enquired if the mining companies are required to maintain these roads?

Members would like to see trucks on Valleyfield Road to Midland Highway, redirected through Epping Forrest.

Campbell Town Main Street Upgrade (High Street)

The following questions were asked:

1. Where are they available for viewing?
2. Why are they not available on a public noticeboard in community such as Valentines Park?
3. How are community members kept informed if they do not have or use computers/smartphones?
4. What is the plan regarding the creation of the Stage 2 Concept Plans particularly in relation to community consultation?

Community Heritage

Members expressed concern that the historical/heritage buildings within the community are being diminished rather than being retained such as the new Medical Centre which was once the Old Post Office.

Members felt the new fire station was an example of a building that is too modern and noted other new residential developments that did not fit with the aesthetics of their surroundings.

Further, there was concern that no uniformity in development gave the appearance that the community was, "hit and miss" and lacked identity.

East Street Drainage

Cr Polley had visited the community and viewed the drainage and agreed that Council had a role to play. That being so, what will happen now? Where does Council stand on this matter?

6 CLOSURE

There being no further business, the Chairperson closed meeting at 10.43am.

7 NEXT MEETING

Next meeting to be held on **6 December 2022 commencing at 9.30am** at the Town Hall, upstairs meeting room.

MINUTES OF THE MEETING OF THE LLDC HELD AT THE LONGFORD RSL MEMORIAL CLUB ON WEDNESDAY 02 NOVEMBER 2022, COMMENCING AT 5.30PM

MINUTES

1. **IN ATTENDANCE** - Tim Flanagan (chair), Annette Aldersea, Bronwyn Baker, Doug Bester, Peter Munro, Neil Tubb, Joanne Clarke, Simon Bower
2. **APOLOGIES** – Mathew Brooks, Dennis Pettyfor, Dick Adams
3. **WELCOME NEW MEMBER**- not needed

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6 CONFIRMATION OF MINUTES

The minutes of the meeting of the Longford Local District Committee held on October 05, 2022 to be confirmed as a true and correct record of proceedings.

Moved N Tubb, seconded B Baker. Passed.

7. BUSINESS ARISING FROM THE MINUTES

7.1. Signage for Longford Roundabout (cf minutes of October 05, 2022 7.1). Nothing further

7.2. Traffic study of main street (cf minutes 7.2) further discussions on reducing speed limits in the town.

Motion

Moved: P Munro, seconded: N Tubb "We respectfully request NMC consider reducing the speed limit in Wellington Street from Sticky Beaks corner to Brickendon St to 50 km/h"

Passed

7.3. Men's Shed – Dennis Pettyfor (cf minutes 7.3) nothing further

7.4. Artist recognition in Northern Midlands Community (cf minutes 7.1) nothing further

7.5. Pullover area on Pateena Road (cf minutes 7.6, and photos supplied by Committee members B Baker on October 17, 2022; N Tubb on October 27 & A Aldersea October 27) Peter Munro will use computer modelling to select vista positions that can be sent to council at next meeting.

7.6 Illawarra Road Response State Growth nothing further

7.7 Wellington Street Crossing (Traffic Refuges) nothing further

7.8 Wellington & Marlborough Streets Intersection (Sticky Beaks) – (cf minutes 7.3) Bollards are to be put in place to protect “Sticky Beaks”. Council rejected LLDC’s request to prohibit right hand turns and/or to place a stop sign at this intersection

7.9 Environmental & noxious weeds (cf minutes 10.4) awaiting further advice from L Wyatt.

7.10 Induction – cf email from Lorraine Wyatt dated 12.09.2022 LLDC Members encouraged to complete, despite ongoing technical difficulties.

8. NEW BUSINESS

8.1. Northern Midlands register of significant trees (S. Bower)

Our town motto “1814 history and gardens entwined” discussed.
Motion proposed S Bower, seconded A Aldersea.
“ NMC to consider a register of significant trees in our local government zone with community support” Passed

Examples might include the sequoias on Village Green,
Longford Football Club entrance, and oaks in Cressy Anglican churchyard.

8.2. Bendigo Bank Community Branch for Longford (A. Aldersea) Further discussion. Committee to approach Mitch Talbot at Longford Newsagency regarding possible outlet.

8.3. Planting in the garden beds of the Village Green, in particular the corner of Wellington and Archer Streets. (A. Aldersea) Further discussion on improvements to garden beds. Cathie Green of garden club to be contacted regarding possible assistance.

9. REPORTS FROM SUB COMMITTEES

9.1. Railway Committee.

9.2. Longford Legends.

9.3 Longford Town Hall Arts Committee.

Nothing further tabled.

10 OTHER BUSINESS

Christmas Dinner for the Northern District Committees, provided by the NMC, has been scheduled for 24 November 24 at the Queen's Head Hotel in Perth

N Tubb raised the issue of weeds in footpaths on Marlborough and High Streets.

Motion

Moved: N Tubb, seconded: J Clarke "NMC consider planned improvements to Wellington streetscape include Marlborough Street from contentious corner to bifurcation at Cressy Rd."

Passed

J Clarke to talk to Longford Rotary about breakfast club at Longford Primary School

11 CLOSURE 6.50pm

12 NEXT MEETING – December 07, 2022

Minutes of the Northern Midlands Recycling Committee meeting held Tuesday
25th October 2022 commencing at 4.00pm

AGENDA

1 ATTENDANCE

Present:

Cr Ian Goninon (IG)	Jonathan Galbraith (JG)	Lisa McEachern (LM)
Owen Diefenbach (OD)	Roderick Cuthbert (RC)	Daniel Stearnes (DS)

In Attendance:

Lorraine Wyatt (LW)

Apologies:

Cr Mary Knowles (MK)

Absent:

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3 CONFIRMATION OF MINUTES

Recommendation

The minutes of the meeting of the Local Recycling Committee held on Tuesday 27th September 2022 be confirmed as a true and correct record of proceedings.

Proposed OD seconded RC that the minutes be accepted.

4 BUSINESS ARISING FROM THE MINUTES

4.1 Develop program for use of recycling trailer

Contacts have been assigned to members to investigate peoples interesting in hosting the trailer (Refer to 2022-09 RC Minutes Appendix A).

A campaign is needed to communicate the existence of the trailer and increase usage. A letter has been drafted for distribution to the Northern Midlands Business Association and other community groups.

A document has been created to track progress.

Action: Updated list will be sent out to committee members by DS

JG to confirm with Des about possibility of situating recycling trailer at Council chambers

4.2 Single use plastics policy

Policy to be considered by Council. Further research into other Councils about their possible single use plastics policy.

Action: LW to investigate obtaining a copy of neighbouring Council(s) single use policy to bring to next meeting to discuss.

4.3 Volunteer induction

Some members have not completed the online induction. Information has been sent so that this can be completed. Have all members completed the induction?

On hold until next year due to new WHS system to be implemented in the near future.

4.4 Recycling Apps

Investigate further into regarding 'recycle mate' & possibly 'recycle coach' apps to discuss its potential at next meeting. Lorraine Wyatt will attend meeting to discuss promotion ideas. A quick presentation of both apps will be done to compare them.

Action: DS to setup presentation of apps as first agenda item of the meeting

4.5 Advertisement for new committee member(s)

Are further committee members still required? / Non-attendance of committee members

There is current advertisement but as of last meeting no further applicants.

4.6 Plastic Bin Toppers

Information presented by Daniel. Alternative to bin covers, these plastic toppers will allow the label the different types of bins. Benefits:

- Plastic easy to clean
- Simple to install
- Changes the shape of bin opening to discourage incorrect disposals

Action: DS/JG to order 10 red toppers & 5 yellow recycling toppers through recycling committee budget and contact neighbouring Councils to see if there is any interest in order green toppers because these can only be supplied by a minimum of 20.

4.7 Longford Recycling Shed Data

Recycling shed data to be emailed to committee members

Action: For next contract renewal for waste transfer attendees, JG will look into variation of contract to supply waste management data

4.8 WMRR Forum

This event will be held at Peppers Silo Launceston 89-91 Lindsay Street Launceston, TAS 7248 on Thursday, 11 November 2021 from 12pm – 7.30pm. Price for registration is \$180.

Status: JG to investigate within Council if able to allocate budget in allowing committee members to attend

Action: Council is willing to fund two committee members to attend forum. JG to urgently setup for RC his invitation.

5 NEW BUSINESS

5.1 Renewal of waste transfer station site operation tender

The current contractor, Just Waste is approaching the end of their tender, but the agreement allows for a two-year extension of the current tender based on the performance of the tenderer. It has been suggested that the tender be amended to require recycling services at Campbell Town, Avoca and Evandale. This could be done either by offering the current tenderer a two year extension or re-calling tenders. JG is to write a report to the next Council meeting for their consideration.

Agreed unanimously to that the recycling committee would support extending recycling services to all waste transfer stations in next waste transfer station contract. Action: JG to bring to committees' decision to Council meeting

5.2 Flyer for Recycling Trailer

To assist with education for recycling trailer. Mayor Mary suggests a flyer to give to event organisers.

Status: No further progress

5.3 Environmental Expo

LM has put forward idea to host a possible environmental expo at the village green in Longford. OD suggested that this kind of stall could be implemented at the Campbell Town show.

Action: LM to further look into idea and gather interest to bring to Council.

5.4 Recycling bins at Council Park & Reserves

Discussions within Works Department on recycling collection vehicle/compartment

Action: JG to prepare a report for a future Council meeting for adding resources to works department to allow for collection and disposal of recycling bins around municipality

5.5 Waste management issues at Longford Show

RC made committee aware of recyclables at the Longford show making its way into landfill. Is there something Council can do to support improved waste management at independent events such as the Longford Show. RC is hoping that the upcoming Longford blooms event is able to have recycling available.

Action JG to contact Fiona Dewar to see if this can be raised with the organising committee of Longford Blooms

6 IDEAS

6.1 Priority Ideas

6.1.1 Recycling document for fridges

Discussed the creation of a one-page recycling information sheet. Instead of a magnet an information sheet is also compostable to further promote usage of recyclable/compostable materials. With the addition of recycling committee promotion on information sheet.

6.1.2 Promotional Materials

~~The committee was advised there are several resources available and that it is just a matter of deciding what is required and what the budget allocation is for promotional materials.~~

Removal of item due to similarity to other items

6.1.1 School Involvement in recycling

Northern Tasmanian Waste Management Group (NTWM) have program for school recycling participation. Possible idea for committee program to create school recycling events or “challenges”

Status: No further progress

6.2 Future Ideas

6.2.1 Recycling at sports clubs – Status: On hold

Status: On hold

6.2.2 Labelling of clothing for businesses – Status: On Hold

6.2.3 Recycling bins at Council Park & Reserves

~~Discussions within Works Department on recycling collection vehicle/compartment~~

Refer to item 5.4

6.2.4 Using tyres in asphalt

6.2.5 Compostable Doggie Bags – Require FOGO collection

Status: Council to investigate costing of implementing compostable doggie bags

6.2.6 *Plazrok* advancements in Queensland

Status: On hold

6.2.7 Replace plastic bottles

Status: Council to discourage use of single use plastics including plastic bottles.

7 CLOSURE

Chairperson closed meeting at: 5.00pm Tuesday 26th of October

Next meeting: 4.00pm Tuesday 29th of November

MINUTES EVANDALE ADVISORY COMMITTEE

MINUTES OF THE COMMITTEE MEETING HELD AT THE EVANDALE COMMUNITY CENTRE ON TUESDAY, 1 NOVEMBER 2022, 4.00PM

1 ATTENDANCE

John Lewis	Chairman
Stephanie Ann Kensitt	
Bruce Argent-Smith	
Michael Weir	
Louis Sauer	

In Attendance:

Lorraine Wyatt	Executive & Communications Officer (Minute taker)
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2 APOLOGIES

Barry Lawson
Henrietta Houghton

3 CONFIRMATION OF MINUTES

RECOMMENDATION

That the minutes of the ordinary meeting of the Evandale Advisory Committee held on Tuesday, 5 July 2022 be confirmed as true and correct record of proceedings.

COMMITTEE DECISION

Moved Henrietta Houghton, seconded John Lewis

That the minutes of the ordinary meeting of the Evandale Advisory Committee held on Tuesday, 5 July 2022 be confirmed as true and correct record of proceedings.

Carried

4 DECLARATION OF ANY PECUNIARY INTEREST BY A MEMBER OF A SPECIAL COMMITTEE OF COUNCIL

In accordance with the provisions of the *Local Government Act 1993*, Part 5, S48A – S56, a member of a Special Committee must not participate in any discussion or vote on any matter in respect to which the member:

- a) has an interest; or
- b) is aware or ought to be aware that a close associate has an interest.

A member has an interest in a matter if the matter was decided in a particular manner, receive or have an expectation of receiving or likely to receive a pecuniary benefit or pecuniary detriment.

** It should be noted that any person declaring an interest is required to notify the general manager, in writing, of the details of any interest declared within 7 days of the declaration.*

Nil declarations were received.

5 BUSINESS ARISING FROM THE MINUTES

5.1 Time Traveller Park

The Chair informed the committee that the original plan was knocked back but that an amended plan would now be submitted which should pass.

Louis Sauer enquired about the “plan” and asked what it consisted of and where it would be located?

The Chair advised that the plan consisted of chairs and a table and if members of the committee planned to object they should be lodged privately to the Planning Department.

6 MATTERS FOR NOTING

6.1 Meeting dates 2022

In accordance with the MOU meetings of the Committee will be held at 4pm on the first Tuesday of the month, schedule of dates follows:

- 6 December

7 MATTERS PENDING

NIL

8 COMMUNITY GROUP / SUB COMMITTEE REPORTS

8.1 Community Centre

- New dishwasher.
- Book sale went well.

8.2 Memorial Hall

- Roof has been replaced. Internal works progressing.

8.3 Evandale Garden Group

Nil reports.

8.4 JAG

Nil reports.

8.5 Neighbourhood Watch

- No area coordinator.
- “Cuppa for a Cop” was well attended.
- One more meeting for this year.
- Commendation given by members on the newsletter.

8.6 History Society

The Historical Society will be having a joint Christmas get together this year.

9 NEW BUSINESS

9.1 - Northern Local District Committees Christmas Dinner - Queen's Head Inn Perth. RSVP's required to Lorraine

*Evandale Advisory Committee
Minutes 1 November 2022*

2 | Page

Wyatt by Thursday 17 November 2022

9.2 New member introductions.

9.3 Survey work occurring in pioneer park. Launceston consultant surveying sewerage/water. The chairman will discuss with council.

9.4 Communication with the community. There are no information boards. Is there potential for the middle window of the information centre to be turned into an information board?

9.5 Stephanie provided her apologies for the December meeting.

9.6 Budget information provided to the new members by the chairman.

9.7 An enquiry was made about the Traders in Purple development. One member offered support for the project who advised that the organisation created quality developments.

10 CLOSURE & NEXT MEETING

Chairperson closed meeting at 5.05pm.

The next meeting to be held at the Evandale Community Centre on Tuesday, 6 December 2022 at 4pm.

Minutes of PLDC meeting held on Tuesday November 1st 2022 at Perth Community Hall

commencing at 5.33pm

In Attendance: Russell MacKenzie, Jo Saunderson, Don Smith, Jon Targett, Tony Purse

Apologies. Sam Beattie, Michelle Elgersma, Councillor Janet Lambert

Guest; Paul Terrett

Acknowledgement of Country

Russell conducted The Acknowledgement of Country

1a. Confirmation of previous minutes

Previous minutes accepted as accurate.

MOVED; Jon Targett

SECONDED: Don Smith

2. DECLARATION OF ANY PECUNIARY INTEREST BY A MEMBER OF A SPECIAL COMMITTEE OF COUNCIL

In accordance with the provisions of the Local Government Act 1993, Part 5, S48A- 556, a member of a Special Committee must not participate in any discussion or vote on any matter To which the member

A) has an interest or

B) Is aware or ought to be aware that a close associate has an interest.

A member has an interest in a matter if the matter was decided in a particular manner, receive or have an expectation of receiving or likely to receive a pecuniary benefit or pecuniary detriment.

