



**NORTHERN
MIDLANDS
COUNCIL**

AGENDA

ORDINARY MEETING OF COUNCIL

MONDAY, 20 FEBRUARY 2023

Des Jennings
GENERAL MANAGER



QUALIFIED PERSONS ADVICE

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

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

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

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

RECORDING OF COUNCIL MEETINGS

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

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

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

Council's Policy includes the following provisions:

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

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

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

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

Des Jennings
GENERAL MANAGER



GUIDELINES FOR COUNCIL MEETINGS

MEETING CONDUCT

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

PUBLIC QUESTIONS AND STATEMENTS

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

Public question time is to commence at approximately 5.30pm and is to be conducted in accordance with the following guidelines:

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

REPRESENTATIONS ON PLANNING ITEMS

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

Each speaker is limited to a maximum of 3 minutes.

PETITIONS

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



NOTICE IS HEREBY GIVEN THAT THE NEXT MEETING OF THE NORTHERN MIDLANDS COUNCIL WILL BE HELD ON MONDAY, 20 FEBRUARY 2023 AT 5.00 PM AT THE COUNCIL CHAMBERS, 13 SMITH STREET, LONGFORD

DES JENNINGS
GENERAL MANAGER
15 FEBRUARY 2023

4.00pm	Councillor Workshop – closed to the public
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5.30pm	Public Questions & Statements
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1 ATTENDANCE

PRESENT

In Attendance:

APOLOGIES



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3 ACKNOWLEDGEMENT OF COUNTRY

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

4 DECLARATIONS OF ANY PECUNIARY INTEREST OF A COUNCILLOR OR CLOSE ASSOCIATE

RECOMMENDATION

Council resolved to accept the following Declarations of Interest:

- Mayor Mary Knowles -
- Deputy Mayor Janet Lambert -
- Councillor Dick Adams -
- Councillor Alison Andrews -
- Councillor Richard Archer -
- Councillor Matthew Brooks -
- Councillor Andrew McCullagh -
- Councillor Paul Terrett -

As per the *Local Government Act 1993, Part 5 - Pecuniary Interests, section 48*:

- (1) *A councillor must not participate at any meeting of a council, council committee, special committee, controlling authority, single authority or joint authority in any discussion, nor vote on any matter, in respect of which the councillor–*
 - (a) *has an interest; or*
 - (b) *is aware or ought to be aware that a close associate has an interest.*
 - (2) *A councillor must declare any interest that the councillor has in a matter before any discussion on that matter commences.*
-



5 PROCEDURAL

5.1 CONFIRMATION OF COUNCIL MEETING MINUTES

5.1.1 Confirmation Of Minutes: Ordinary Council Meeting

RECOMMENDATION

That the Open Council Minutes of the Ordinary Meeting of the Northern Midlands Council held at the Council Chambers, Longford on Monday, 30 January 2023, **subject to the amendment of the Closed Council minute numbers (amended to 23/001 to 23/033)** be confirmed as a true record of proceedings.

5.2 DATE OF NEXT COUNCIL MEETING

Mayor Knowles advised that the next Ordinary Council Meeting of the Northern Midlands Council would be held at 5.00pm on Monday, 20 March 2023 in person only.



5.3 MOTIONS ON NOTICE

The following notice of Motion/Motions have been received.

5.3.1 Notice Of Motion: Cycleway Strategy

Responsible Officer: Des Jennings, General Manager

OFFICER'S RECOMMENDATION

That in relation to Councillor Terrett's Notice of Motion, Council Officer's refer the request to review the *2010 Trails and Bikeway strategy* to the Bicycle Advisory Committee for review and comment prior to the preparation of a report to a future Council meeting. The report to include costings and funding opportunities.

Councillor Terrett has requested the below Notice of Motion be tabled at the 20 February 2023 Council Meeting.

NOTICE OF MOTION

- 1) *That the 2010 Trails and Bikeway strategy be updated*
- 2) *That costing be added to the 2010 trails and bikeway strategy including updating of the proposed trails including investigation of any possible funding opportunities.*
- 3) *The updated report be referred to the Cycle Committee for comment prior to the report coming to council.*

BACKGROUND

In 2010 council adopted a final feasibility report of Trails and Bikeways strategy. The report looked at a number of routes linking the towns and villages in the Northern Midland, this included links between Longford to Cressy, Perth to Evandale and Campbell Town to Ross.

Since that time bikeways have been constructed between Perth and Devon Hills and Devon Hills to the Airport. These pathways are enjoyed by many residents and the expansion of the bicycle network will improve the amenity of the Northern Midlands. Including these paths in the strategy is no longer required and the plan should reflect those that need to be developed.

The updating of the Councils strategy to include costings will place the Northern Midlands in a good position to take opportunity of any future State and/ or Federal funding that may be opened up.

OFFICER'S RECOMMENDATION

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

The Bicycle Advisory Committee operates under a Terms of Reference. The following is an extract from the Terms of Reference and details the purpose of the Committee:



2. PURPOSE

The Bicycle Advisory Committee ("the Committee") has been established to provide advice and recommendations on:

- *Preparation of the Northern Midlands Council: Municipal Bicycle and Shared Path Plan; and*
- *Implementation of actions identified in the Northern Midlands Council: Municipal Bicycle and Shared Path Plan that include:*
 - *Planning for the development of bicycle pathways and routes which link key assets of our municipality;*
 - *Prioritisation of developments, ensuring changes are coordinated and reflect the needs of the community and users;*
 - *Improvements to the safety of users and community members accessing the bicycle pathways;*
 - *Opportunities to increase participation in cycling usage across the municipality.*

RECOMMENDATION: That in relation to Councillor Terrett's Notice of Motion, Council Officer's refer the request to review the 2010 Trails and Bikeway strategy to the Bicycle Advisory Committee for review and comment prior to the preparation of a report to a future Council meeting. The report to include costings and funding opportunities.

ATTACHMENTS

1. Bicycle Advisory Committee TOR FINAL updated 16 May 2022 [5.3.1.1 - 4 pages]

5.3.2 Notice Of Motion: Haggerston Road, Perth

Responsible Officer: Des Jennings, General Manager

OFFICER'S RECOMMENDATION

Council Officer's endorse Councillor Terrett's motion.

Councillor Terrett has requested the below Notice of Motion be tabled at the 20 February 2023 Council Meeting.

NOTICE OF MOTION

That Council lobby the Minister for Infrastructure and Transport, Michael Ferguson and the Member for Launceston, Rosemary Armitage MLC to expedite the transfer of Haggerston Road, Perth to the Northern Midlands Council.

BACKGROUND

With the commencement of the Perth by-pass in 2015 the State Government agreed to transfer ownership of Haggerston Road Perth to the Northern Midlands Council. To date this has not occurred leaving the road in limbo and delayed much needed improvements to the road infrastructure. This is the only road into Devon Hills.