It should be noted that any person declaring an interest is required to notify the general man

Noted that Mr Tony Purse is consulting and/or has an involvement in the following projects currently being undertaken by Council

* Perth Community Centre Master plan

*. Perth Recreation Master plan

- * South Esk River Parkland Proposal, including owner/developer of adjacent property
- * Perth Streetscape improvements

Congratulations to Paul Terrett on his election to council.

ONGOING BUSINESS ARISING FROM PREVIOUS MINUTES

3. The committee expressed their concerns regarding Taswater's reporting that Perth is near capacity regarding water and sewerage connections and how that will impact future development in Perth. Feed back regarding NMC solution to this problem and how it will be overcome. Paul to make representation about this matter when on council.

4. Discussion regarding feedback on playgrounds and shade. Council to implement a Playground policy. It was noted that Jan Davis had requested that shade in Seccombe St playground be implemented as urgent as trees are slow growing and not wait till next budget.

5 Train Sculptures. Don stated that there were photos in the Northern Midlands Courier of the new sculptures. Temporary fencing has been removed. Tony raised the question as to what would be the upkeep of these sculptures and the cost of replacing them again when they deteriorate as had the previous ones. No further information from the council.

6 William St Reserve (4.5) Council happy with submission regarding seat.

7. Headings of budget listings need reworking. Russell to give feedback to Gail

MOTION:

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

8 Discussion regarding seat. Russell to contact Leigh McCullagh regarding seat,

Words for plaque This seat is to commemorate the life of long term Perth resident John Stagg and to recognise his contribution and his interest in the history of Perth.

This wording to be approved by his family

Christmas Function To Rsvp by 17/11

New Business

Thank you for Information received from council regarding Mulgrave and Seccombe St Intersection.

Larger give way signs and centre rumble strips to be installed.

Don suggested new Playground signs which have been approved may help with traffic speed.

Jo stated Works manager has received list of street markings that need renewal in town.

MOTION:

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

A card to be organised and signed.

Meeting closed at 6.09pm.

Next meeting to be held at Perth Community Hall on Dec 6th 2022 commencing at 5.30.pm

MOTION:

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

MOTION:

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

v



Minutes of Annual General Meeting 2022

Date:	13/10/22
Time:	7:00pm
Place:	Cressy Hall
Chair:	Richard Goss
Minute Taker:	Sarah Greig

Item

Description

Agenda Item 1: Welcome, Attendees and Apologies

1.1 Chair	Richard Goss was confirmed as chair for the meeting
1.2 Attendees	Maurita Taylor, Donna Seadon, Haylee Kavanagh, Brenda Jones, Sarah Greig, Stacey Wilson, Kristyn Green, Richard Goss, Damien Wilson
1.3 Apologies	Michelle Hogarth, Leah Shaw, Anna Goss, Mary Knowles, Leslie Hall
1.4 Meeting Open	The Chair declared the meeting open at 7:15pm and that a quorum was present

Agenda Item 2: Minutes of previous meeting and matters arising

2.1	Confirmation of minutes	
	Minutes of previous meeting read	
	<i>Proposed resolution: That the minutes of the Annual General Meeting held on 17th November 2021 be accepted.</i>	
	Moved: Maurita Taylor	Seconded: Brenda Jones
	Decision: Passed /Not passed	

2.2	Review of Actions from Previous Annual General Meeting	
	No Actions	
	<i>Proposed Resolution:</i>	
	Moved:	Seconded:
	Decision: Passed/Not passed	

Agenda Item 3: Reports

3.1	Treasurer's report	
	Current bank balance - \$40602.70	
	<i>The treasurers report for the year ended 30 June 2022 was taken as received</i>	
	Moved: Donna Season	Seconded: Stacey Wilson
	Decision: Passed /Not passed	

Agenda Item 4: Election of Office Bearers

4	Election of Office Bearers			
	Name/s	Nominated	Seconded	Accepted
President:	Maurita Taylor	Haylee Kavanagh	Stacey Wilson	Yes
Vice President:	Kristyn Green	Haylee Kavanagh	Maurita Taylor	Yes
Treasurer:	Stacey Wilson	Haylee Kavanagh	Donna Seadon	Yes
Secretary:	Sarah Greig	Stacey Wilson	Donna Seadon	Yes
Committee:	Maurita Taylor	Donna Seadon	Damien Wilson	Yes
	Kristyn Green			
	Stacey Wilson			
	Sarah Greig			
	Donna Seadon (Vice Treasurer)			
	Haylee Kavanagh			
	Brenda Jones			
	Richard Goss (NMC Representative)			
	Anna Goss			
	Damien Wilson			
	Michelle Hogarth			
	Leah Shaw			
	The chair called for verbal nominations for the vacant positions and the above people were nominated.			
	An election was held by show of hands. The above people were elected			
	Moved: Donna Seadon		Seconded: Stacey Wilson	
	Decision: Passed/Not passed			

Agenda Item 5: Review of fees and charges


5.1	<p style="text-align: center;">Admissions</p> <p>Adult: \$4.00 Child: \$3.00 Seniors Card: \$3.00 Infant: (under 2) Free Spectator/Supervisor: \$1.50</p> <p>Season Memberships Adult: \$90.00 Child: \$80.00 Family: (2 adults, 3 children - \$10 additional children) 180.00</p> <p><i>Proposed resolution: That the admission prices set above be accepted.</i></p> <p>Moved: Donna Seadon Seconded: Stacey Wilson</p> <p style="text-align: right;">Decision: Passed/Not passed</p>
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Agenda Item 6: Next Meeting

6	<p>The next Annual General Meeting will be held within five months after the end of the next financial year, and prior to the opening of the next swimming season. The committee will determine the time, date, and location closer to the date and issue a notice.</p>
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Agenda Item 7: Meeting Close

7	<p>The Meeting was declared closed at 7:32pm.</p>
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Signed:	
Minute taker:	Sarah Greig
Date:	13/10/22



Meeting minutes

Committee meeting

Date:	10/11/22
Time:	19:06
Place:	Cressy Pool
Chair:	Maurita Taylor
Minute Taker:	Sarah Greig

Attendees:	Maurita Taylor, Donna Seadon, Haylee Kavanagh, Brenda Jones, Sarah Greig (minutes), Stacey Wilson, Damien Wilson, Michelle Hogarth, Kristyn Green
Apologies:	Anna Goss, Richard Goss, Leah Shaw, Mary Knowles, Leslie Hall

Item	Description	
1	Acceptance of minutes of previous meeting	
	Minutes of previous meeting read	
	Proposed resolution: That the minutes of the Committee meeting held on 13 th October 2022 be accepted.	
	Moved: Sarah Greig	Seconded: Brenda Jones
	Decision: Passed/Not passed	
2	Acceptance of new members	
	New Member/s:	
	Proposed resolution: That the new member/s listed above be accepted.	
	Moved:	Seconded:
	Decision: Passed/Not passed	
3	Business Arising	
	Business	Status
	3.1: Lifeguard Hours and Fees; Training Awaiting advice on possible system to be installed by NMC – Leslie Hall to keep committee updated	Ongoing

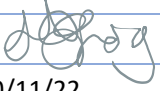
	Fees from season 2020-2021 – Richard Goss following up UPDATE: Marie Bricknell contacted Maurita Taylor regarding the outstanding bill for 2020-2021 season. Proposal: To pay \$7390.88 for the 2020-2021 season which is the same as our fees for 2021-2022 season. Moved: Sarah Greig; Seconded: Michelle Hogarth	To email Marie Bricknell with offer
	Training to be attended by: Sarah Greig; Damien Wilson; Haylee Kavanagh	12/11; 19/11 and 20/11
	3.2: Water Meter There is now a water meter on the pool. Believed that this is council funded	Noted and Completed
	3.3: Stage 2 Developments / Maintenance Shade Sails: Damien Wilson to follow up New signage: Flag sign to say - 'Open Solar Heated Pool' Stacey Wilson following up Sign for disabled access hoist – 'Certified people only to operate hoist' – Council to investigate Fence removal: Damien Wilson to remove fence behind hedge Solar Heating System: Email received from Council. Damien Wilson investigating Tassie Pools have looked but not provided feedback as yet	Ongoing
	3.4: Open Days/Functions/Activities Free days at pools across municipality – Richard Goss to follow up Australia Day activities in the pipeline – Maurita Taylor to follow up Barbeque Kit to be put together – Aquafit Classes – Stacey Wilson to follow up	Ongoing Ongoing Ongoing Ongoing
	3.5: Promotional Opportunities Chili FM broadcast from pool – Donna Seadon to follow up Gift Vouchers available – Sarah Greig to complete as requested	Noted and Completed

5	Treasurer's report	
	Current bank balance - \$40628.68 Incoming accounts: Aurora Energy - \$482.00 – querying whether council pay this Telstra - \$55 Northern Midlands Council season 2021-2022 - \$7390.88 (Council Funded 550 hours)	
	<i>Proposed resolution: That the treasurer's report be accepted, and outstanding bills paid</i>	
	Moved: Stacey Wilson	Seconded: Sarah Greig

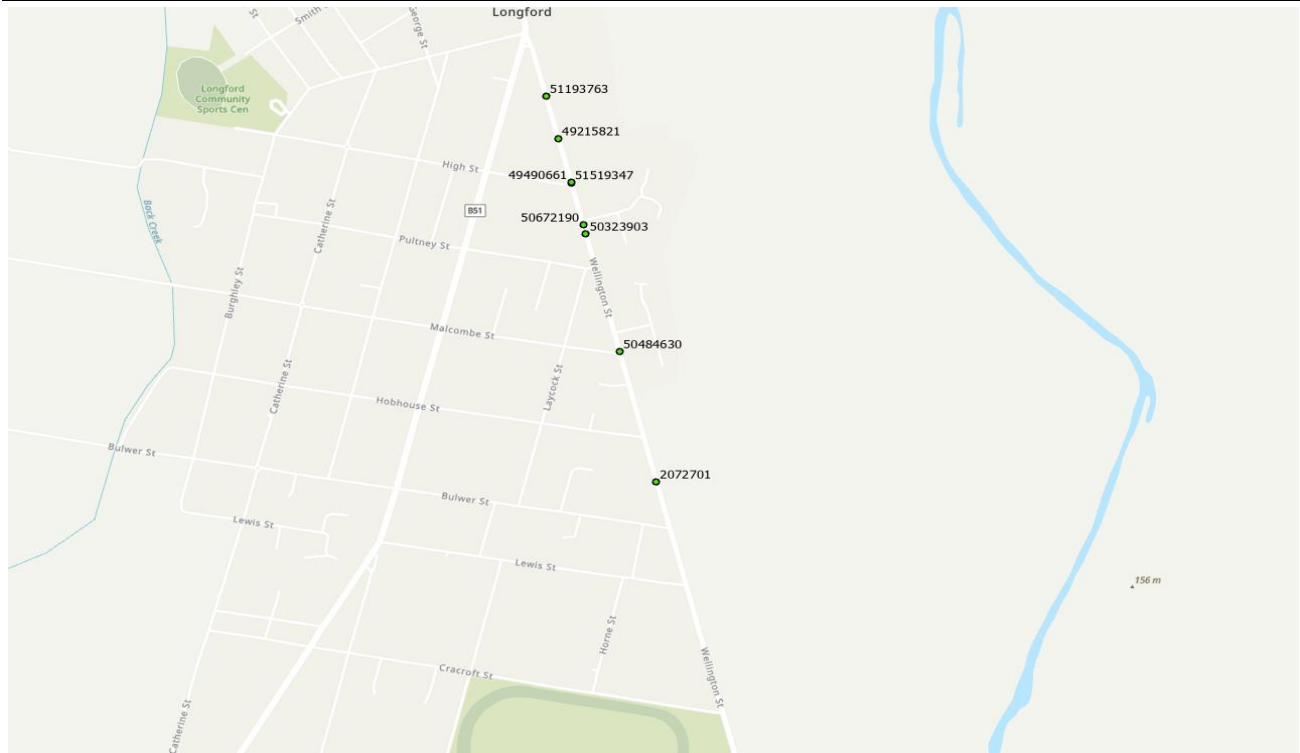
	Decision: Passed /Not passed	
6	General business	
	New Business:	Actions:
	1. Produce a booking form for the pool with prompting questions: Name; Date; Contact Number; BBQ; Tables No; No People attending	Develop booking form
	2. Maurita Taylor has had a meeting with Kate Clarke has completed a Food Safety Inspection. Requirements: Thermometer for Pies, Fridge and Freezer Food safety sheet to record temperatures of Pies, Fridge and Freezer once a day Tea towels need to be removed – Air Dry Food Safe Sanitiser Maurita Taylor to do Food Safety Certificate Canisters for Tea, Coffee, Milo, Sugar Ingredient's list for lollies to be put on containers Cleaning of floors and benches Cleaning of pie heater Freezer in cleaners room needs to be removed and relocated to a more appropriate position Pest Control procedures – Council Chemical Register Confirmation that under 10 supervised swimmers	Purchase Thermometers 2 pies, and 3 fridge/freezer Moved: Haylee Kavanagh Seconded: Kristyn Green Power point to be installed in back storeroom if moving of freezer to kiosk does not work Stacey Wilson to provide SDS for chemicals
	3. Sarah Greig to make posters to put around various businesses Follow Contact Number – 6397 6526 or 0408 101 869 after hours.	Develop Posters
	4. Lap swimming – Tuesday, Thursday and, Saturday Morning starting 29 th November 2022. 6am – 8am Tue, Thurs; 7-9am Sat To develop a visit pass card for Lap Swimming 10 swims \$35	Develop Lap Passes to laminate
	5. To contact council – Leslie Hall regarding providing additional lifeguard hours given we have a new facility and wish to promote it.	To Email Leslie

	6. Working Bees Sunday 13 th Nov – 10am 1. Tip run and sort back storeroom	
	Upcoming events: 25 th November – Cressy District High School 27 th November – Birthday Party within normal hours 28 th November to 9 th December – Cressy District High School SWSP 16 th December – Prospect High School 19 th December – Bracknell Primary School 20 th December – Cressy District High School (Primary) 21 st December - Cressy District High School (High)	

7	Next meeting	
	Time:	7.00pm
	Date:	TBA
	Place:	Cressy Pool Kiosk

8	Meeting close 20:47	
Minute taker:	Sarah Greig	
Signed:		
Date:	10/11/22	

ID2	VCRN	DESCRIPTION	CRASH_DATE	CRASH_TIME	SEVERITY	VISITED	SURFACE_TY	LIGHT_COND	CENTRELINE	SPEED_ZONE	LOCATION_D	UNIT_NO	UNIT_TYPE	UNIT_NO	UNIT_TYPE	UNIT_NO	UNIT_TYPE	LATITUDE	LONGITUDE	DATE2
2072701	17003885	171 - Left off carriageway into object or parked vehicle	23-Jul-2017	16:40	Minor	Yes	Sealed	Daylight	None	060	Wellington Street, Longford, Northern Midlands	1	Light Vehicle					-41.6057210059	147.1260484314	23/07/2017
49215821	18002258	140 - U turn	28-Mar-2018	10:00	Property Damage Only	No	Sealed	Daylight	Single broken	050	Wellington Street, Longford, Northern Midlands	1	Light Vehicle	2	Light Vehicle			-41.5972563124	147.1231396372	28/03/2018
49490661	18004453	110 - Cross traffic	09-Aug-2018	17:15	Property Damage Only	Yes	Sealed	Darkness (with street light)	None	060	Intersection of High Street and Wellington Street, Longford, Northern Midlands	1	Light Vehicle	2	Light Vehicle			-41.5983388517	147.1235201607	9/08/2018
50323903	19006452	171 - Left off carriageway into object or parked vehicle	26-Oct-2019	04:35	Property Damage Only	Yes	Sealed	Darkness (with street light)	Double broken	050	Wellington Street, Longford, Northern Midlands	1	Light Vehicle					-41.5996114695	147.1239600995	26/10/2019
50484630	20000554	110 - Cross traffic	29-Jan-2020	18:00	Property Damage Only	Yes	Sealed	Daylight	None	060	Intersection of Malcombe Street and Wellington Street, Longford, Northern Midlands	1	Light Vehicle	2	Light Vehicle			-41.6025165886	147.1249614461	29/01/2020
50672190	20002745	169 - Other on path	06-Jun-2020	03:10	Property Damage Only	Yes	Sealed	Darkness (with street light)	None	060	Wellington Street, Longford, Northern Midlands	1	Light Vehicle	2	Light Vehicle	3	Light Vehicle	-41.5993879023	147.1238821534	6/06/2020
51193763	21003040	137 - Vehicles in parallel lane/ left turn side swipe	15-May-2021	15:35	Property Damage Only	No	Sealed	Daylight	None	050	Wellington Street, Longford, Northern Midlands	1	Light Vehicle	2	Light Vehicle			-41.5962165376	147.1227766062	15/05/2021
51519347	22000226	136 - Vehicles in parallel lane/ right turn side swipe	13-Jan-2022	16:44	Fatal	Yes	Sealed	Daylight	None	060	Intersection of High Street and Wellington Street, Longford, Northern Midlands	1	Motorcycle	2	Heavy Vehicle			-41.5983408326	147.1235207645	13/01/2022



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"Information" includes all the material provided to you at your request in whatever format and including reports, data, plans and maps. In requesting the information, you have accepted all risk in relation to your use of that information and in particular, accept the information is provided subject to the following terms and conditions:

1. You acknowledge the nature and extent of risk that might arise out of your use of the information and accept and agree to use the information entirely at your own risk.
2. The information does not constitute the rendering of legal, professional or other advice or services by the Crown or any of its employees or agents.
3. Provision of the information is not a substitute for seeking appropriate professional advice with respect to the information or its use.
4. The information may not be accurate or complete.
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Details of Motion

Motion Title **MEETING TIMES FOR COUNCIL MEETINGS AND COUNCIL WORKSHOPS**

Decision Sought

THAT LGAT:

“Adopt a policy position that ensures that council meeting and workshop times occur at times that are conducive to and facilitate increased participation across a broader cross-section of community candidates, particularly bearing in mind time constraints and commitments that would apply to those working full time, young people and those with caring responsibilities.”

Background Comment

At its meeting of 26 July 2022, Burnie City Council resolved to submit a motion to the upcoming LGAT General Meeting, asking the above policy be adopted. (A copy of Burnie City Council’s Motion is attached)

The motion raises valid considerations about the practical structural barriers that might preclude the fullest range of community members from participating as councillors. It would be counter-productive to prescribe the times at which Council meetings and Workshops should be held, as this may cause more problems than it solves. But making the issue of structural barriers more explicit and having each Tasmanian Council consider and determine meeting times to facilitate participation and access is worthy.

The demographic make up of elected councillors across the state is often a cause for discussion. There are persisting stereotypes that Councils are not particularly representative of the demographics of the communities from which they hail. Considering and minimising structural barriers that might preclude candidates from particular demographics is one way on improving the representative make-up of Councils.

Motions to be provided to the LGAT office



Details of Motion

Motion Title **HOUSING AFFORDABILITY**

Decision Sought That LGAT lobby the State Government to:

Encourage the development of affordable housing, as a matter of urgency through:

- a) Measures that promote the efficient supply of well located, diverse housing;
- b) Promote the development of affordable housing with specific incentives for affordable housing enabled through planning schemes and policies; and
- c) Require the development of affordable housing with the use of mandatory provisions in appropriate locations (ie, a threshold that would require certain sized developments to provide a minimum percentage of affordable housing).

Background Comment

Housing affordability is an increasing problem throughout Tasmania particularly for women escaping from family violence, young people and older Tasmanians. Despite this, there are currently no mechanisms in Tasmania to encourage housing affordability through the planning framework.

The land use planning framework can provide important support for to promote affordable and social housing. Promoting new sources of affordable housing means encouraging provision through the private market of housing options that are more likely to meet the needs of low to moderate-income households now and in the future.

The State Government's "Affordable Housing Action Plan 2019-2023" included the following statement:

"Action 2.2. Planning mechanisms will be reviewed to promote a greater array of housing options in new developments, including affordable housing, to determine those best suited to the specific Tasmanian regulatory, social and economic context".

However, with just one year left of this strategy and Tasmania's worsening housing crisis, it does not appear that much progress has been made. Opportunities to promote new sources of affordable housing through the planning system could include:

- Ensuring that the Planning Scheme contains overall planning objectives to promote affordable housing. Such objectives will provide a basis for planning authorities to

Motions to be provided to the LGAT office by no later than 5pm, Friday 3 June

encourage applications that contribute to affordable housing or housing choice within an area;

- Facilitating the supply of appropriately zoned residential land, to avoid artificial supply constraints that may affect the cost of housing, by identifying potential housing opportunities such as unutilised or under-utilised land, areas in need of urban renewal or upgrading, or vacant sites in public ownership.
- Ensuring that zone and locality provisions are sufficiently flexible to promote new affordable housing opportunities.
- Introducing planning incentives for diverse housing types or for affordable housing.

Some Councils in other parts of Australia have introduced requirements in their planning schemes to diversify housing forms. For example:

- Leichhardt Council enforces mandatory requirements for diverse multi-unit configurations.
- Blue Mountains Council have developed specific development controls for accessible housing, including residential care facilities, hostels, or groups of two or more self-contained units intended to be used for older people or people with disability. These controls include requirements to ensure that such housing is fully adaptable.
- Waverley Council encourages shop top or mixed commercial / residential developments through floor space incentives.

Communities Tasmania is currently in the process of reviewing their Housing Strategy, and the State Planning Office is working on planning reforms. It is therefore considered timely to advocate for policy change to ensure that all sectors work together to improve housing choices and access to suitable and affordable homes, particularly for the most vulnerable Tasmanians.

Motions to be provided to the LGAT office by no later than 5pm, Friday 3 June



Details of Motion

Motion Title **Review of Property Agents & Land Transactions Act 2016**

Decision Sought

THAT LGAT:

“Seek revisions to the Property Agents and Land Transactions Act 2016 to consider:

a) Requiring a 337 Certificate prior to listing of a property and making it available as part of the sale process; and

b) Requiring full disclosure for properties as part of the listing process.”

Background Comment

The process of seeking the issue of a 337 Certificate as part of purchasing a property provides an effective tool in identifying a range of matters including matters relating to planning, building and plumbing. Regrettably normal practice is that a purchaser does not seek a certificate until they are about to, or already have, signed a contract meaning important information can remain unknown until the end of the process. This can and often does lead to frustration, increased costs, legal argument and ultimately delays in the process.

Requiring a 337 certificate prior to listing a property places the onus on the vendor and ensures the information is available when the property is listed for sale. This places the responsibility where it should lie and ensures a prospective purchaser is able to make a more informed decision.

Property disclosure statements exist in most states and territories in Australia and form part of the process of residential property sale. As with the responsibility described above regarding 337 certificates, it is appropriate that a property vendor be responsible for disclosing matters related to the property being listed for sale.

This is a matter which has been previously considered by government however with the recent increase in property transactions it has become apparent that it is appropriate to reconsider these suggested changes and incorporate them into Tasmanian law.

Providing this level of consumer protection has become the minimum standard expected by our communities.

Motions to be provided to the LGAT office



Ref: 02/031/001 - EM

22nd November 2022

State Planning Office
Department of Premier and Cabinet
GPO Box 123
HOBART TAS 7001
Via email only: yoursay.planning@dpac.tas.gov.au

To whom it may concern

Re: Draft Tasmanian Planning Policies Consultation Submission

Thank you for the opportunity to provide a submission on the Draft Tasmanian Planning Policies (TPPs). Council appreciates the extensive work undertaken to date to prepare the policies for consultation and are supportive of the inclusion of the policies within the Tasmanian planning framework. This submission is separated into two sections: general comments regarding the form and content of the draft TPPs and specific policy content comments against relevant sections of the draft TPPs.

General Comments

Implementation Guidelines /Structure

Although the *Land Use Planning and Approvals Act 1993* (the Act) allows for implementation guidelines, their absence within most of the policies provides little surety that the objectives and strategies will be adequately implemented into the State Planning Provisions (SPPs), Local Provision Schedules (LPSs) and Regional Land Use Strategies (RLUSs).

Council would be supportive of further work being done to establish implementation guidelines to sit either within or alongside the TPPs and detail how the RLUS, SPP or LPS (or an amendment) will demonstrate that it satisfies the relevant criteria of the TPPs (including inevitable conflicts and hierarchy issues), to provide clear expectations to State and Local Government.

Interaction with the State Planning Provisions

Currently there is a disconnect between the content of the TPPs and the SPPs and it is vital the SPP review process has adequate scope to consider the TPPs during the modification process. As Council noted in its

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Tasmania's Historic Heart



submission to the SPP review, issues with the non-application of the Local Historic Heritage Code to places registered on the Tasmanian Heritage Register have become evident and clearly do not align with part 6.2.3 (5) of the TPPs, through the loss of local protection of heritage places, precincts and landscapes. Until such issues are resolved, the integrity of the policies is undermined.

Climate Change

Council is supportive of the approach to integrate climate change considerations within each of the TPPs. Climate change should be considered in the RLUS and through statutory planning including the SPPs and the LPSs, with the SPP review process providing an opportunity for this to occur. In doing so, the parameters for consideration need to be clear (ie. year of projection/best or worst case scenarios) to ensure consistency and uptake by both regulators and the community.

Stormwater

Stormwater management and development control with respect to future growth and development is a key priority for Council. The lack of regulation and ability to consider stormwater issues through the development process under the current planning instruments, is costly for both Council and the community. The draft TPP's contain insufficient detail to provide clear policy direction on stormwater.

Language and content

The following matters should be considered in review of the structure and content of the policies:

- Strategies within each policy vary from prescriptive to very broad, possibly because the lack of implementation guidelines require them to be a catch-all.
- Prescriptiveness within the policies risks them being inappropriately applied, particularly where there are competing interests across different policies – ie. environmental hazard vs. settlement.
- The use of the term 'avoid' appears to have different rigour between policies, varying from the prescriptive 'must not' to 'refrain'.
- The prescriptive nature of some policies impact on their ability to be sufficiently flexible to promote unique investment opportunities, allow for diversity in communities and the environment and respond to sudden changes, such as in housing supply/demand.
- The policies in some instances regulate matters that are outside the scope of the planning instruments, and it is unclear how they may be complied with.
- The policies are quite generic in nature, with little consideration of the local social, environmental, economic and geographical context of Tasmania.

Policy Content

1.0 Settlement

1.1 Growth

Policy content dealing with growth needs to find balance between the established planning principle of utilising available infill within urban growth boundaries before further rezoning can occur and achieving adequate housing supply when infill land is not made available to meet housing demands. There are

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numerous examples of the RLUS preventing rezonings that would assist in resolving high housing demand due to the availability of undeveloped infill land, in otherwise suitable locations. Further policy direction on addressing impediments to infill developments and addressing competing priorities within each region would be helpful additions. Council would be strongly supportive of the Settlement Policy being workshopped with Councils, including the detailed interaction of this policy with the RLUS.

1.2 Liveability

Emphasis is required on the access and availability of health facilities and promotion of safe and stable (low crime) communities. Environmental quality also contributes to liveability, through promotion of things such as water sensitive urban design. There is a large gap between the liveability policy aspirations and the outcomes achieved by SPPs.

1.3 Social Infrastructure

While the content of the Social Infrastructure has sound aspirations, it is unclear how it would transpire in a planning context, given the lack of any incentive within the SPPs for example, to co-locate facilities. Often, the establishment of social infrastructure is dictated by the availability (and restrictions) of State and Federal funding or the cost and availability of land. More work is needed on the implementation of these strategies to ensure outcomes are achieved.

1.5. Housing

Consideration should be given to the role the private market and state government initiatives have on housing supply and the impact this has on the capacity of statutory planning to regulate. Further detail is required to provide guidance on where responsibility for diversity in housing lies and how it should be implemented between each of the planning instruments.

1.6 Design

The climate change statement detailed at 1.0.2 states that land use planning can support measures that help address the causes and impacts of climate change. To that end, it is important that there is specific reference to design incorporating passive solar opportunities (such as window size and orientation and outdoor clothes drying facilities). This is alluded to at point 5, where it states “encourage the use of urban design principles that creates... climate change resilience”; but would benefit from being specifically detailed in an additional strategy.

2.0 Environmental Values

2.1 Biodiversity

The biodiversity strategies would benefit from additional wording to provide for the enhancement of biodiversity with the promotion of new habitat and wildlife corridors, rather than simply managing and maintaining it. The implementation of this policy is intricately linked to the detail of Natural Assets Code within the Tasmanian Planning Scheme (TPS) and revision of the code to align with the TPPs will need to occur within the SPP review process.

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2.4 Landscape Values

2.4.3 (3) states:

3. *Avoid land use and development that causes the fragmentation of significant landscapes, scenic areas and scenic corridors, unless the use and development:*

- a) relies specifically on being located within significant landscape;*
- b) has considerable social, economic and environmental benefits; and*
- c) includes specific measure to minimise the impact on significant landscapes.*

The clause would benefit from a part (d) to require that all available options to not impact on significant landscapes, scenic areas and scenic corridors be investigated and prioritised first. Further, it is not clear whether the policy direction is that projects would need to demonstrate social, economic AND environmental benefits, or just one of them (and vs. or).

3.0 Environmental Hazards

3.1 Bushfire

A number of potentially vulnerable uses (i.e. visitor accommodation including camping and caravan parks) have been removed of recent times from planning provisions and only built Class 1b visitor accommodation structures are considered at the building application stage. In order to integrate appropriate protection measures to manage and reduce risk as per the draft policy and create alignment between the SPPs and the TPPs, visitor accommodation of all forms requires consideration at the planning application stage.

3.3 Flooding

The risks and costs associated with flooding impacts and potential for record breaking weather events in Australia has never been more evident. Clear policy direction on climate change is vital to guide land use planning decisions, particularly with regard to flooding. Identification of parameters for decision making, including the adoption of definitions and standards (similar to the coastal hazards strategies) is considered vital to encouraging climate resilient development. Consideration should be given to the appropriateness of dam failures within this section, given this is outside of the scope of planning scheme regulation and relates to strategic planning decisions around settlement locations.

4.0 Sustainable Economic Development

4.1 Agriculture

The protection of agricultural land is covered largely by the state Protection of Agricultural Land Policy, albeit with heavy reliance on land capability and the issues associated with this approach. Economic development in the agricultural space relies on a vast range of industries that directly assist the operation of the agricultural industry (other than value adding), many of which require location within agricultural regions, but not necessarily on agricultural land. Examples include harvesting operations, worker accommodation, irrigation and rural supplies, and linear infrastructure such as irrigation pipelines. There is little direction through the strategies on supporting the growth of these industries.

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4.5 Industry

Consideration should be given to the use of the term 'urban growth boundaries', given the lack of reference to the term in both the RLUS or SPPs.

4.6 Business and Commercial

A policy approach that promotes a potential loss of residential amenity in any form, as detailed at strategy 8, is concerning. Land use conflict in residential areas between small scale business or light industrial uses and residential uses are a top cause of land use complaints experienced by local councils. The need to demonstrate what is an 'unreasonable' loss of amenity is arduous and time consuming for staff, frustrating for complainants, and is unnecessary at policy level. Nevertheless, it is possible to allow for small scale enterprises, where residential amenity is *protected*.

5.0 Physical Infrastructure

5.1 Provision of services

A strong policy approach is required to ensure best practice outcomes around the provision of services. The promotion and regulation of reticulated services, for both sewer AND stormwater is paramount, with on-site services to be a last resort where there is no other viable alternatives and located outside of the urban environment. The current lack of regulation in this space is currently allowing for inappropriately serviced land on the urban fringe.