With the construction of the highway many trees were removed along the old highway on the eastern side. These trees have not been replaced and tree planting is needed to soften highway pollution.

Further, the road needs asphaltting areas for the Metro bus to stop, signage of the bus stops near Devon Hills Road and improvement of the intersection at Devon Hills Road.



The transfer has been slow and lobbying the Minister and local Legislative Council member may assist to finalise this matter and allow council to effectively plan for the future of the road and improve its safety.

OFFICER'S RECOMMENDATION

Council Officer's endorse Councillor Terrett's motion.

ATTACHMENTS

Nil



6 COUNCIL COMMITTEES - CONFIRMATION OF MINUTES

RECOMMENDATION

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

Minutes of meetings of the following Committees are attached:

Date	Committee	Meeting
11 December 2022	Devon Hills Neighbourhood Watch and Residents Committee	Ordinary
7 December 2022	Bicycle Advisory Committee meeting	Ordinary
1 February 2023	Longford Local District Committee	Ordinary
7 February 2023	Campbell Town District Forum	Ordinary
7 February 2023	Ross Local District Committee Meeting	Ordinary
7 February 2023	Evandale Advisory Committee Meeting	Ordinary

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

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



7 COUNCIL COMMITTEES - RECOMMENDATIONS

7.1 CAMPBELL TOWN DISTRICT FORUM

At the ordinary meeting of the Campbell Town District Forum held 7 February 2023 the following motion/s were recorded for Council's consideration:

STORMWATER FROM THE RECREATION GROUND TO EAST STREET:

Officer Recommendation:

That Council resolve to note the Campbell Town District Forum recommendation.

Committee Recommendation:

That Council investigate and rectify the stormwater problem from the recreation ground to East Street.

Officer Comment:

Centrecare is currently constructing accommodation units on Church ground and as a private developer, stormwater management issues are required to be contained on site, as part of the development application.

At the Campbell Town District Forum meeting held 7 June 2022, Fiona Oats (ex-committee member) reported, "that development approval had been issued and the project should commence soon. There are also still stormwater issues being water from the recreation ground draining onto church land that should be going through a culvert under the railway line."

The Forum subsequently moved the following motion requesting "That council provide an update to the committee about stormwater management along East Street " and on 2 August 2022, Cameron Oakley (Environmental Engineer from Hydrodynamica) gave a presentation on the Storm Water Modelling for Rural Councils and answered questions from the floor on Campbell Town Storm Water System, however, did not specifically address the Centrecare Housing Development, instead distinguishing between Council responsibilities and private landowner/developer responsibilities. The presentation was well received, and the Chairperson thanked Cameron for an informative presentation.

The Centrecare Housing Development incorporates a second stage, and the same members that previously expressed concern are raising stormwater management issues again citing additional costs to the project which may affect the number of units that are constructed.

Stormwater management for stage two of this project will be addressed through the development application process and such matters are required to be addressed by the developer with the relevant Officer.

TRAFFIC MANAGEMENT/HEAVY HAULAGE:

Officer Recommendation:

That Council notes the matters raised by Campbell Town District Forum.

Committee Recommendation:

That Council investigate the additional truck movements caused by the proposed new shed at Lot 3 Midland Highway Campbell Town and the impact on West Street Campbell Town.

Officer Comment:

The Campbell Town District Forum is requesting that Council investigate the possibility to have trucks enter and leave from the Midland Highway.



Concerns have been raised about traffic management and the impact that heavy haulage will have on West Street (eastern side) during the construction of the proposed building of an “Elders” store opposite the residents.

Committee members reported that the intersection at the Midland Highway and West Street is difficult for vehicles to turn and currently not suitable for trucks to enter. Corners were widened however it was felt that this has been ineffective.

Traffic for the site will reportedly enter and leave through West Street, a residential street, which is not designed for regular vehicle movements and Forum members are concerned this will have an impact on the road surface, increased noise in West Street and be a safety issue.

The application was referred to the Department of State Growth for assessment and the Works and Infrastructure Department and no traffic concerns were raised.

HAROLD GATTY MEMORIAL, BICENTENNIAL PARK AND CAMPBELL TOWN MUSEUM:

Officer Recommendation:

That Council provide in principle support for the Harold Gatty Memorial and Bicentennial Park to be developed as one precinct that also encourages visitation to the Campbell Town Museum.

Committee Recommendation:

That the Campbell Town District Forum work with Council to develop plans to upgrade the Harold Gatty Memorial, Bicentennial Park, and the Campbell Town Museum in collaboration with the Tasmanian Aviation Historical Society (TAHS).

Officer Comment:

Members provided context and background to the project which is currently underway in collaboration with the Tasmanian Aviation Historical Society (TAHS) to develop the Harold Gatty Memorial and expressed an interest in both locations being developed collectively, citing the Harold Gatty Memorial as being a place of reflection with historical value while the Bicentennial Park is a place for recreation and relaxation.

Council officers are currently providing support to the Harold Gatty Memorial Committee which will be seeking grant funding for the project. The Campbell Town Museum incorporates Harold Gatty memorabilia and artifacts.

Forum members believed there was social and economic benefit to both locations being developed as a precinct with linkage to the Campbell Town Museum. It was believed that visitors to the memorial may wish to spend time at the park relaxing and/or enjoying a barbeque, encouraging visitors to stay a while in Campbell Town.



7.2 LONGFORD LOCAL DISTRICT COMMITTEE

At the ordinary meeting of the Longford Local District Committee held on 1 February 2023 the following motion/s were recorded for Council's consideration:

LONGFORD ROUNDABOUT SIGNAGE:

Officer Recommendation:

That an update be provided to the Longford Local District Committee about the entry statement to be located on the roundabout on the northern side of Longford.

Committee Recommendation:

The LLDC requests that the NMC provide a report on the 'Longford' sign on the roundabout on the northern side of Longford, as to why this issue has not progressed.

Officer Comment:

Longford Local District Committee have requested an update on the signage at the roundabout on the northern side of Longford as feedback was provided to Lange Designs via the committee meeting held 6 April 2022 however there has been no update on the status of this project.

Committee members added that a simple design like what has been installed at the north and south entrance to Perth would be best rather than trying to overcomplicate it.

PULL OVER AREA ON PATEENA ROAD:

Officer Recommendation:

That Council RESOLVE to note the Longford Local District Committee recommendation.

Committee Recommendation:

The LLDC wishes to express its appreciation in progressing our suggestion of a viewing platform being constructed on Newry Corner

Officer Comment:

Longford Local District Committee were appreciative of Council's decision to explore the recommendation that a viewing area be constructed on Pateena Road and located at the Newry corner.