6.0 Cultural Heritage

6.2 Non-Indigenous Cultural Heritage

It is vital that this policy provides sufficient direction to allow for implementation of the strategies at a statutory level. As noted above, Council detailed in its submission to the SPP review, issues with the non-application of the Local Historic Heritage Code to places registered on the Tasmanian Heritage Register have become evident and clearly do not align with part 6.2.3 (5) of the TPPs through the loss of local protection of heritage places, precincts and landscapes.

7.0 Planning Processes

7.3 Regulation

Clarification is required around use and development that has 'little or no impact', as the impact of development is highly subjective with differing views within the community – often subject to the NIMBY (not in my back yard) effect. It could be argued that 7.3.3 (1) of the TPPs is unnecessarily detailed; has the potential for misuse/misinterpretation and is otherwise adequately covered by 7.3.3 (2).

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Tasmania's Historic Heart



Council staff look forward to future opportunities to be involved in the development and workshopping of the Tasmanian Planning Policies and thank the State Planning Officer for the opportunity to provide comment. Should you have any further questions, please do not hesitate to contact me either by email Council@nmc.tas.gov.au or by phone 6397 7303.

Yours Sincerely

Erin Miles
Strategic Projects Officer

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Tasmania's Historic Heart

PLANNING APPLICATION

Proposal

Description of proposal: REQUEST AMENDMENT TO
PLANNING SCHEME TO EXTEND "AREA 4"
TRANSLINK; ALTER USE TABLE &
CORRECT NUMBERING ERRORS

(attach additional sheets if necessary)

If applying for a subdivision which creates a new road, please supply three proposed names for the road, in order of preference:

1..... 2..... 3.....

Site address: PID 9818432 EVANDALE ROAD
WESTERN JUNCTION 7212

CT no: 182274/2

Estimated cost of project \$ NIL (include cost of landscaping, car parks etc for commercial/industrial uses)

Are there any existing buildings on this property? Yes / No
If yes – main building is used as

If variation to Planning Scheme provisions requested, justification to be provided:

SEE REPORT

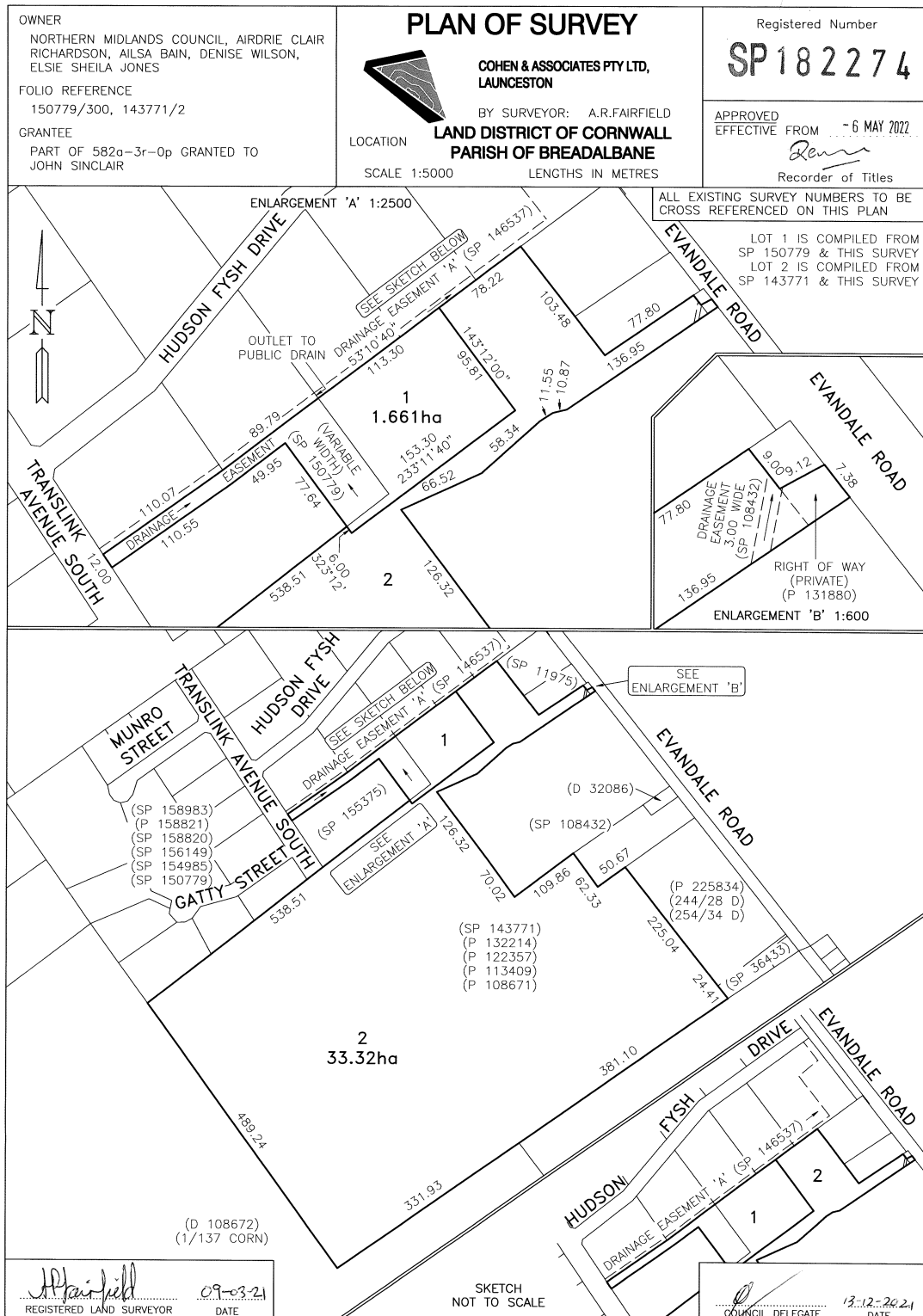
(attach additional sheets if necessary)

Is any signage required? No
(if yes, provide details)

FOLIO PLAN

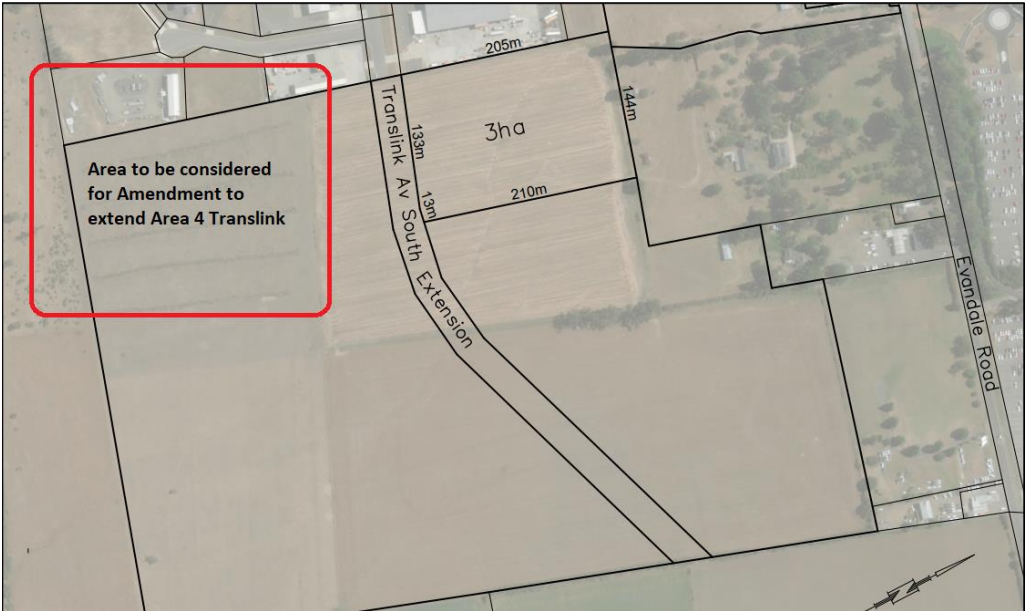
RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

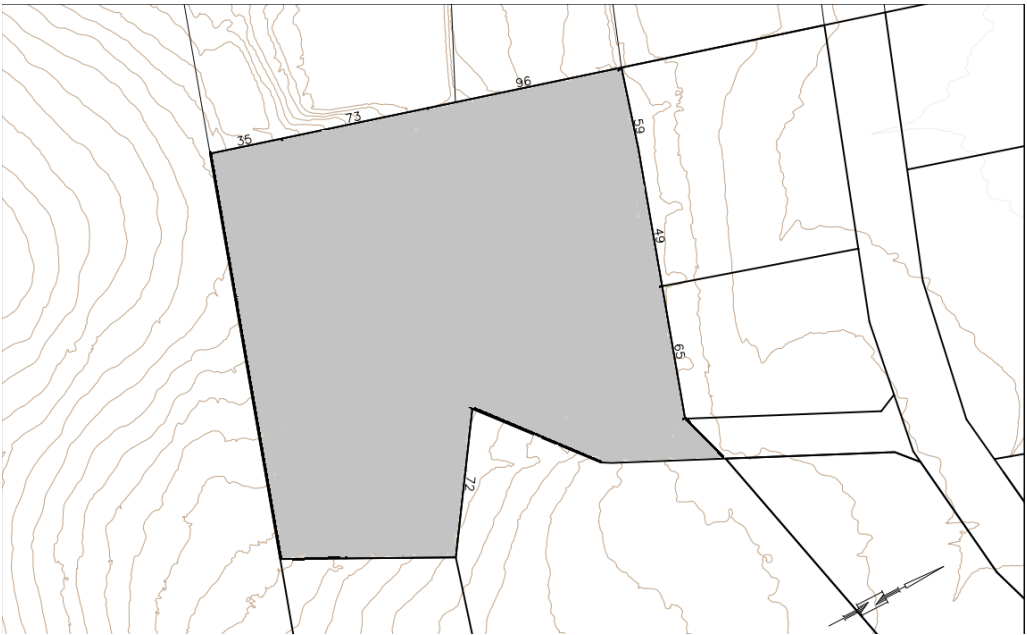


AMENDMENT

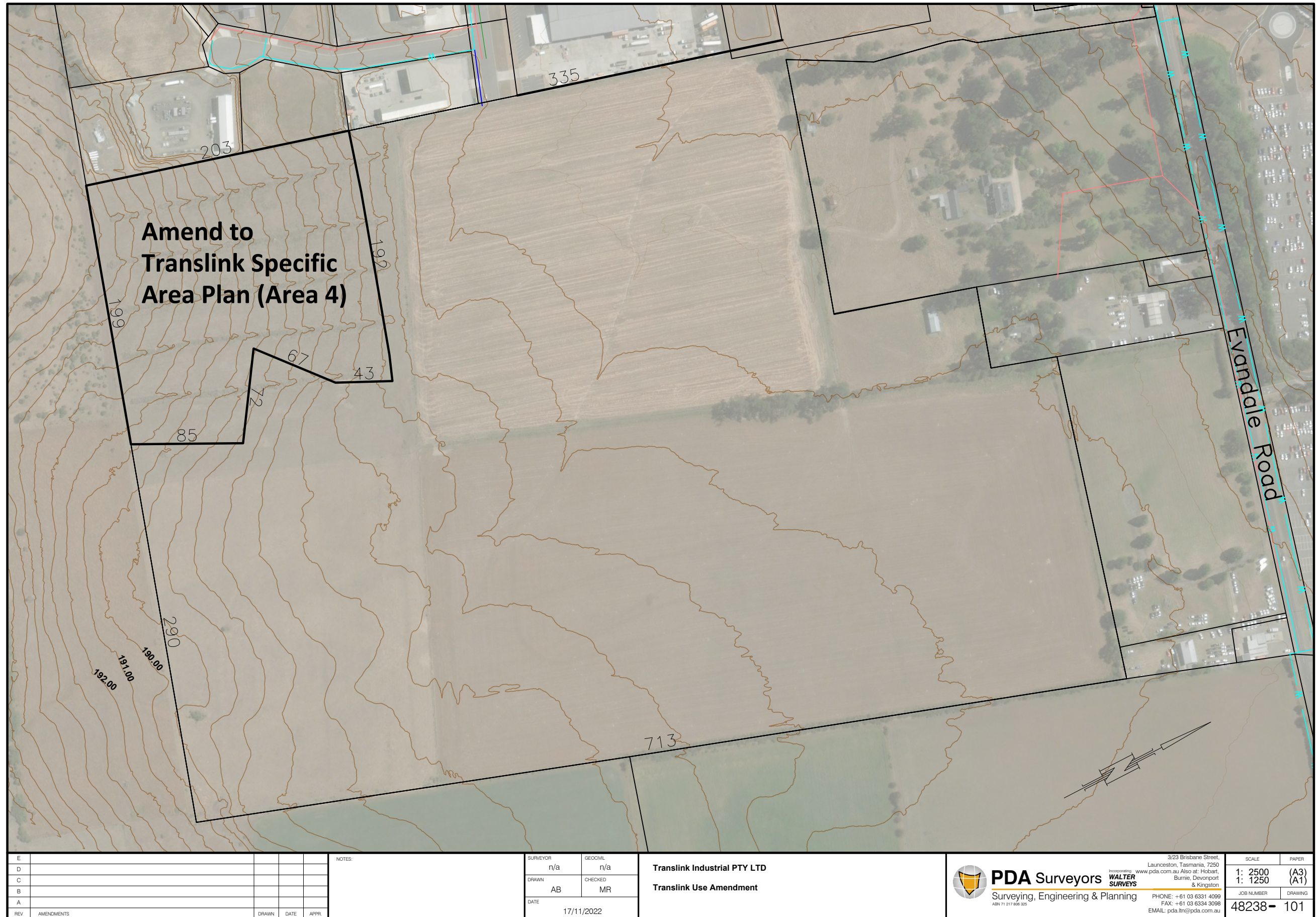
EXTENSION TO AREA 4 TRANSLINK



Area of Land to be considered as an extension to Area 4 Translink – Detail shown below.



Extension to Area 4 in detail



Tasmanian Planning Scheme – Northern Midlands

Amendment XXXXXX

Extension to Area 4 Translink and text changes to Use Table for Area 4.

Principle of the Amendment

1.1 The Principle of this Amendment is in two parts:

- a) to consider a Mapping change which will show an extension to Area 4
- b) to consider text changes to the Use Table for Area 4

The Mapping change is shown below and again in the Map sheet whilst the text amendments are in the text sheets accompanying this application:

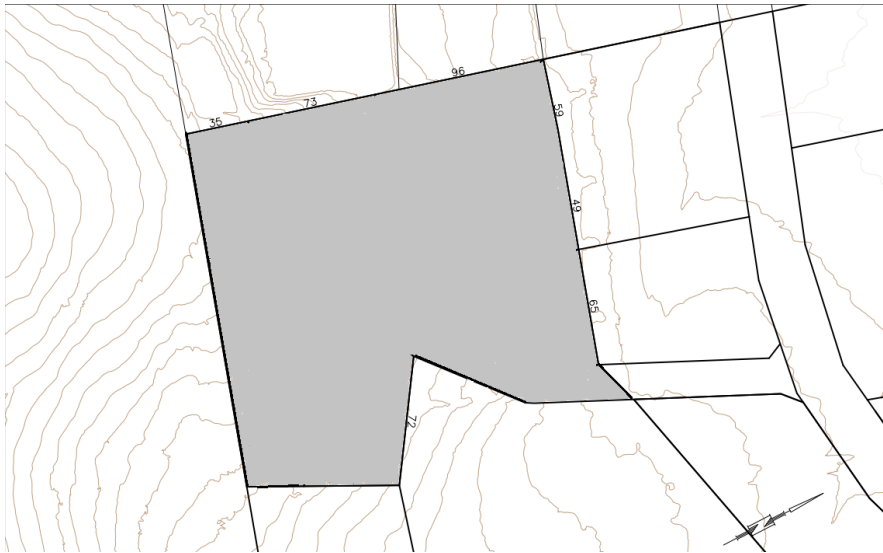


Figure 1 Shaded area represents are of amendment

2.0 Site/Land Under Consideration

The subject land is part of a larger land parcel which is formally identified as:

Property Address	EVANDALE RD WESTERN JUNCTION TAS 7212
Property ID	9818432
Title Reference	CT182274/2

The overall title is shown below:

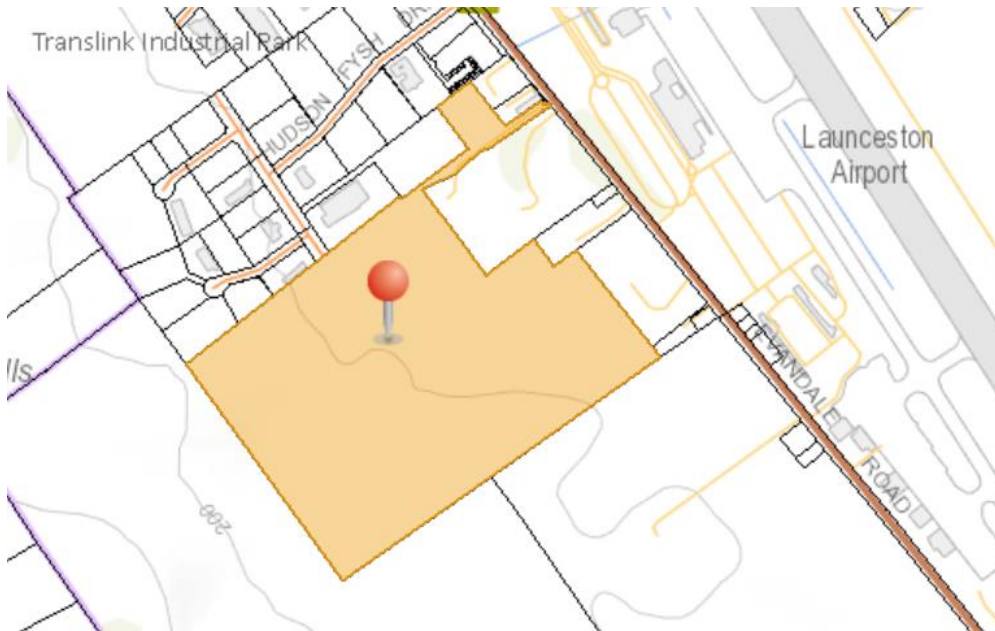


Figure 2 Overall title of the subject site

The specific area is located in the NW section of the above site as shown below:



Figure 3 Subject site within the context of overall title

The following photos set the subject within the overall context of Translink



Figure 4 Industrial Development Translink



Figure 5 Industrial Development Translink



Figure 6 Translink Ave South - Looking from the site



Figure 7 Looking south into the site



Figure 8 Looking into site to SE



Figure 9 Looking toward Clairville

3.0 Justification

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

This amendment is therefore a reflection of the desire of Council to consolidate industrial/commercial developments in this location. The smaller lots anticipated by the Area 4

provisions and the modifications to the Area 4 Use Table will allow a range of smaller businesses to locate close to the airport.

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

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

The proposal aligns well with the following objective/purpose of the Special Area Plan:

- a) Provide for industrial and commercial uses and developments which serve the strategic needs of the Launceston and Northern Midlands region and the State, and which would derive a particular benefit from a location having proximity to Launceston Airport, access to the State's road and rail network or links to the port of Bell Bay.*
- b) Cater primarily for storage, transport and industrial uses.*
- c) Provide for a limited range of retail or other activity, which supports storage, transport and industrial uses.*
- d) Provide for a limited range of retail or other activity, which can demonstrate that the location offers a particular strategic advantage.*
- e) Provide an area within which business-support facilities for the Translink Industrial Zone and Airport operations can locate.*

3.2 Part of the current stock of Area 4 land has been taken by Council to make way for a stormwater detention basin. The remaining area of Area 4 land is then severely compromised in terms of access due to the width of land fronting Evandale Main Road. The minimum access width required within the Planning Scheme is 8m – which is not available to the Evandale Main Road frontage.

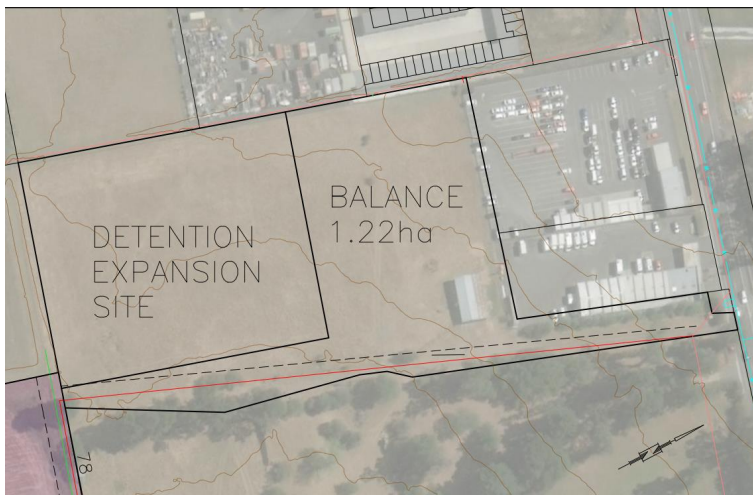


Figure 10 Area to be taken for detention basin extension

Given the limitations above the likely outcome in terms of lot yield from this site is two.

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



Figure 11 Yellow represents approx. area of subject site on steeper ground



Figure 12 Continuation of yellow area - subject site



Figure 13 Slope of site (4.3 degrees) using "theodolite" survey app

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

4.0 Relationship to Regional Land Use Strategy

The Northern Tasmanian Regional Land Use Strategy (RLUS) was declared on the 27 June 2018.

Whilst it is the primary land use Strategy for the Region it must also be recognized that it was written at a point in time and since then much has changed in terms of growth and demand for land across all land-use categories.

As such the RLUS at best is general pointer to strategic direction rather than some hard and fast land use document.

Some key comments from the RLUS which supports the Translink Area:

1 Under B2 Regional Opportunities –

the airport is seen as vital to the future development of the region in terms of freight and people movement.

The focus has shifted towards development of the airport, its business park, and transport connections to the airport

The accessibility of the deep water port, airport, highway and rail connections to Tasmania can support industrial investment, warehousing, storage and service businesses;

2 Under Strategic Direction G1.1 –

a) Facilitate innovation and capitalise on the co-location of industry in strengthened 'clusters' of economic and employment activity.

b) Add value, diversify the economy and generate jobs.

c) Develop the preconditions for business competitiveness through merits-based planning and development assessment processes that:

- *Flexibly consider the location of economic development having regard for the changing economic environment;*

3 Under Strategic Direction G1.3 –

d) Support industrial development, including freight distribution and logistics by:

- Identifying the growth and infrastructure needs of the key transport hubs of Bell Bay and the Launceston Airport precinct; and
-

e) Provide a sufficient supply of appropriately zoned and serviced land ready for development in strategic locations to advance employment and a variety of industrial and commercial land uses.

D 2.1.2 Future Investigation Areas –

Priority Investigation Area

Employment – comprises land to support important strategic regional initiatives to consolidate industrial uses or promote new industry and employment opportunities



Figure 14 Priority Investigation Area - RLUS

Why this is highlighted relates the words “support important regional initiatives” and “promote new industry and employment opportunities”. This comment recognises that the subject site is already within the regionally important area and the proposal will create new industry and employment opportunities.

Translink is recognized as a Specialist Activity Centre within the RLUS – “to provide for activities of a specialist nature” – presumably linked to the airport and transport hub. Again, the proposal aligns with the idea of establishing specialist industries linked/hosted to the locale.

ED-P3 aims to create a ten year supply of industrial land based on needs analysis – this land is already zoned for industrial purposes. What this amendment seeks to achieve is a minor tweaking of the lot sizes and use table (as defined as Area 4) to create commercial/industrial product currently missing from the suite of developments in this area of the Translink precinct.

5.0 Northern Midlands Council Strategic Plan 2021 – 2027

The Council identified the following priority area (with explanatory text):

Progression - Nurture and support economic health and wealth.

*Economic health and wealth — grow and prosper.
Our infrastructure growth builds capacity and economic sustainability.
We support diverse, innovative, independent business and industry.
We thrive with strong collaborative regional partnerships.*

Under this priority area the following strategic outcomes are anticipated:

Progress

Economic health and wealth – grow and prosper

STRATEGIC PROJECT DELIVERY – BUILD CAPACITY FOR A HEALTHY WEALTHY FUTURE

Strategic outcomes:

- 2.1 Strategic, sustainable, infrastructure is progressive*
- 2.2 Proactive engagement drives new enterprise*
- 2.3 Collaborative partnerships attract key industries*
- 2.4 Support and attract wealth-producing business and industry*

Listed under the Strategic Projects within this Priority area is **Translink Precinct**

COMMENT – obviously Translink is a strategic asset as determined by Council. Any project which aims to increase business opportunity in this area meets the objectives of the Strategic Plan

6.0 Northern Midlands Council Annual Plan 2021/2022

The direction set under the Strategic Plan should carry forward into the current Annual Plan for the Council.

Under the Progress Priority Area the following actions are relevant to this proposal:

Economic Development – Supporting Growth & Changes

- ◆ *New & expanded small business is valued*
- ◆ *Support new businesses to grow capacity & service*
- ◆
- ◆ *Minimise industrial environment impact on amenity*
- ◆
- ◆ *Maximise external funding opportunity*

When it comes to Translink, within the Annual Plan, the actions relate specifically to promotion and development of the Precinct.

COMMENT – The thrust of Council's Strategic Direction and actions within the Annual Plan, as they relate to Translink, is one of promoting and encouraging small business (to locate in this area). This proposal aims to fill a need which will see small businesses locate in this area where they can host off the Airport and general Translink location.

The proposal aligns well with the Strategic and Action Plans of Council.

7.0 State Policies

The following State Policies are currently in force:

- Tasmanian State Coastal Policy 1986;
- State Policy on Water Quality and Management 1997;
- State Policy on the Protection of Agricultural Land 2009;
- National Environment Protection Council (Ambient Air Quality) Measure;
- National Environment Protection Council (Assessment of Site Contamination) Measure 1999;
- National Environment Protection Council (Movement of Controlled Wastes between States and Territories) Measure;
- National Environment Protection Council (National Pollutant Inventory) Measure; and
- National Environment Protection Council (Used Packaging Materials) Measure.

The proposed amendment is not known to conflict with or contravene any of the above State Policies

8.0 Social and Environmental Issues

This is a very minor change to an existing SAP. Social and Environmental issues associated with this change are minimal. There are no threatened species on the site. There are no endangered fauna species associated with this area. The land already carries an industrial type zoning and could be developed under the current provisions of the Planning Scheme.

Socially, providing lots of the sizes considered under Area 4 will allow small tradesmen living in settlements like Perth, Evandale and Longford to establish their businesses close to their residences (the only other option being within Launceston) – thus cutting down travel and reducing hours away from families.

9.0 Conclusion

This is a minor tweaking of an already established SAP. It picks up an existing set of provisions within the SAP and applies them to an area more suited to the small lots envisaged than the large lots under the current zoning. The amendment also reviews the Use Table within Area 4 and aims to allow a range of uses more suited to the small trades which will host around the airport location.

Amendment XXXXX**AREA 4 USE TABLE**

The following table is to be considered as a replacement Use Table for Area 4 within the Translink Special Area Plan

For clarity the changes are highlighted in red.

Use	Qualification
No Permit required	
Utilities	If for minor utilities.
Passive recreation	
Permitted	
Bulky Goods Sales	If existing motor vehicle, boat, or caravan sales, or If on CT182274/2, but excluding showrooms for electrical goods, furniture and floor coverings
Community meeting & entertainment	Not on CT182274/2
Visitor accommodation DELETE	If not a motel. DELETE
Residential	If a home-based business. Not on CT182274/2
Business and Professional Services	If an office.
Food Services	If a restaurant. Not on CT182274/2
Discretionary	
Equipment and machinery sales and hire	If on CT182274/2
Food services	If takeaway shop.
General retail and hire	The floor area must not exceed 250m2
Manufacturing and processing	If on CT182274/2
Research and development	If on CT182274/2
Resource Processing	If on CT182274/2
Service industry	If on CT182274/2
Storage	If on CT182274/2
Transport depot and distribution	If a passenger transport depot.
Utilities	If not minor utilities.
Vehicle fuel sales and service	If a service station.

Visitor accommodation DELETE	If a motel. DELETE
Prohibited	
All other uses	

PLANNING APPLICATION Proposal

Description of proposal: Rezone application from Recreation to General Residential

.....
.....
.....
.....
.....
(attach additional sheets if necessary)

If applying for a subdivision which creates a new road, please supply three proposed names for the road, in order of preference:

1..... 2..... 3.....

Site address: 21 Macquarie Street Cressy

.....

CT no: 21474-3

Estimated cost of project \$ NA
(include cost of landscaping, car parks etc for commercial/industrial uses)

Are there any existing buildings on this property? ☒ Yes / No

If yes – main building is used as Outbuildings

If variation to Planning Scheme provisions requested, justification to be provided:

Please refer to supplied report

.....

.....

.....

(attach additional sheets if necessary)

Is any signage required?
(if yes, provide details)



S33-Planning Scheme Amendment

Rezone CT.21474/3 (Macquarie Street) to General Residential Zone

Woolcott Surveys

September 2022

Job Number: L220804
Prepared by: Michelle Schleiger (michelle@woolcottsurveys.com.au)
Town Planner
Reviewed by: James Stewart (james@woolcottsurveys.com.au)
Senior Planner

Version control	Description	Date
1	Draft	27 September 2022
2	Review	25 October 2022
3	Final	25 October 2022

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woolcottsurveys.com.au

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1. Introduction

This application is to be read in conjunction with the following supporting documentation:

Document	Consultant
Proposed Rezone Plan	Woolcott Surveys

1.1 Application summary

The following is a summary of the representation information:

Proposal	To rezone Lot 3 of 21 Macquarie Street Cressy from Recreation Zone to General Residential Zone.
Address	'Cressy Bowls Club' - 21 Macquarie St Cressy TAS 7302
Property ID	6749303
Title	21474/3
Part 5 Agreements of Covenants	Nil
Land area:	2013m ² (Lots 1 and 2 combined according to Title Plan)
Special or significant features	Previously operated as the 'Cressy Bowls Club' second green.
Current zone	Recreation Zone
Proposed zone	General Residential Zone
Overlays	Urban Growth Boundary
Planning Authority	Northern Midlands Council
Planning Scheme	<i>Northern Midlands Interim Planning Scheme 2013</i>
Legislative instrument	<i>Land Use Planning and Approvals Act 1993</i>
Applicable Section	S.33 of the <i>Land Use Planning and Approvals Act 1993</i> (former provisions)
Services	
Water and Sewer	TasWater reticulated service available
Stormwater	Available at Gatenby Street (eastern boundary)
Access	Access is currently available to the property from Gatenby Street
Buildings and development – Existing	Formed bowling green; two outbuildings.
Vegetation	Maintained lawn. Cleared of native vegetation.
Watercourses	None in proximity to the subject site.

1.2 Background

Woolcott Surveys has been engaged by Jaffa International Pty Ltd to undertake a Planning Scheme Amendment to rezone the land known as CT. 21474/3 from Recreation Zone to General Residential Zone.

The land is currently owned by the Cressy Bowls & Community Club Incorporated. The Club is looking to sell the land as it has become superfluous to their needs. Declining Club numbers mean this second Green is no longer used or required and the maintenance costs outweigh the income derived from the Green. As such, the Club seeks to sell the land and reinvest into the Club.

A letter from the Club has been provided as Annexure 3, explaining their position and reasoning behind their decision to sell the land.

This application is made under the former provisions of section 33 of the *Land Use Planning and Approvals Act 1993*.

1.3 Rationale for the amendment.

The Cressy Bowls and Community Club Inc. have arranged to sell the parcel of land known as CT.2147/3, their second Green. The land is within the municipality of Northern Midlands Council and subject to the planning provisions of the *Northern Midlands Interim Planning Scheme 2013* (the Scheme). Under the Scheme, the potential to develop Recreation zoned land is limited and does not allow residential uses.