WALKING TRACK ALONG THE LEVEE FROM HIGH STREET TO MALCOMBE STREET:

Officer Recommendation:

That Officers investigate the feasibility of incorporating a walking track from High Street to Malcombe Street along the levee bank and provide a report back to Council.

Committee Recommendation:

That the NMC consider creating a walking track along the levee from High Street to Malcombe Street.



Officer Comment:

The Longford Local District Committee recommendation relates to accessible, passive, and active recreation while contributing to the livability of the community and encouraging visitors to stay a while and enjoy what Longford has to offer.

STREET SIGNAGE PROMOTING MOTOR RACING:

Officer Recommendation:

That Council investigate the purchase and installation of themed street signs along the main street of Longford.

Committee Recommendation:

That the NMC consider new street signs that promote motor-racing.

Officer Comment:

This idea was put forward to the Committee by a community member and is comparable to the Trout adornments on the street signs in Cressy.



Suggestions included a small, checkered flag, analogous to the tartan used on street signs in Bothwell. It was felt this may be included as part of the Wellington Street upgrade.





Images provided below are only indicators of what the street signs could look like and are not actual street signs.

Wellington Street 

Wellington Street 

Wellington Street

The street signs are required to be reflective for night vision and this should be considered when designing the sign.

Consultation with Works and Infrastructure officer have advised that 25 blades would be required at a cost of between \$50 to \$120 per blade dependent on size (\$1,200 to \$3,000). Installation costs would be in the order of \$100 per blade – 2 Officers required with a traffic management plan (\$2,500).

Other overheads to consider include officer time required to complete a traffic management plan for the installation and State Growth permits.

The total costs associated to purchase and install the street signs would be more than \$5,500.

LONGFORD TOURISM MAP DISTRIBUTION:

Officer Recommendation:

That Council RESOLVE to note the Longford Local District Committee recommendation.

Committee Recommendation:

That existing Longford tourism maps believed to be at the NMC office, be found and redistributed around businesses in Longford.

Officer Comment:

This request is an officer action for follow up that does not require a formal decision of Council.



7.3 OTHER COMMITTEE RECOMMENDATIONS

DEVON HILLS NEIGHBOURHOOD WATCH & RESIDENTS COMMITTEE

At the ordinary meeting of the Committee held on 11 December 2022 the following motion/s were recorded for Council's consideration:

FIRE PLAN:

Officer Recommendation:

That Council note the request and write to the Tasmanian Fire Service; and that the Committee be advised of the action taken.

Committee Recommendation:

That a Devon Hills/ Gibbet Hill/ Range Road Fire Plan to be developed as a matter of urgency. To enable contingency plans to be put in place and actioned before Fire Season and that Devon Hills is listed as A Fire Prone Area on State Government Website Tas Alert.

Officer Comment:

Action in relation to the Committees recommendation is not within the ambit of Council's authority; however, Council can write to the Tasmanian Fire Service and advise them of the Committee's request.



8 INFORMATION ITEMS

RECOMMENDATION

That the Open Council Information items be received.

8.1 COUNCIL WORKSHOPS/MEETINGS HELD SINCE THE LAST ORDINARY MEETING

Responsible Officer: Des Jennings, General Manager

The General Manager advised that the following workshops/ meetings had been held:

Date Held	Purpose of Workshop
6 February 2023	Council Workshop Presentations <ul style="list-style-type: none">Northern Tasmania Development CorporationKnight Frank - Campbell Town town hallAustralian Jazz Convention
20 February 2023	Council Workshop Discussion: <ul style="list-style-type: none">Council Meeting Agenda items
20 February 2023	Council Meeting

8.2 MAYOR'S ACTIVITIES ATTENDED & PLANNED

Mayor's Activities Attended & Planned for the period 31 January 2023 to 20 February 2023 are as follows:

Date	Activity
31 January	HAZMAT Fire Training Longford.
1 February	Phone meeting with Brian Mitchell regarding Doctor shortage. NTDC at Launceston.
2 February	Avoca Royal George and Rossarden Local District Committee meeting. Meeting with Minister Street.
3 February	Taswater Best Municipal Water Award community presentation, Rossarden.
6 Feb	Met with Councilor Terrett, Longford. Council workshop.
9 February	DPAC online Planning presentation. Penny Farthing and Village Fair welcome event in Evandale.
10 February	ABC interview, Gipps Creek.
11 February	Launch of the Launceston Horticultural Society Flower Show at Evandale.
13 February	Red Cross meeting, Longford
14 February	Tasmania Game Council meeting Campbell Town. Regional Planning Framework (online), Longford.
15 February	Longford Long Weekend Event Launch (Motorama). LGAT Local Government Review workshop, Longford. Waste and Resource Recovery online presentation, Longford.
16 February	Northern Flood Recovery Advisory (Flood recovery) – mayors, Launceston.
18 February	Penny Farthing and Village Fair Festival.
20 February	Meeting with Perth resident.



Date	Activity
	Council workshop and Council meeting.
	Attended to emails, phone calls and correspondence.

8.3 GENERAL MANAGER'S ACTIVITIES

General Manager's Activities Attended & Planned for the period 30 January 2023 to 19 February 2023 are as follows:

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

Date	Activity
30 January 2023	Attended Council Meeting and Councillor Workshop
01 February 2023	Met with Tasmanian Truck Association representatives
01 February 2023	Attended Northern Tasmania Development Corporation (NTDC) Special General Meeting & Members meeting
02 February 2023	Met with TasWater re development proposal Western Junction
02 February 2023	Met with Minister Nic Street (Minister for Local Government, Sport & Recreation, Hospitality & Events, Community Services & Development)
03 February 2023	Met with proponent re development
06 February 2023	Met with Andrew Jenkins, CEO TasRacing
06 February 2023	Attended Councillor Workshop
10 February 2023	Attended Northern General Managers meeting
15 February 2023	Met with Consultant regarding Entrance Statements
15 February 2023	Attended Official Launch of Motorama at Longford
15 February 2023	Attended the Future of Local Government workshop at Longford
16 February 2023	Met with proponents re development proposal

8.4 PETITIONS

PURPOSE OF REPORT

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

OFFICER'S COMMENT

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

Section 57. Petitions

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

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

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

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

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

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

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

(e) at the end of the petition –

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

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

(3) In this section –

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

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

petition means a paper petition or electronic petition;

signatory means –

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

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



58. Tabling petition

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

(a)

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

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

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

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

(b) it is defamatory; or

(c) any action it proposes is unlawful.

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

PETITIONS

No petitions received.