The subject site (land to be re-zoned) is suited to the purpose of the General Residential Zone (GRZ) and, it adjoins the GRZ to the east and south.

The subject site enjoys a high standard of amenity and can be fully serviced for sewer, stormwater and water. The development will contribute to consolidated residential use in Cressy, allowing residential development without further encroachment into the surrounding agricultural land.

2. Subject Site

2.1 Site location and surrounds

The subject site is located at the north east of the township of Cressy. It is the second (lower) Green of the Cressy Bowls Club site. It is one of three adjoining parcels zoned as Recreation. The lot to the north of the subject site contains the first Green and Club's rooms. The site to the west contains the Cressy Swimming Pool (owned and managed by Northern Midlands Council). The south west area to the subject site is zoned Local Business and the subject site partially adjoins this zone.

The Cressy Recreation Ground at 2a Macquarie Street, approximately 100m north of the subject site, is also zoned Recreation. It is approximately 3.47ha and is made to a sporting field with associated club rooms.

2.2 Existing infrastructure

The site is serviced by TasWater for water and sewer. Existing infrastructure is shown within close proximity of the subject site. Gatenby Street contains Council maintained Stormwater (kerb and channel and piped infrastructure).

2.3 Road and access

The site has an existing sealed apron for vehicular access off Gatenby Street. Gatenby Street is a residential Council maintained road.

2.4 Heritage

There is no identified or known Aboriginal or cultural heritage on the site or adjoining land. The land has previously been disturbed and developed.

2.5 Images



Figure 1 – Subject site; 'Cressy Bowls Club' - 21 Macquarie St Cressy Tas 7302 – CT. 21474/3 (Source: LISTMAP)



Figure 2 Bowling Green 2 facing south



Figure 3 Bowling Green 2 facing south west



Figure 4 Bowling Green 2 facing south east



Figure 5 Bowling Green 1 facing north west



Figure 6 Gatenby Street facing north



Figure 7 Gatenby Street facing south

2.6 Current zone and overlays

The subject site falls within the municipal area of Northern Midlands Council and is currently zoned Recreation. The site is adjoined by the General Residential Zone to the east and south. The site is adjoined by the Local Business zone to the west.



Figure 8 Zoning for the subject site and surrounding area (Source: LISTMAP)

The Urban Growth Boundary Overlay is applied to the subject site and surrounds (Orange shade).

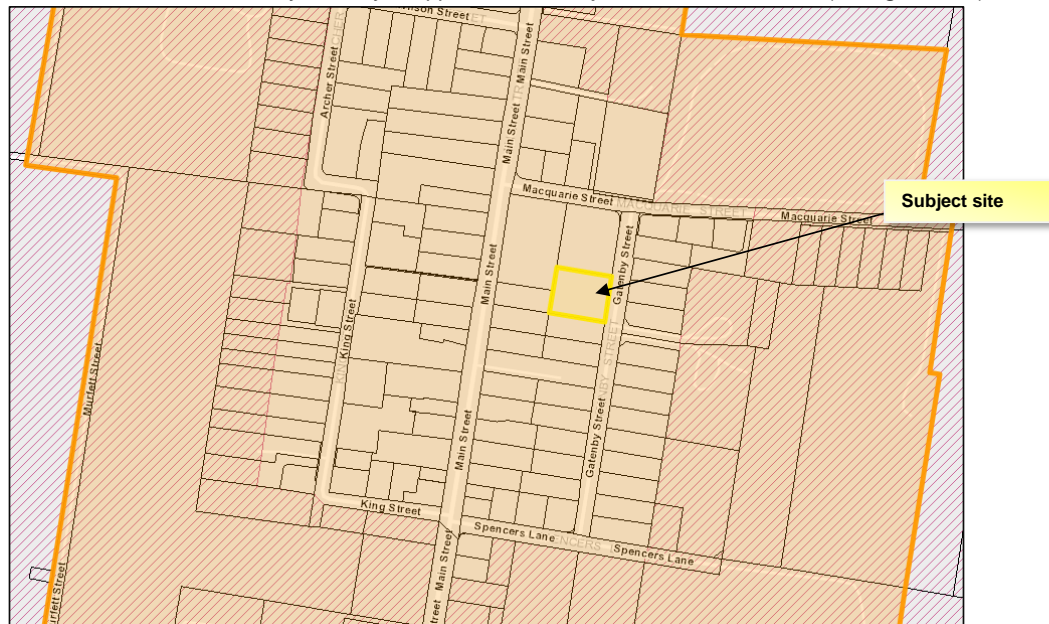


Figure 9 Overlays affecting the subject site (Source: LISTMAP)

3. Planning Scheme amendment

3.1 Proposal

A request is made pursuant to section 33 of the former provisions of the *Land Use Planning and Approvals Act 1993* to rezone the land known as CT. 21474/3 from Recreation Zone to General Residential Zone under the *Northern Midlands Interim Planning Scheme 2013*.

3.2 Land Use and Planning Approvals Act 1993

3.2.1 Land Use and Planning approvals Act 1993 – Section 33

This application is made pursuant to section 33(1) of the *Land Use Planning and Approvals Act 1993*. The relevant section under the act is shown below.

33. Request for amendment of planning scheme

- (1) A person may request a planning authority to amend a planning scheme administered by it.

Response

This application requests that the Northern Midlands Council amend the *Northern Midlands Interim Planning Scheme 2013*, to change the zone for the subject site, as detailed at Annexure 2, from Recreation Zone to General Residential Zone. The Rezone Plan provided at Annexure 2 provides detail of the subject site and proposal.

- (2) A request is to be in a form approved by the planning authority or, if a form has been approved by the Commission, is to be in that form.

Response

The request to amend the *Northern Midlands Interim Planning Scheme 2013* includes a form approved by the Tasmanian Planning Commission, and a Council application form.

- (2A) If a request under subsection (1) is in respect of one parcel or several parcels of land covered by the planning scheme and is requested by a person who is not the owner of the land to which the proposed amendment applies, the request must be –
- a) signed by the owner or owners of the land; or
 - b) accompanied by the written permission of the owner or owners to the making of the request.

Response

The amendment affects one title under the ownership of Cressy Bowls & Community Club Incorporated. Woolcott Surveys, as the applicant, is requesting the scheme amendment.

- a) The form has been signed by the relevant signatories of the owners of the land.
- b) There is no requirement for written permission as the form has been signed by the owners.

- (2B) Before making a decision as to whether or not to initiate an amendment of the planning scheme, the planning authority must consider –
- a) whether the requested amendment is consistent with the requirements of section 32;

Response

The planning scheme amendment, must be consistent with section 32 of the Act. A response to this part of the Act is provided for at Item 3.2.2 of this report.

The remaining parts of section 33, being section (2B); (ab), through to section (7), relate to responsibilities of Council as a planning authority and the Tasmanian Planning Commission as the decision maker. These sections are not addressed in this report.

3.2.2 Land Use Planning and Approvals Act 1993 – Section 32

32. Requirements for preparation of amendments

- (1) A draft amendment of a planning scheme, and an amendment of a planning scheme, in the opinion of the relevant decision-maker within the meaning of section 20(2A) –
- a)
 - b)
 - c)
 - d)
 - e) must, as far as practicable, avoid the potential for land use conflicts with use and development permissible under the planning scheme applying to the adjacent area

Response

Although not a specific requirement under section 32, a draft amendment of a planning scheme is taken to be a relevant scheme (section 20(2A)); therefore section 20(1) is applicable and the draft amendment must comply with relevant:

- State policies (refer to Item 3.5 of this report),
- further the objectives contained in Schedule 1 (refer Item 3.4 of this report),
- have regard to the Council Strategic Plan (refer Item 3.8 of this report),
- and any safety requirement prescribed under the Gas Pipelines Act 2000 (refer Item 3.6 of this report).

Section e) of s32 requires that the amendment must as far as practicable, avoid the potential for land use conflict with use and development permissible under the planning scheme which apply to adjoining land.

A response to land use conflict is provided at Item 3.10 of this report.

- (1) ea) must not conflict with the requirements of section 30O

Response

Item 3.2.3 of this report provides a response to section 30O, demonstrating that the amendment will not conflict with the provisions of this clause.

- (1) f) must have regard to the impact that the use and development permissible under the amendment will have on the use and development of the region as an entity in environmental, economic and social terms.

Response

Item 3.3 of this report provides a response to section 1(f), in relation to the impact that the development will have from an environmental, economic and social perspective.

- (2) The provisions of section 20 (2), (3), (4), (5), (6), (7), (8) and (9) apply to the amendment of a planning scheme in the same manner as they apply to planning schemes.

Response

The provisions of section 20 (2) – (9) do not apply to this draft amendment.

3.2.3 Land Use Planning and Approvals Act 1993 – Section 30O

30O. Amendments under Divisions 2 and 2A of interim planning schemes

- (1) An amendment may only be made under Division 2 or 2A to a local provision of a planning scheme, or to insert a local provision into, or remove a local provision from, such a scheme, if the amendment is, as far as is, in the opinion of the relevant decision-maker within the meaning of section 20(2A), practicable, consistent with the regional land use strategy, if any, for the regional area in which is situated the land to which the scheme applies.

Response

This draft amendment is shown to be consistent with the Northern Tasmania Regional Land Use Strategy. A full response is provided at Item 3.7 of this report.

- (2) An amendment, of a planning scheme, that would amend a local provision of the scheme or insert a new provision into the scheme may only be made under Division 2 or 2A if –
- a) the amendment is not such that the local provision as amended or inserted would be directly or indirectly inconsistent with the common provisions, except in accordance with section 30EA, or an overriding local provision; and
 - b) the amendment does not revoke or amend an overriding local provision; and
 - c) the amendment is not to the effect that a conflicting local provision would, after the amendment, be contained in the scheme.

Response

The amendment is consistent with the common provisions of the General Residential Zone and according to the scheme. No variations are proposed.

- (3) Subject to section 30EA, an amendment may be made to a local provision if –
- a) the amendment is to the effect that a common provision is not to apply to an area of land; and
 - b) a planning directive allows the planning scheme to specify that some or all of the common provisions are not to apply to such an area of land.

Response

The amendment is consistent with the common provisions of the General Residential Zone and according to the scheme. No variations are proposed to the common provisions or to a planning directive.

- (4) An amendment may not be made under Division 2 or 2A to a common provision of a planning scheme unless the common provision, as so amended, would not be inconsistent with a planning directive that requires or permits the provision to be contained in the planning scheme.

Response

Not applicable. The amendment does not seek to alter a common provision.

- (5) Subject to section 30EA, an amendment of a planning scheme may be made under Division 2 or 2A if the amendment consists of –
- a) taking an optional common provision out of the scheme; or
 - b) taking the provision out of the scheme and replacing it with another optional common provision.

Response

Not applicable. The amendment does not seek to remove an optional common provision

3.3 Impact to the use and development of the region

Section 32 (1) (f) of the act requires that the effects and impacts of the proposed draft amendments use and development be considered against environmental, economic and social terms to the use and development of the region.

3.3.1 Environmental

The development of the site for residential use will have a minimal environmental impact. The current use as Recreational land, includes watering and maintenance of the green, and the impact of visitation to the club. The use of the site as residential land will include connection to reticulated services and impacts normal to residential use.

As the site is already taken out of a natural environment, there is no impact to habitat and vegetation. The site is not affected by the Priority Vegetation Overlay. Given the location is within an existing urban area, and the underlying infrastructure networks are already in place, future development potential represents a sustainable outcome as minimal infrastructure is needed to service the land when considered against greenfield development.

3.3.2 Economic

The benefits of allowing a residential development to the local economy are in the flow on effects to the local commercial area. Future residents will ultimately participate in the local economy and support the local shops and services.

The following figures from The Australian Bureau of Statistics (Australian Bureau of Statistics, 2021) are for the whole of Tasmania and provide an indication that residential population is increasing and there is demand for residential land.

March 2020 Quarter			December 2020 Quarter			March 2021 Quarter		
Arrivals	Departures	Net	Arrivals	Departures	Net	Arrivals	Departures	Net
3032	2734	+298	3841	3542	+299	3808	3531	+277

Table 1 - Interstate migration (Australian Bureau of Statistics, 2021)

Furthermore, the sale of the Second Green will allow the Club to invest in social infrastructure associated with the Club rooms, providing a more fit for purpose venue.

3.3.3 Social

Cressy has a population of 1,149 (Australian Bureau of Statistics, 2021) and is a small settlement 28km south of Launceston and 11km south of Longford. It includes a distinct commercial centre on Main Street, with surrounding residential development. There are three sites zoned Recreation, the subject site, being Cressy Bowls Club, the Cressy Swimming Pool (adjoins the subject site to the west) and the Cressy Recreation Ground. Cressy District High School includes kinder to year 12 education and includes school grounds for recreation.

The surrounding area to Cressy is predominantly farming land, making Cressy a discrete residential settlement. Cressy is experiencing residential growth, similar to many satellite towns in Tasmania, as residential prices rise in major centres. The population has grown from 643 persons on 2001 to the current population of 1,149, steadily over the last 20 years (Australian Bureau of Statistics, 2021).

The financial boon to the Club from the sale of land will help provide for functions and other social events, helping the Club to attract new members and become more viable in the community.

In summary, the rezone of the subject site would be minimal in its effect to the region, and would have a positive economic and social effect to the township. The environmental effect would be considered equal, on balance as the land is already in the built-up area.

3.4 Objectives of the Land Use and Approvals Act 1993

3.4.1 Schedule 1, Part 1 Objectives

Section 20(1)(a) and 43C (1)(a) of the *Land Use Planning and Approvals Act 1993* (The Act) require that in determining an application, the planning authority must seek to further the objectives set out in Schedule 1 of the Act. Schedule 1, Part 1 has been examined and responded to below.

Objective	Response
a) to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity; and	The land is within the urban area of Cressy and represents potential for infill development. There is no impact to ecological processes or genetic diversity as the land is already developed.
(b) to provide for the fair, orderly and sustainable use and development of air, land and water; and	The development is a logical and orderly expansion of the residential area of Cressy being adjoined by residential land at the south and east. Linear residential expansion of Cressy means compromise to agricultural land, while infill development allows additional dwellings without outward expansion.
(c) to encourage public involvement in resource management and planning; and	The planning application process under section 38 of LUPAA provides a public consultation period of 28 days. During this period, the public can make comment on the proposed application. Following this period, the Tasmanian Planning Commission hold hearings to ensure all stakeholders have an opportunity to have input and have their views heard.
(d) to facilitate economic development in accordance with the objectives set out in paragraphs (a) , (b) and (c) ; and	The development will generate a small factor towards economic development associated with land use industries and expected flow on effects. The potential addition of residents to the area means increased participants in the local economy, contributing to the sustainment of local trade and employment.
(e) to promote the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State.	Each level of government and the private sector have their distinct roles to play in the development process. This proposal is compliant and dependant on these processes.

3.4.2 Schedule 1, Part 2 Objectives

Objective	Response
(a) to require sound strategic planning and co-ordinated action by State and local government; and	The rezone is demonstrably sound and in compliance with the policies and actions of the Regional Land Use Strategy, (See Item 3.7) and other relevant strategies associated with residential development.

(b) to establish a system of planning instruments to be the principal way of setting objectives, policies and controls for the use, development and protection of land; and	The proposal will seek to set aside the provisions of the Recreation Zone and install those of the General Residential Zone, to be enforced accordingly by the Northern Midlands Council.
(c) to ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land; and	<p>The rezone and subdivision proposal seeks to provide additional residential land in an orderly manner.</p> <p>It will contribute to the supply of residential land in a well-suited location in Cressy.</p> <p>Section 3.3 of this report provides an expanded response on the impacts of rezoning.</p>
(d) to require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels; and	The proposal is subject to existing policies that guide land use and development. The proposal seeks to be compliant with these and make good use of the land.
(e) to provide for the consolidation of approvals for land use or development and related matters, and to co-ordinate planning approvals with related approvals; and	Not applicable to this application.
(f) to promote the health and wellbeing of all Tasmanians and visitors to Tasmania by ensuring a pleasant, efficient and safe environment for working, living and recreation; and	The subdivision provides residential land in a small established settlement. The land is in good proximity to local services and facilities and has a reasonable commute time to larger centres.
(g) to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value; and	<p>There are no identified buildings, areas or places which are of scientific, aesthetic, architectural or historical interest.</p> <p>The bowls club will continue to operate on the remaining green and club rooms. The subject site has become superfluous to the Club's needs.</p> <p>There is no known record of European heritage on the site nor is it listed with the Tasmanian Heritage Register.</p>
(h) to protect public infrastructure and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community; and	The proposal represents most efficient use of public infrastructure as an infill to the existing built-up area. All infrastructure normal to a residential site is existing.
(i) to provide a planning framework which fully considers land capability.	Not applicable to this application.