ATTACHMENTS

Nil

8.5 CONFERENCES & SEMINARS: REPORT ON ATTENDANCE BY COUNCIL DELEGATES

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

8.6 132 & 337 CERTIFICATES ISSUED

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

S132. Certificate of liabilities

(1) A person referred to in [subsection \(2\)](#) may apply to the general manager for a certificate stating–

(a) the amount of any liability for rates, whether due or not on the land and outstanding interest or penalty payable in relation to the land;

(b) any amount received on account of rates that is held in credit against future liabilities for rates in relation to the land; and

(c) the amount of any charge on the land recoverable by the council.

S337. Council land information certificate

(1) A person may apply in writing to the general manager for a certificate in respect of information relating to land specified and clearly identified in the application.

(2) The general manager, on receipt of an application made in accordance with [subsection \(1\)](#), is to issue a certificate in the prescribed form with answers to prescribed questions that are attached to the certificate.

(3) A certificate under [subsection \(2\)](#) relates only to information that the council has on record as at the date of issue of the certificate.

(4) A prescribed fee is payable in respect of the issue of a certificate.

(5) The general manager, on request, may provide in or with the certificate any other information or document relating to the land that the general manager considers relevant.

(6) A council does not incur any liability in respect of any information provided in good faith from sources external to the council.

(7) A person, with the consent of the occupier or owner of specified land, may request in writing to the general manager that an inspection be carried out of that land to obtain supplementary information relevant to that land.

(8) If the general manager agrees to a request under [subsection \(5\)](#) or [\(7\)](#), the general manager may impose any reasonable charges and costs incurred.

(9) In this section –

land includes –

(a) any buildings and other structures permanently fixed to land; and

(b) land covered with water; and

(c) water covering land; and

(d) any estate, interest, easement, privilege or right in or over land.

	No. of Certificates Issued 2022/2023 year												Total 2022/2023 YTD	Total 2021/2022
	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June		
132	77	77	69	78	62	69	56						488	995
337	47	35	43	26	36	43	29						259	530



8.7 ANIMAL CONTROL

Prepared by: Martin Maddox, Accountant, and
Kirsty Loader, Animal Control Officer

Item	Income/Issues 2021/2022		Income/Issues for Jan 2023		Income/Issues 2022/2023	
	No.	\$	No.	\$	No.	\$
Dogs Registered	4,272	109,997	45	1,054	4,094	103,168
Dogs Impounded	30	4,302	9	182	19	932
Euthanised	1					
Re-claimed	25		7		17	
Re-homed/Dogs Home	4		1		1	
New Kennel Applications	19	1,368	2	145	6	445
Renewed Kennel Licences	83	3,652			83	3,818
Infringement Notices (paid in full)	28	5,142	5	1,254	13	2,729
Legal Action						
Livestock Impounded						
TOTAL		124,461		2,635		111,092

Audits:

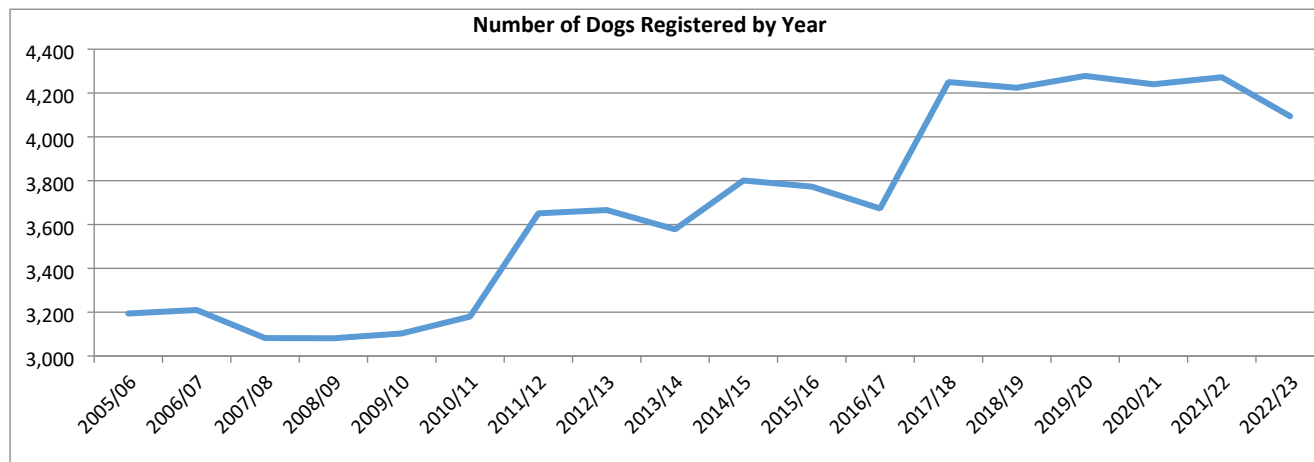
Ongoing including Dangerous Dogs, Kennel Licences, Fire Hazards.

Microchips:

0 dogs microchipped.

Attacks:

0 attack - 1 under investigation.



8.8 ENVIRONMENTAL HEALTH SERVICES

Prepared by: Kate Clark, Environmental Health Officer

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

Ensure safe standards of food offered for sale are maintained.

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



Actions	2022/2023												
	YTD	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June
Routine Fixed Food Inspections	36 / 208	5	15	16	9	5	3	5					
Routine Mobile/Market stall Food Inspections	1	1	1	0	1	1	1	2					
Preliminary Site Visits – Licensed Premises	8	8	3	0	0	0	0	0					
On-site wastewater Assessments	0	0	0	0	0	9	6	5					
Complaints/Enquiries – All Types	10	10	11	6	15	24	34	39					
Place of Assembly approvals	0	0	0	0	1	1	1	0					
Notifiable Diseases	0	0	0	1	0	0	0	1					

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

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

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

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

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

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

The following is applicable regarding food business registrations:

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

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

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

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

8.9 CUSTOMER REQUEST RECEIPTS

Operational Area	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Animal Control				4	5	5	3					
Building & Planning	6	1	5	1	7	14	4					
Community Services	4	1	4	1	4	2	14					
Corporate Services	3	3			1	2	2					
Governance				3	10	2	4					
Waste					5	2	2					
Works	29	18	28	20	47	39	32					