3.5 State Policies

3.5.1 State Policy on the Protection of Agricultural Land 2009

The provisions of this State policy are captured in the Rural Resource Zone in the Scheme and aim to preserve agricultural land for appropriate uses. The provisions do not affect the Recreation or General Residential Zone and are not applicable to this application.

3.5.2 State Coastal Policy 1996

The subject site is not located near a coastal zone and this policy is not applicable.

3.5.3 State Policy on Water Quality Management 1997

The provisions of this State policy are practically captured in the Water Quality Code in the Scheme. As the subject site is more than 400m from a wetland or watercourse, the relevance of the policy is minimal. There are water channels associated with agricultural use to the west of the subject site, beyond the urban boundary.

The lot will be able to be connected to reticulated stormwater, water and sewer.

3.5.4 Natural Environment Protection Measures

The Natural Environment Protection Measures (NEPMs) apply to factors such as air quality, land contamination and waste control and other pollutant matters between states and territories in Australia. The NEPMs relate to matters that are not affected by this proposal. The site is not considered to be contaminated.

3.6 Gas Pipelines Act 2000

The subject site is not affected by the gas pipeline corridor and the requirements of the *Gas Pipelines Act 2000* are not applicable.

3.7 Northern Tasmania Regional Land Use Strategy (RLUS)

Section 300 (1) requires that an amendment be consistent with the regional land use strategy for the regional area to which the amendment relates to. The subject site sits within the Northern Midlands municipality and the Regional Land Use Strategy of Northern Tasmania applies. The draft amendment has been examined against relevant sections of the strategy and is discussed as follows.

3.7.1 Regional Strategic Planning Framework

C.4.1 Goal 1: Economic Development

To facilitate economic development and productivity through integrated land use and infrastructure planning.

Strategic Direction G1.2

Adopt an integrated and coordinated approach to government infrastructure, transport and land use planning.

This will be achieved by the following strategies:

- a) Coordinate provision of transport, energy, communications and other infrastructure services with appropriately zoned and located land for development.
- b) Coordinate transport planning and land use planning by:
 - Safeguarding planned network improvements;
 - Identifying key transport networks and future networks; and
 - Understanding transport growth predictions.
- c) Encourage sustainable modes of transport by:

- Protecting the rail and road network from encroachment by sensitive uses;
- Ensuring traffic impacts and car parking are adequately considered; and
- Encouraging cycling, walking and public transport use.
- d) Coordinate land use, future sewerage and water provision whilst promoting effective and efficient use of existing service infrastructure.
- e) Maximise provision of communications technology including the broadband network to commerce and industry, and create opportunities for new development.

Response

The subject site is located within an urban environment, predominantly made up of dwellings within the residential use class. The site has access to reticulated sewer, water and stormwater services. Development of the site would utilise existing infrastructure in a coordinated and low impact way.

The subject site is located within 100m of Main Street; 900m of the school and around 600m from the post office. Pedestrian networks are existing.

C.4.2 Goal 2: Liveability

To promote liveability measures for social and community development and the betterment of healthy, strong and vibrant urban and rural settlements.

Strategic Direction G2.2

Plan for socio-demographic changes

This will be achieved by the following strategies:

- a) Plan for the needs of an ageing population including retaining and attracting a skilled labour supply, particularly people aged 15 – 29, to provide for a sustainable future workforce.
- b) Promote and plan for a diverse range of dwelling types and sizes, including small lot housing and multiple dwellings (to match changes in household size and composition) in locations highly accessible to community services.

Response

The proposed rezoning will provide residential land within an urban environment. The location is highly accessible to local community services within a discrete settlement.

Strategic Direction G2.4

Enhance social inclusion

This will be achieved by the following strategies:

- a) Improve accessibility through improved walking and cycling networks, and integrated public transport.
- b) Promote accessibility of services for new dwellings and in response to issues of affordability.
- c) Provide for a mix of integrated and complementary land uses.

Response

The subject site has excellent accessibility for local road and pedestrian networks. The land is proposed to be zoned General Residential which allows for a range of complementary uses which may be assessed as discretionary and determined to be suitable. The development will integrate with the surrounding area and complimentary uses.

C.4.2 Goal 3: Sustainability

To promote greater sustainability in new development and develop stronger community resilience to social and environmental change.

Strategic Direction G3.1

Promote and protect the Region's unique environmental assets and values.

This will be achieved by the following strategies:

- a) Protect sensitive landforms and ecosystems, including coastal landforms and karst (limestone area shaped by erosion).
- b) Manage the relationship between development and impacts of natural hazards (for example salinity, land instability, acid sulfate soils, bushfire and flood potential, contamination).
- c) Promote regionally significant open space and outdoor recreational opportunities.
- d) Enable opportunities for renewable energy production including wind, geothermal, tidal, and wave energy.
- e) Protect the future capacity of the natural resource base including productive soils, minerals, hard rock and significant forest assets.
- f) Protect and enhance water quality including significant wetlands and waterways.
- g) Protect and manage available agricultural land for sustainable productive use and values.
- h) Preserve and protect areas of natural environmental significance, particularly:
 - Areas of biodiversity and important flora and fauna communities and threatened species;
 - land and coastal areas sensitive to climate change, tidal and storm surges, rising sea levels and other natural hazards (including acid sulfate soils, bushfire and flooding); and
 - Regionally significant open space, scenic landscape amenity areas and outdoor recreation reserves.

Response

The subject site has no identified land form hazards and the site is previously developed.

3.7.2 Regional Land Use Categories

D.2.1.2 Urban Growth Areas

Comprise land within the developed urban settlement or in areas intended for urban development as identified in a Priority Consolidation Area, Supporting Consolidation Area, Growth Corridor or Future Investigation Area shown in the Regional Framework Plan Maps D.1, D.2 and D.3.

The areas indicated in the Regional Framework Plan are indicative only, and represent a contiguous urban form that will be subject to local strategy which:

- provides for growth that will occur in or contiguous to Urban Growth Areas;
- determines the nature of development and linkages to the greater urban area;
- determines the appropriate boundaries of the Urban Growth Area on a particular site; - considers the Key Principles in D.2.1.1.

Response

The subject site does not fall into an urban growth area as identified by the RLUS. The proposal does not increase the outward extent of urban/built-up area in Cressy.

3.7.3 Regional Planning Policies

E.2 Regional Settlement Network Policy

E.2.3 Key Settlement Network Strategies

Settlement pattern

Planning for and development of the Regional Settlement Network should apply the following strategies:

- Support sustainable growth in identified Urban Growth Areas.
- Contain settlements within identified Urban Growth Areas with a focus on consolidating and developing the Greater Launceston Area and sub-regional centres identified in the Regional Settlement Hierarchy.
- Support development of the Greater Launceston Area consistent with the Regional Framework Plan Maps D.1, D.2 and D.3 to promote efficient function, servicing and future development of the area.
- Consolidate existing land use patterns and identify infill opportunities within existing settlements and urban centres, and around activity centres and key public transport nodes and networks.
- Complement and support a viable Regional Activity Centres Network to maximise regional productivity, economic activity and employment opportunities.

Response

The proposed rezone and subdivision development is an opportunity to provide infill development within an existing and well connected urban area, consolidating the existing land use pattern. The rezone of the site will allow infill opportunities.

The location is central to the urban area and local services and facilities can be reached on foot.

E.2.4 Specific Policies and Actions**Regional Settlement Networks**

Policy	Actions Response
RSN-P1 Urban settlements are contained within identified Urban Growth Areas. No new discrete settlements are allowed and opportunities for expansion will be restricted to locations where there is a demonstrated housing need, particularly where spare infrastructure capacity exists (particularly water supply and sewerage).	RSN-A1 The land is serviced and located within the Urban Growth Boundary. The rezone will not contribute to the outward sprawl of Cressy. RSN-A3 The proposed zoning of GRZ allows for flexible use of the land within the provisions of the GRZ on a section of land that is currently underutilised.
RSN-P2 Provide for existing settlements to support local and regional economies, concentrate investment in the improvement of services and infrastructure, and enhance quality of life.	RSN-A4 The area surrounding the proposed residential land is serviced by TasWater. The land can be developed to be fully serviced for water and waste. RSN-A5 The re-zone allows for residential development choices that match demand within the limits of the GRZ. RSN-A8 The subject site is in convenient proximity to the main business and commercial area of Cressy. The proposed zoning will allow flexibility in uses that are compatible to the current surrounding uses.

Housing Dwellings and Densities	
Policy	Actions Response
RSN-P5 Encourage a higher proportion of development at high and medium density to maximise infrastructure capacity. This will include an increased proportion of multiple dwellings at infill and redevelopment locations across the region's Urban Growth Areas to meet residential demand.	RSN-A10 The proposed rezone and development will allow for appropriate density growth to occur in a well serviced area and appropriate location. The development potential will be compatible with the surrounding area.
RSN-P7 In new development areas include a diversity in land uses, employment opportunities and housing types at densities that support walkable communities, shorter vehicle trips and efficient public transport services.	RSN-A12 The rezone proposal integrates into the existing community and development pattern. There are service and employment opportunities nearby (walkable) for the local demographic and broader opportunities within a reasonable commute (Greater Launceston). The local school is within walking distance.

Integrated land use and transport	
Policy	Actions Response
RSN-P8 New development is to utilise existing infrastructure or be provided with timely transport infrastructure, community services and employment.	RSN-A14 Complies. The proposal is in alignment with the Urban Growth Area purpose and objectives. There is existing transport infrastructure within the surrounding area to rely on and utilise including a Metro Bus stop (No. 1400) at the front of the Cressy Swimming Pool (200m from the site).

E.4 Regional Infrastructure Network Policy

E.4.3 Key Infrastructure Network Strategies

Planning and development of the Regional Infrastructure Network should apply the following strategies:

- Support development that consolidates and maximises the use of existing infrastructure capacity and planned infrastructure;
- Develop and protect transport assets and systems to promote a sustainable transportation network, having regard for access and choice and including public transport, cycling and walking movements;
- Promote greater coordination between government sectors in infrastructure planning to achieve greater alignment with land use planning and more efficient and effective land use outcomes;
- Promote infrastructure planning that leverages renewable energy opportunities;
- Support transport planning initiatives that improve accessibility; and
- Advance and demonstrate consistency with the strategic planning projects and priorities promoted by the Tasmanian Infrastructure Strategy (2010).

Response

The proposal is in line with the strategy for development that consolidates and maximises the use of existing infrastructure. The rezone will allow infill development that has existing services and transport networks.

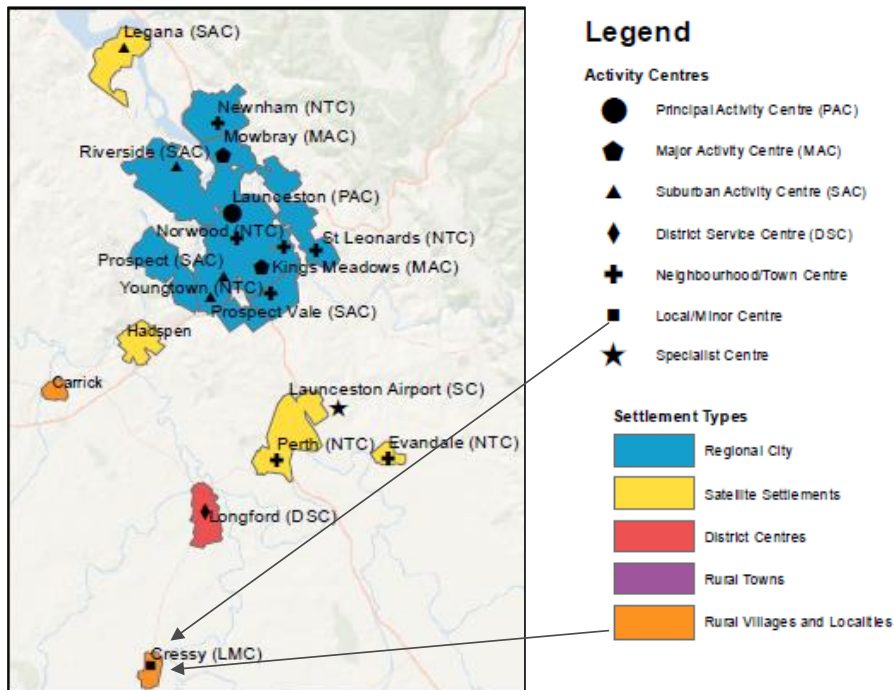


Figure 10 Extracted from the Northern Tasmania RLUS - Map E1 Regional Settlement and Activity Centre Networks.

E.4.4 Specific policies and actions

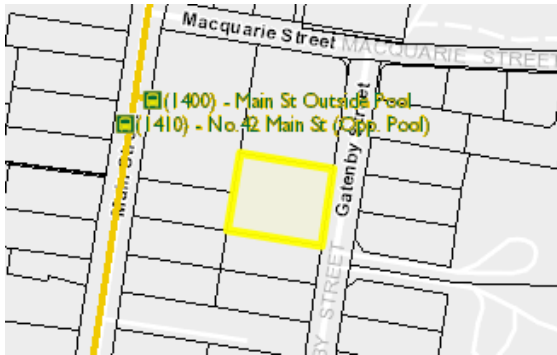
Policy	Actions Response
RIN-P6 Facilitate and encourage active modes of transport through land use planning.	RIN-A16 The subject site has existing pedestrian networks that allow walking to local facilities and services.
RIN-P7 Facilitate an efficient and convenient public transport system through land use planning.	RIN-A18 The rezone allows for residential development appropriate to the land that is closely tied, by proximity and access, to the available public transport services. 

Figure 11 Bus Stops from Main Street and subject site shown (Source: LISTMAP)

RIN-A22 RIN-A23 RIN-A24

The GRZ is an appropriate zone to encourage densities that support public transport, and being in proximity to Main Street, the site allows excellent use of the network by being in walkable distance to public transport options.

E.7 Regional Environment Policy**E.7.3 Key Environment Strategies**

- Support measures to adapt to climate change and reduce growth of greenhouse emissions.
- Avoid locating land designated for housing, industry, community and infrastructure services within or adjacent to areas which are vulnerable to an unacceptable level of risk, including coastal inundation, landslip, flooding or contaminated land.
- Support 'early action' against climate change and advance strategic planning initiatives that identify and prioritise response to environmental issues and limit associated future costs.
- Advance regional integration and coordination to align planning policy and strategy between local councils and at different levels of government to provide consistency in environmental response.
- Measures for climate change adaptation are to inform municipal planning schemes including technological, infrastructure, planning and regulatory measures.
- Build and protect a strong network of open space to advance conservation and natural cultural values, enhance urban area amenity, encourage healthy lifestyles, promote climate change mitigation and maintain utilitarian values.
- Provide for development that adequately considers water quality and potential impacts on coasts, waterways and wetlands.
- Promote landscape management and policy initiatives to recognise the importance of scenic landscapes for natural values and tourism outcomes.
- Advance and demonstrate consistency with State and regional planning policies, projects and initiatives.

Response

Maintaining a compact urban environment with consolidated infrastructure development is considered desirable against sustainability measures, which are important in the combat against climate change. The subject site is so located and also free from land form hazards such as landslide, bushfire and inundation.

As waste and wastewater can be managed through infrastructure and established services, the impact to the environment is manageable. The development potential would be integrated into the existing urban form. The infill nature of potential development means that surrounding valuable agricultural land will be further preserved without increased residential encroachment.