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

Date	Recipient	Purpose	Amount \$
3-Aug-22	Reptile Rescue	Donation to service	\$1,000.00
3-Aug-22	Campbell Town District High School	Inspiring Positive Futures Program	\$7,272.73
3-Aug-22	Andrew G Upton	Donation - State Rep for Darts Tas Senior Mens Team	\$100.00
17-Aug-22	Lucy Johnston	Aust Inter-Schools Championships Equestrian 2022	\$100.00
17-Aug-22	Debbie Mahar	Aust Multi Disability Bowls Champions 2022	\$100.00
21-Sep-22	Ryan Sansom	Represent Tasmanian Junior 8-Ball Team in Nationals	\$100.00
19-Oct-22	C'Town, Cressy, Evandale, Longford	End of Year School Presentations 2022	\$450.00
19-Oct-22	Longford Fire Brigades	Christmas Lolly run 2022	\$100.00
10-Oct-22	Jonty Nicolson	Second Instalment further education bursary	\$1,000.00
12-Oct-22	Kalani C Brain	Second Instalment further education bursary	\$1,000.00
18-Oct-22	Erica Kirk	Second Instalment further education bursary	\$1,000.00
18-Oct-22	Alex Airey	Second Instalment further education bursary	\$1,000.00
15-Nov-22	Longford Care a Car	Donation	\$1,000.00
15-Nov-22	Helping Hand Association	Donation	\$1,500.00
7-Feb-22	Riley Flood	First Instalment further education bursary	\$1,000.00
7-Feb-22	Danielle Smith	First Instalment further education bursary	\$1,000.00
7-Feb-22	Charlotte McLennan	First Instalment further education bursary	\$1,000.00
7-Feb-22	Tasmanian Truck Owners Assoc	40th Annual Truck Run 2023	\$200.00
		TOTAL	\$26,972.73

8.11 ACTION ITEMS: COUNCIL MINUTES

Document	Item No.	Item	Status	Action Required	Assignees	Action Taken
2022-08-15 Ordinary Meeting of Council - Open Council	7 3.2	Bicycle Advisory Committee	Completed	Motion: PLN22-0040: Road & Streetscape Works - Wellington Stret, Longford: That the kerb outstands (pinch points) incorporate rideable/mountable kerbing or, designated bike lane within the kerb outstands, this can be in the same line as the outstand or bend in towards the existing kerb line. Pavement or kerbing to be marked green with the appropriate signage. Decision: That Council considers conditioning PLN22-0040 to include the Bicycle Advisory Committees motion.	Paul Godier, Trent Atkinson	09/09/2022 Trent Atkinson Further information being sourced for presentation at future workshop 21/11/2022 Paul Godier Project Officer has taken to workshop with previous council and will workshop with current council. Changes to plans to be made if required. Re-submit planning application if the changes are substantial. 06/12/2022 Gail Eachar Workshop presentation to be scheduled. Presentation to Bicycle Advisory Committee on 7 December. Meeting with Trucking Assoc. to be arranged. 13/02/2023 Gail Eachar Met with Trucking Association 1/2/2023. Matter listed for discussion at Special Workshop to be held on 27/2/2023.
2023-01-30 Ordinary Meeting of Council - Open Council	13.3	Call for Public Submission on the 2022 Local Government Elections	Completed	That Council endorse the Northern Midlands Council submission to the Review of the 2022 Local Government Elections as attached.	Lorraine Wyatt	13/02/2023 Gail Eachar Submitted 31/1/2023.
2023-01-30 Ordinary Meeting of Council - Open Council	7 1.2	Campbell Town Underpass	Completed	That Council write to State Growth and convey the Campbell Town District Forum suggestion for a Community Art Project at the underpass.	Lorraine Wyatt	08/02/2023 Lorraine Wyatt Communicated to the CTDF at the meeting held 7 February 2023. 13/02/2023 Gail Eachar Letter drafted.
2023-01-30 Ordinary Meeting of Council - Open Council	7 2.2	Dump Point Location	Completed	That Council does not investigate the location at the Church Street corner of the park.	Lorraine Wyatt	08/02/2023 Lorraine Wyatt Cressy LDC advised of Council decision via email on 8 February 2023.
2023-01-30 Ordinary Meeting of Council - Open Council	7 1.4	Eradication of Wild Rabbit Populations	Completed	That Council note the committee recommendation.	Lorraine Wyatt	08/02/2023 Lorraine Wyatt Communicated to the CTLDF at the meeting held 7 February 2023.
2023-06-27 Ordinary Meeting of Council - Open Council	7 4.2	Historic Interpretive Panels	Completed	That the committees request be noted.	Fiona Dewar, Gail Eachar	05/07/2022 Fiona Dewar noted 08/07/2022 Gail Eachar Noted.
2023-01-30 Ordinary Meeting of Council - Open	7 1.3	King Street Reserve: Willow Tree in the River	Completed	NO ACTION: Council RESOLVED to note the recommendation which has been completed.	Lorraine Wyatt	08/02/2023 Lorraine Wyatt Communicated to the CTLDF at the meeting held 7 February 2023.