The proposed rezone and subdivision are consistent with the State and regional policies, and the objectives of local strategies.

3.8 Cressy Development Plan 2012

The Cressy Development Plan describes Cressy as a small pastoral centre that provides a gateway to the central highlands. The town acts as a small service centre for the wider agricultural base with tourism and agriculture being the main economic drivers.

At the time of publishing the report (2012) Cressy had a population of 670, this has almost doubled and likely exceeded expectations. As such, projected growth is not expected to be significant, but some guidelines are provided as well as suitable areas for expansion should they be required.

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

3.9 Land Use Conflict

Section 32 (1)(e) requires land use conflict to be considered.

This application seeks to rezone the land from Recreation Zone to General Residential Zone.

The rezoning allows the following use classes, according the *Northern Midlands Interim Planning Scheme 2013*, within the General Residential Zone.

10.0 General Residential Zone

10.2 Use Table

No Permit Required	
Use Class	Qualification
Residential	If for a single dwelling
Natural and cultural values management	
Passive recreation	
Permitted	
Use Class	Qualification
Residential	If a caretakers dwelling or home-based business If for multiple dwellings, except on CT 152543/1 and CT 159522/1
Utilities	If for minor utilities
Discretionary	
Use Class	Qualification
Business and professional services	If for a medical centre
Educational and occasional care	
Food services	If for a cafe or takeaway food premises If a Restaurant on the land described in CT 3040/81 (114 Marlborough Street, Longford)
General retail and hire	If for a local shop If a hairdressing salon and the sale of clothing and accessories only on the land described in CT 110036/1 (4 Nile Road, Evandale)

Community meeting & entertainment	If not a cinema or function centre
Emergency Services	If on CT 76398/4 & 5 (176 High Street, Campbell Town); or on folio of the Register 14992/1 (17 Church Street, Campbell Town).
Recycling and waste disposal	If on CT 135864/3
Residential	If a boarding house, communal residence, hostel, residential aged care facility, retirement village If on CT 152534/1 retirement village only
Resource development	If on CT 135864/3
Vehicle parking	If on CT 135864/3 and directly associated with the Evandale market
Utilities	If not for minor utilities
Visitor accommodation	

The adjoining land to the subject site is in the Recreation Zone and Local Business Zone.

Recreation Zone

The use of the bowls club is considered to be relatively passive. The use does not generate emissions (noise, dust) to a degree that would affect nearby residents. The main effects would be from the gathering of people, however, the club rooms provide a suitable space for social activity. The activity on the greens would be reasonably passive. The Bowls Green is elevated in comparison to Green 2, providing further separation from residential use.

As there has been residential use adjacent to the bowling green, and sharing a boundary, for some time, it is demonstrated that the two zones and relative provisions are not in conflict. The main area of play on the remaining green is set well within the site boundaries. Bowling greens are frequently set within residential areas with little consequence or conflict.

Local Business Zone

The Local Business Zone allows uses that are discretionary in the General Residential Zone as permitted (generally speaking). The objective of the zone is to *provide for business, professional and retail services which meet the convenience needs of a local area. Limits are imposed on the sizes of premises to ensure that the established hierarchy is not distorted* which maintains the compatibility to the residential area. Clause 20.1.1.4 states *to minimise conflict between adjoining commercial and residential activities* as an objective.

The Local Business Zone is specifically designed to allow commercial facilities and services that are desirable to residential areas and neighbourhoods to co-exist with minimal conflict.

4.0 Conclusion

This application to rezone a portion of land from Recreation Zone to General Residential Zone has merit when viewed against the relevant strategies and provisions. The rezoning seeks to utilise a parcel of land that is currently unused, superfluous to the Club's needs and represents an excellent infill opportunity.

The rezone is within the Urban Growth Boundary as applied to Cressy. In recognising the increased demand for residential land by the population growth in Cressy, the rezone will allow incremental increase to residential land without outward sprawl and compromise to agricultural land, use and development.

The application complies with the relevant tests set out by the *Land Use Planning and Approvals Act 1993*, along with all relevant zone and code standards under the *Northern Midlands Interim Planning Scheme 2015*.

This application is considered orderly and with merit, thus appropriate for Council initiation and Tasmanian Planning Commission approval.

Annexure 1 – Certificate of Title Plan and Folio Text

Annexure 2 – Proposed Rezoning Plan

Annexure 3 – Letter from the Cressy Bowls Club



Land Surveying | Town Planning | Project Management

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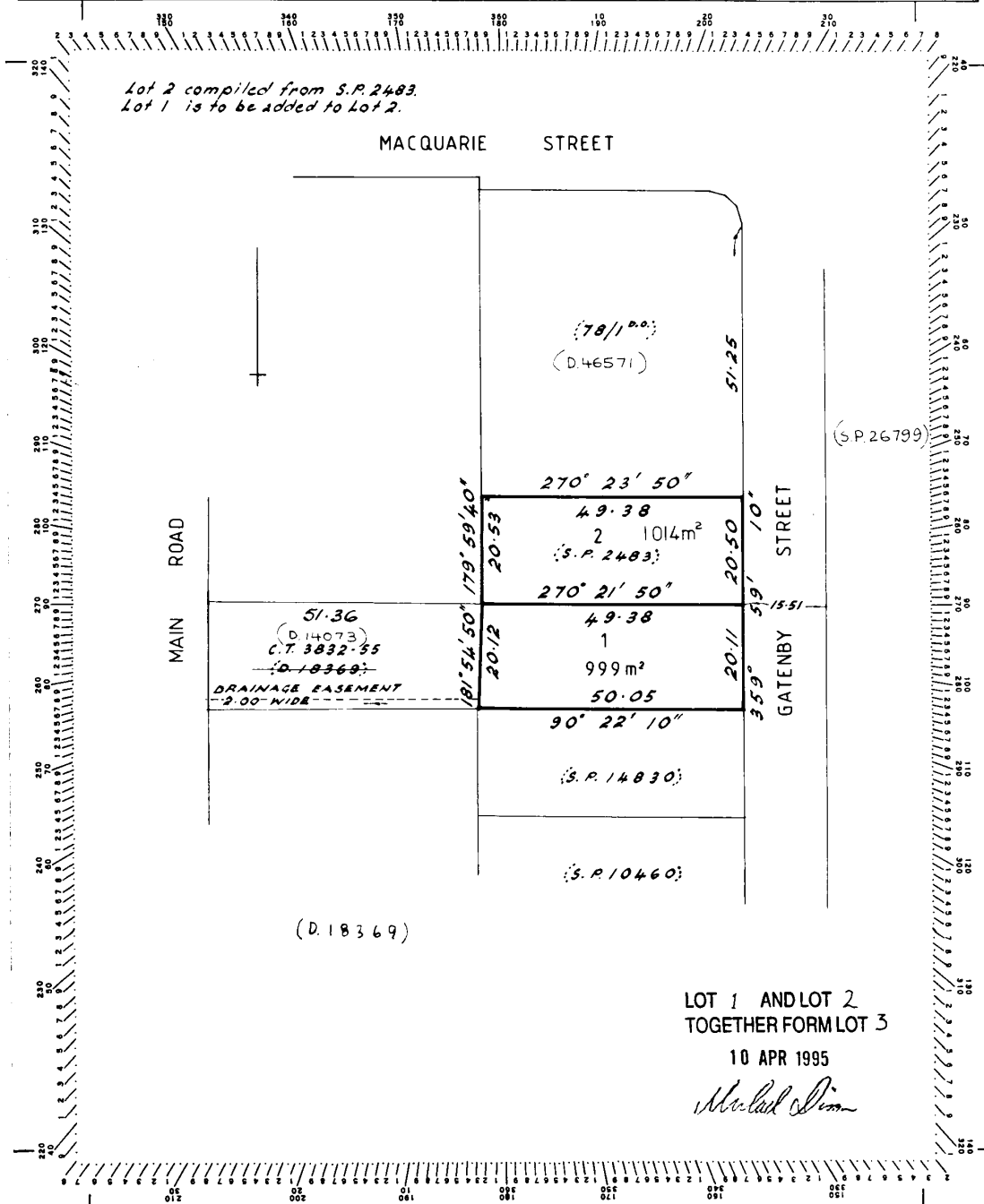
FOLIO PLAN

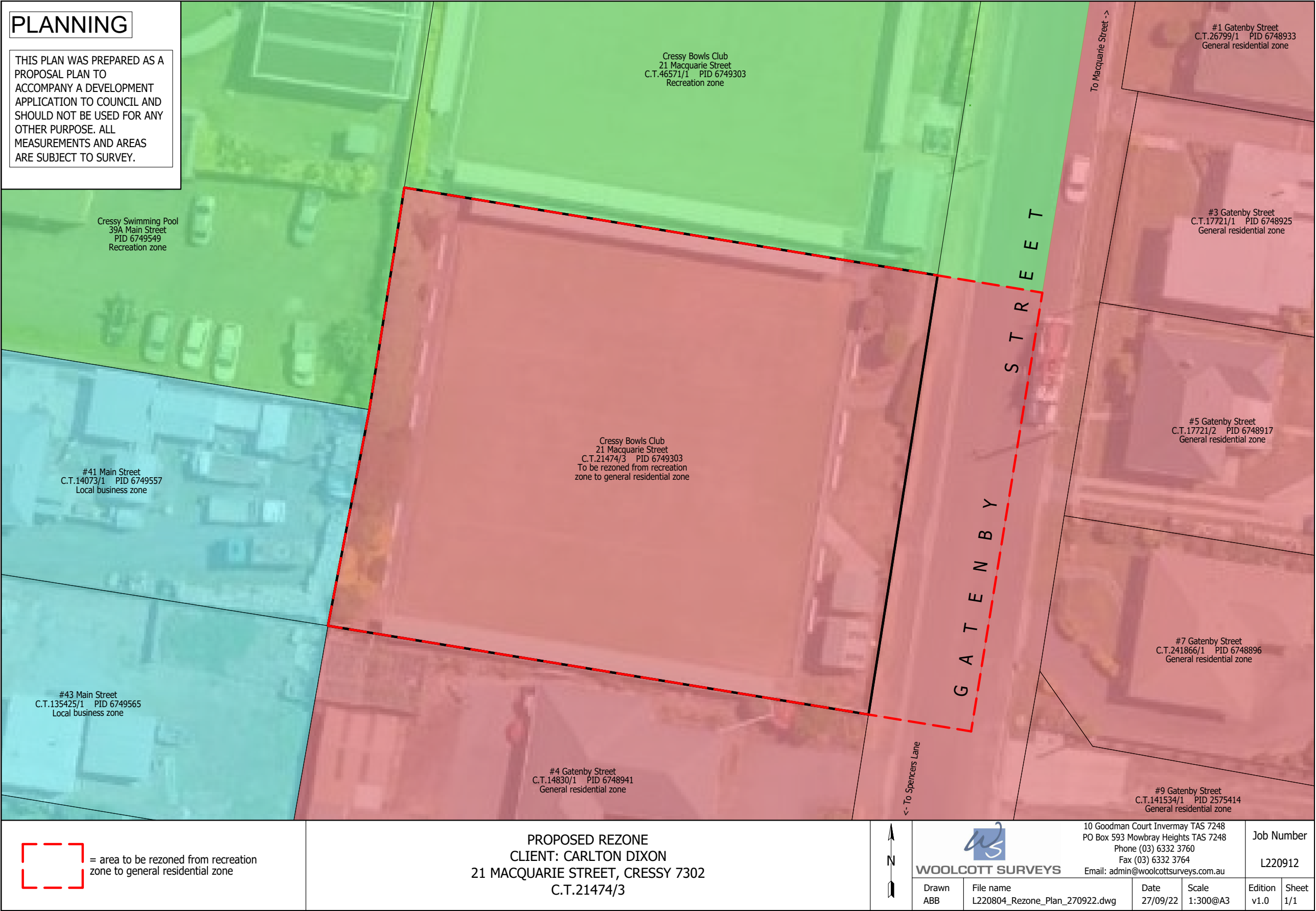
RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



Owner: <i>Kevin John Batchelor & Thelma Clara Batchelor, & Joshua Thomas Lyon & Anr.</i> Title Reference: <i>CsT. 3832-55 & 2864-61</i> Grantee: <i>Part of 100 acres Located to William Brumby.</i>	PLAN OF SURVEY by Surveyor <i>Edward McKee Redley</i> of land situated in the TOWN OF CRESSY SCALE 1: 750 MEASUREMENTS IN METRES	Registered Number: S.P21474 Effective from: <i>1.0 OCT. 1984</i> <i>E. R. Thompson</i> Recorder of titles
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16th September, 2022

James Stewart

Senior Town Planner, Woolcott Surveyors

10 Goodman Court

Invermay TAS 7250

Dear Sir,


Regarding the information requested to progress the application for re-zoning/subdivision of the “second green” of the Cressy Bowls Club, we provide the following:

The Cressy Bowls and Community Club give their consent for the re-zoning to “general residential” and for the subdivision.

The club agreed at their AGM, by way of vote, to sell the “second green” because of several reasons, those being: -

1. The green has not been used for competitions for more than 5 years.
2. The cost for maintenance, approximately \$25,000 per annum, is far beyond the financial capacity of the club.
3. There is no need for a second green & similar sized clubs are operating satisfactorily with only one green.
4. Membership is declining with the club, leaning more towards being a social venue rather than a bowls club and the money from the sale will be used to improve and upgrade the clubrooms.
5. The use of the ground for residential purposes will have no effect on the operation of the club as there is already residences adjacent to the club.

Yours faithfully


PRESIDENT
Diane Byard

Signed on behalf of the Cressy Bowls & Community Club

PLANNING APPLICATION

Proposal

Description of proposal: GRAIN SILOS X 13, GRAIN BUNKERS X 2
SHEDS X 2, WEIGHBRIDGE, TESTING AREA, NEW
VEHICULAR ACCESS, DETENTION BASIN.

(attach additional sheets if necessary)

If applying for a subdivision which creates a new road, please supply three proposed names for the road, in order of preference:

1..... 2..... 3.....

Site address: POURANNA ROAD, CRESSY

CT no: 198031/1

Estimated cost of project \$5,000,000 (include cost of landscaping, car parks etc for commercial/industrial uses)

Are there any existing buildings on this property? Yes / No

If yes – main building is used as

If variation to Planning Scheme provisions requested, justification to be provided:

REFER SUPPORTING INFORMATION

(attach additional sheets if necessary)

Is any signage required? NO
(if yes, provide details)



RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



SEARCH OF TORRENS TITLE

VOLUME 198031	FOLIO 1
EDITION 3	DATE OF ISSUE 25-Jun-2013

SEARCH DATE : 06-Jul-2022

SEARCH TIME : 07.57 AM

DESCRIPTION OF LAND

Parish of BRAMBER, Land District of SOMERSET

Lot 1 on Plan 198031

Derivation : Whole of Lot 6B (Woolmers Estate) Gtd to W E

Hortin

Prior CT 2487/50

SCHEDULE 1

C182003 TRANSFER to EDWARD CHARLES CASEY and PAUL JEFFREY

JOHN CASEY as tenants in common in equal shares

Registered 17-Sep-1999 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

BENEFITING EASEMENT: a right of carriageway over the Right of
Way marked A.B.C.D. on Plan No. 198031

BURDENING EASEMENT: a right of carriageway over the Right of
Way marked C.D.E.F. on Plan No. 198031

D89439 BURDENING WAYLEAVE EASEMENT with the benefit of a
restriction as to user of land in favour of Aurora
Energy Pty Ltd over the Wayleave Easement 12.00 wide
on Plan 198031 Registered 25-Jun-2013 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Issued Pursuant to the Land Titles Act 1980





Planning Supporting Report

XLD Commodities Grain Handling Facility

Powranna Road, Cressy

October 2022

Job Number: L220508

Prepared by: James Stewart (james@woolcottsurveys.com.au)
Senior Planner

Rev. no	Description	Date
1	Version 1	20 September 2022
2	Version 2	26 October 2022

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