Document	Item No.	Item	Status	Action Required	Assignees	Action Taken
Council		(Old Swimming Pool)				
2023-01-30 Ordinary Meeting of Council - Open Council	7 1.5	Mowing on the Eastern Side of West Street	Completed	That Council note the Committee recommendation and advise that the verge on the eastern side of West Street between Church Street and Pedder Street, only to the end of the houses in West Street, will be included in the Council mowing schedule.	Leigh McCullagh, Lorraine Wyatt	08/02/2023 Lorraine Wyatt Communicated to the CTDF at the meeting held 7 February 2023.
2023-01-30 Ordinary Meeting of Council - Open Council	13.5	Policy Review: Code of Conduct for Elected Members	Completed	That Council, pursuant to section 28T of the Local Government Act 1993, adopts the Model Code of Conduct for Elected Members as set out in the Local Government (Model Code of Conduct) without variation.	Gail Eacher	07/02/2023 Gail Eacher Policy Manual updated.
2022-10-24 Ordinary Meeting of Council - Open Council	12.2	Safety at the intersection of Mulgrave and Seccombe St	Completed	That the existing giveaway signs be replaced with larger size giveaway signs and rumble bars be installed in the centre of the road.	Jonathan Galbraith	21/11/2022 Jonathan Galbraith Design work for proposed works has been completed. Currently seeking quotes to carry out works. 10/02/2023 Jonathan Galbraith Contractor is booked in to do works in late February
2023-01-30 Ordinary Meeting of Council - Open Council	7 5.3	Train Park Sculptures	Completed	That Council note that the sculptures are expected to be installed by the artist by mid-February and Council officers have advised the Committee of the timeline.	Gail Eacher	08/02/2023 Gail Eacher Committee advised.
Ordinary Meeting of Council - Carried Over Actions (Old Resolutions Register)	1.3	16/03/2020 - Deferred Item - GOV8 Overhanging Trees/Hedges: Evandale	In progress	Deferred to provide opportunity for the community to attend.	Des Jennings, Gail Eacher	29/09/2021 Harbour Software Support No further action to be taken at this time. To be workshoped and report to be relisted. Discussion held with property owner, formal advice requested. Correspondence to be forwarded to property owner. 25/01/2022 Gail Eacher Correspondence forwarded to property owner, awaiting response. 14/02/2022 Gail Eacher Letter received from property owner. Draft response to queries raised prepared. 01/04/2022 Gail Eacher Letter sent to property owner, response awaited. 08/07/2022 Gail Eacher Further information being sought prior to workshop discussion. 13/02/2023 Gail Eacher Correspondence sent to the property owners on 27 January 2023.
Ordinary Meeting of Council - Carried Over Actions (Old Resolutions Register)	1.4	17/09/2021 - 289/21 - LGAT Motions	In progress	That Council A) submit two motions to the next LGAT General Meeting on the lack of response provided by the following government agencies: Environment Protection Agency, and Department of State Growth.	Des Jennings, Gail Eacher	29/09/2021 Harbour Software Support Motions to be prepared and workshoped. 25/01/2022 Gail Eacher Advice sought. 13/02/2023 Gail Eacher The Departments have been responding to numerous matters. Does Council wish to take no further action?
2022-11-28 Ordinary Meeting of Council - Open Council	13.5	Avoca Primary School Premises	In progress	That Scouts Tasmania be requested to: i) provide Council with a Business Plan; and ii) make a presentation to a Council Workshop; and iii) note that if Council were to enter into an agreement with Scouts Tasmania, that it would be at no cost to Council or the ratepayers.	Des Jennings, Gail Eacher	06/12/2022 Gail Eacher Scouts Tasmania advised of outcome of meeting and progressing preparation of a business plan. 13/02/2023 Gail Eacher Scouts Tasmania invited to present to Council Workshop.
2022-06-27 Ordinary Meeting of Council - Open Council	9.8	Commonwealth Bank Customer Advocate Visit to the Northern Midlands	In progress	That Council a)...; and b) write to the Commonwealth Bank to ask what their intentions are in relation to the provision of banking services in the Northern Midlands; and c) revisit the conversation relating to the provision of banking services by Bendigo Bank.	Lorraine Green	04/07/2022 Lorraine Green Letter forwarded to the Commonwealth Bank Customer Advocate on 4 July 2022, seeking advice as to how the information collected during the Advocate's visit in April 2022 had been applied, and an indication of what the intentions of the Commonwealth Bank are in relation to the future provision of banking services in the Northern Midlands. The issue of revisiting the conversation relating to the provision of banking services by the Bendigo Bank has been referred to the agenda of a forthcoming Council Workshop. 20/07/2022 Lorraine Green A survey of Commonwealth customers is being progressed. 23/01/2023 Gail Eacher CBA attendance scheduled for 6 March workshop.
2022-10-24 Ordinary Meeting of Council - Open Council	7 1.2	CTDF Recommendation 1	In progress	That the request by the Campbell Town District Forum for a community meeting to discuss community concerns about the future of the swimming pool be investigated and a report be provided to Council (the report to include additional costings).	Leslie Hall, Lorraine Wyatt, Trent Atkinson	23/11/2022 Gail Eacher Report to future Council Meeting.
2022-10-24	7 3.2	Playground	In progress	That Council receive a report on the audit of	Gail Eacher	22/11/2022 Gail Eacher Playground audit in



Document	Item No.	Item	Status	Action Required	Assignees	Action Taken
Ordinary Meeting of Council - Open Council		Policy and Shade Structures		playgrounds currently being undertaken, together with a draft Playground Policy document for discussion prior to consideration of the 2023/2024 municipal budget.		progress. 13/02/2023 Gail Eachers Report being finalised. Report to March 2023 Council meeting.
2022-11-28 Ordinary Meeting of Council - Open Council	5 3.2	Sale of Campbell Town Hall	In progress	That Council Officer's prepare a report on the notice of motion to be presented to a future Council Meeting; and That the Officers report specifies: actions specified in the resolution; whether actions have been wholly or substantially carried out; and That no further action be taken until the further report is considered by Council. 1) Council does not proceed with the sale of the Campbell Town Hall . 2) Minute No 122/21, 176/21, 284/21, 22/23 and 22/296 be rescinded 3) Minute No. 122/21, 22/23 and 22/296 any discussion, decision, report or document be released to the public 4) A further updated report be brought back to Council on the maintenance, restoration, and future use for the building with a fully modelled and costed works programme. 5) That a committee be appointed to look at alternative strategies and uses for the building and a business model be developed for the building.	Des Jennings, Gail Eachers	06/12/2022 Gail Eachers Report to be prepared post a workshop presentation. 13/02/2023 Gail Eachers Matter discussed at recent workshop, report to be prepared.
2023-01-30 Ordinary Meeting of Council - Open Council	7 3.2	Short Stay Accommodation Policy	In progress	That the request by Evandale Advisory Committee, that Council develop a Short Stay Accommodation policy, be investigated and a report provided to Council.	Erin Miles, Paul Godier	13/02/2023 Paul Godier Investigation commenced.
2023-01-30 Ordinary Meeting of Council - Open Council	13.4	Stakeholder Engagement Strategy for: Communication & Engagement; Economic Development; Health & Wellbeing; Arts & Culture; Youth	In progress	That Council a) endorse the draft strategies for community consultation purposes, seek a further report and produce a schedule for the proposed consultation; b) engage with the Local District Committees and seek written submissions on the draft strategy; and c) engage with stakeholders through the following methods - written submission by way of promoting the strategies through the media, newspapers, facebook and website - drop-in sessions at the following locations: Avoca, Campbell Town, Cressy, Evandale, Longford, Perth and Ross	Des Jennings, Gail Eachers, Lorraine Green	13/02/2023 Gail Eachers Investigating suitable consultants available to assist with community consultation.
2022-12-12 Ordinary Meeting of Council - Open Council	5 3.1	Sticky Beaks Cafe: Crash protection barriers	In progress	1. That Council Officer's prepare a report regarding the works at Sticky Beak's Corner (cnr Wellington and Marlborough Streets) to be presented to a future Council Meeting. 2. That the Officers report specifies: works that have been wholly or substantially carried out; other opportunities to improve the safety of the area; and insurance status.	Des Jennings, Gail Eachers, Jonathan Galbraith, Leigh McCullagh	19/01/2023 Gail Eachers Report to be prepared for March 2023 Council meeting.
2022-08-15 Ordinary Meeting of Council - Open Council	9.8	Swimming Pool Operations: 2021-2022 Full Season Update	In progress	That Council receives a further report with matters clarified and that templates be created so that the information received from the facilities is consistent.	Leslie Hall, Maree Bricknell	09/09/2022 Leslie Hall New process being put in place for 2022/23 season. Currently reviewing process, and looking to utilise new WHS inspection reporting. Report will be prepared once review is complete. New reporting will address inconsistencies with reporting accuracy. Corporate services are liaising with Committees to look to align financial reporting from committees with the pool season, as opposed to current Calendar Year reporting periods. 10/10/2022 Gail Eachers INFO item to Council after commencement of season and system is up and running.
2023-01-30 Ordinary Meeting of Council - Open Council	7 5.2	Train Park Signage	In progress	That Council note that the Committee has been advised that the placement of Children signage on Little Mulgrave Street is to be included in the Works Program.	Jonathan Galbraith	13/02/2023 Gail Eachers Signs on order to be installed when received.
2022-11-28 Ordinary Meeting of Council - Open Council	5 3.4	Waste Dump Point at Evandale	In progress	That Council Officer's prepare a report on the notice of motion to be presented to a future Council Meeting. That a report be prepared for council to examine the installation of a new Recreational Vehicle waste pump point in the Evandale area. The report should include costs to install a new pump point and possible sites in the Evandale area. The report should be sent to the Evandale District Committee for comment.	Des Jennings, Gail Eachers	06/12/2022 Gail Eachers Investigation commenced.
2022-06-27 Ordinary Meeting	7 3.3	Wellington Street - Traffic Calming	In progress	That Council investigate the feasibility of installing an LED Smart Speed Display, or similar.	Jonathan Galbraith,	30/06/2022 Lorraine Wyatt Council decision communicated to LLDC via email 1 July 2022.



Document	Item No.	Item	Status	Action Required	Assignees	Action Taken
of Council - Open Council					Lorraine Wyatt	22/07/2022 Jonathan Galbraith These signs are very expensive (indicatively \$25,000+), need to consider if the cost is justified. Jonathan has emailed DSG to see if they are using these signs or can provide further information.
2022-10-24 Ordinary Meeting of Council - Open Council	7 3.4	William Street Reserve - Naming of Bridge and Installation of Bench	In progress	That Council: 1) agree to the proposal to install a bench seat and plaque in honour of John Stagg near the William Street Reserve footbridge; 2) agree to the secretarial assistance allocation of the PLDC being contributed toward the installation of the memorial seat; and 3) on completion of the William Street Reserve bridge, invite the PLDC and the Perth community to make submissions for the naming of the bridge, prior to a report to Council.	Gail Eachar, Leigh McCullagh, Maree Bricknell	22/11/2022 Gail Eachar Committee advised of Council decision. Matter to be progressed. 19/01/2023 Gail Eachar PLDC have advised that the wording for seat plaque has been given to the family for consideration. PLDC Chair to liaise with Council regarding provision and placement of park bench.
2022-08-15 Ordinary Meeting of Council - Open Council	9.5	Youth Advisory Group	In progress	That Council endorse the progression of the Northern Midlands Youth Advisory Group.	Natalie Dell	14/09/2022 Natalie Dell Terms of Reference being prepared. Commencement plan: recruit young people for YAG during Term 4, commence group in Term 1.
2023-01-30 Ordinary Meeting of Council - Open Council	13.1	Live Streaming of Open Council Meetings	In progress	That Council a) provide an allocation within the 2023/2024 Draft budget to implement improvements to the Council meeting room Information Technology (IT) to allow for the live streaming of open council meetings .b) Officers prepare a Guide to the Live Streaming of Open Council Meetings for Council's consideration.	Ben Badcock, Maree Bricknell	15/02/2023 Gail Eachar Quotes being sought.
2022-11-28 Ordinary Meeting of Council - Open Council	13.1	Council Calendar: 2023 Schedule of Council Meetings and Workshops Dates	Not yet started	iv) that a bus tour take place at a date to be determined.	Maree Bricknell	23/01/2023 Gail Eachar To be scheduled.
2023-01-30 Ordinary Meeting of Council - Open Council	7 4.2	Viewing Area Located on Pateena Road	Not yet started	That Council officers meet with Longford Local District Committee members on site to at Newry corner and provide a report back to Council about the proposal including infrastructure requirements and associated costs, for consideration.	Jonathan Galbraith, Leigh McCullagh	15/02/2023 Gail Eachar Meeting to be arranged with LLDC.

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

Resource Sharing Summary 1/7/22 to 30/6/23 As at 31/01/23	Units Billed	Amount Billed GST Exclusive \$
Meander Valley Council		
Service Provided by NMC to MVC		
Street Sweeping Plant Operator Wages and Oncosts	164.00	9,066
Street Sweeper - Plant Hire Hours	163.50	15,417
Total Services Provided by NMC to Meander Valley Council		24,482
Service Provided by Meander Valley Council to NMC		
Wages and Oncosts		
Plumbing Inspector Services	434.50	33,468
Engineering Services	-	-
Total Service Provided by MVC to NMC		33,468
Net Income Flow	- 270.50	- 8,986
Total Net		- 8,986
Private Works and Council Funded Works for External Organisations	Hours	Amount \$
Works Department Private Works Carried Out		
Evandale Anglican Church - Mowing	7.00	398
Uniting Church High St Evandale - Mowing	7.50	426
Evandale War Memorial Hall - Cleaning	13.00	526
Cressy Church Ground - Faye Cox	3.50	190
Evandale Community Centre - Cleaning	28.00	1,196



Ross Rec Ground - Cleaning	46.00	1,969
Patrick Donohoe - Fire Abatement Slashing 61 Main St Cressy	-	400
Peter Sommerville - Fire Abatement Slashing 3 Mason St Campbell Town	-	937
Fire Abatement Slashing - 76 Pakenham St Longford Jane Carlson	-	923
Fire Abatement Slashing G Williams and J Fisher 35 Main Rd Perth	-	912
Fire Abatement Slashing Michael Carney 1 Main Rd Perth	-	763
Elizabeth Macquarie Trust	7.00	298
Education Dept - Avoca School - Maintenance of grounds	25.00	1,792
Police Station Cleaning	5.00	282
Ash Centre Avoca Cleaning & Ground Maintenance - To be billed to Committee	32.00	3,342
Avoca Town Hall Cleaning - To be billed to Committee	11.50	482
Campbell Town Police Station - Cleaning	1.00	129
Pitch Cover removal - Longford Perth and Evandale	31.50	2,187
Oakley & Butler Tree Planting Ross Development	29.50	3,011
Top Soil delivered to 13 Paton Street	4.00	600
Austral Bricks - Hire of Street Sweeper	1.00	114
Health Revival - Clearing of drains by contractor Gavin Love Invoice 1695	-	650
Longford Caravan Park - AJ Water Vac Truck 29/11/22	-	1,240
	253	22,766

8.13 VANDALISM

Prepared by: Jonathan Galbraith, Engineering Officer

Incident	Location	Jan 2023	Estimated Cost of Damages	
			Total 2022/23	Total 2021/22
Graffiti and vandalism in various parks	Longford	\$ 400		
Graffiti at Train Park	Perth	\$ 300		
TOTAL COST VANDALISM		\$ 700	\$ 8,300	\$ 10,200

8.14 YOUTH PROGRAM UPDATE

Prepared by: Natalie Dell, Youth Officer

PCYC Program

Council fund PCYC activities in the Northern Midlands. The program is currently being facilitated in Perth on Thursdays during school terms.

No sessions were held during the school holidays.

Free2B Girls Program

The Free2B Girls program is funded by Tasmania Community Fund and has commenced in Longford and Campbell Town.

No sessions were held during the school holidays.

Northern Midlands Active Youth Program

The program is funded by Healthy Tasmania and has commenced in Campbell Town and Cressy. The program is conducted during school lunch time and is meeting with great success.

No sessions were held during the school holidays.

Meetings

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

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



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

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

NM Youth Health Expo: Following excellent feedback from Campbell Town District High School Staff, Students and Service Providers, aiming to make the Expo for Mental Health week an annual event.

8.15 INTEGRATED PRIORITY PROJECTS & STRATEGIC PLANS UPDATE

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

CURRENT AS OF 1 FEBRUARY 2023

Progress Report:

Not Started (obstacles)
 On Hold
 On Track
 Completed

INTEGRATED PRIORITY PROJECTS PLAN:

Project		Status		Budget 2022-23	\$	Scheduled
1 Progress: Economic health and wealth - grow and prosper						
Foundation Projects						
4.1	Main Street Upgrades: Campbell Town, Longford & Perth	Gov	Campbell Town Construction of Midland Highway underpass at Campbell Town completed. Building Better Regions Fund application submitted for funding towards implementation of Stage 1 of the Urban Design Strategy. Outcome awaited.	Budget allocation 2022-23 plus contribution from \$8m Federal Govt Election Commitment 2022.	1,450,000	Commence Dec-Oct 23
		Gov	Longford Commitment of \$4m from National Party prior to 2019 Federal Election. Memorial hall upgrade tenders on Council's February 2023 agenda.	Budget allocation 2022-23. Designed and at DA	1,293,000	Main Street Upgrade on Council Workshop Agenda
		C&D	Perth Council has endorsed the plan and draft amendments to planning scheme to be prepared. Main Street upgrades included in NMC Priority Projects document	Budget allocation 2022-23 plus contribution from \$8m Federal Govt Election Commitment 2022.	1,141,000	Finalising Documentation for DA And Council Workshop
4.4	TRANSLink Intermodal Facility	Gov	Including precinct renewal – stormwater & gas pipeline. Seeking grant assistance to fund planned works. Included in NMC Priority Projects document.	Federal Election commitment of \$5m for planning stage. No Council funded Budget allocation 2022-23. Further \$30m commitment subject to planning stage.	5,000,000	Preliminary discussions commence immediately
Enabling Projects						
5.1	Perth Sports Precinct & Community Centre	Gov	Concept master plan developed October 2020. Included in NMC Priority Projects document.	Valuation for land provided to property owner for consideration. No budget allocation 2022-23 staff resources only.	-	Not scheduled at this stage
5.1	Ben Lomond Public Shelter Development	Gov	Feasibility Study: Investment in Ben Lomond Ski Field Northern Tasmania Study being driven by external stakeholders, Council support provided when requested. Included in NMC Priority Projects document. Government has committed to infrastructure expenditure and	No allocation 2022-23 staff resources only.	-	Not scheduled at this stage



	Project			Status	Budget 2022-23	\$	Scheduled
				development of a master plan.			
5.3	Campbell Town – Town Hall Sale or Lease	Gov		Expressions of interest for selling the hall advertised closed 20 May 2022. Agent appointed.	Small gain/loss in Budget 2022-23 expected if sold.	884,000	Report being prepared
5.3	Longford Library & exhibition Building on the Village Green	Gov		Longford Motor Sport Museum Alternative sites for museum being sought by proponents. Included in NMC Priority Projects document.	No allocation 2022-23 staff resources only.	-	Not scheduled at this stage
5.3	Power Undergrounding in Evandale, Longford & Perth	Works		Awaiting funding streams to come available. Included in NMC Priority Projects document.	No allocation 2022-23 staff resources only.	-	Not scheduled at this stage
5.4	Subdivisions (several – Cressy, Evandale, Longford & Perth)	C&D		Council to identify opportunities to provide infrastructure and secure funding. Included in NMC Priority Projects document	Evandale Drainage Easement secured. Awaiting DA from subdivider. No allocation 2022-23.	-	Not scheduled at this stage
2 People: Cultural and society – a vibrant future that respects the past							
Enabling Projects							
5.1	Oval Upgrades (several)	Gov		Campbell Town War Memorial Oval Precinct Implementation of Final Stages. Included in NMC Priority Projects document.	Irrigation system adjacent to tennis area \$45,000, building acoustics and minor improvements \$41,500, and carpark sealing \$126,000 included in 2022-23 Budget.	212,500	Commence Nov 22
		Gov		Cressy Recreation Ground Implementation of Final Stages Levelling the Playing Field funding received – building work completed. Final report and acquittal submitted. BBQ facility & landscaping to be funded through Local Roads and Community Infrastructure grant. Cricket Australia funding secured towards the upgrade of the practice facility..	Budget allocation in 2022-23 Budget - BBQ shelter completion. Cricket Australia grant \$18,500 State Government 2021 Election commitment \$5,400 NMC \$13,100	128,000	BBQ Facility, Completion end of Feb 23 Completion Feb/Mar 23
5.1	Morven Park Master Plan	Gov		Implementation of Final Stages Works substantially completed: grant acquittal report submitted. Relocation of cricket nets completed – minor works being undertaken funded through State Government election commitment.	Budget commitment 2022-23 towards future drainage improvements \$26,582. Budget allocation for removal of old cricket nets and surrounds \$10,000.	10,000	Drainage when balance funding sought. Cricket net removal Dec 22
5.1	Swimming Pool Upgrades (several)	Gov		Covering of Campbell Town & Cressy Swimming Pools Included in NMC Priority Projects document.	No allocation 2022-23 staff resources only.	-	Not scheduled at this stage
		Gov		Cressy Implementation of final stages. State election funding grant of \$100,000 received. \$400,000 commitment from National Party prior to 2019 federal election. Grant acquittals submitted. Concourse, carpark and landscaping completed 2022/2023	Budget allocation 2022-23 for renewal of concourse and fencing. LRCI grant allocated to the project.	600,000	Completed
		Gov		Ross Pool operation to continue (as per the current funding model) whilst structurally/operationally safe to do so.	Budget allocation 2022-23 towards WHS issues.	10,000	Oct-22
5.2	Shared Pathways	Gov		Committee established and program to be prepared. Included in NMC Priority Projects document.	State Vulnerable User Grant funding 2022-23.	250,000	Design stage



	Project			Status	Budget 2022-23	\$	Scheduled
4	Place: Nurture our heritage environment						
Foundation Projects							
4.2	Perth South Esk River Parklands	Gov		Building Better Regions Fund grant secured towards the extension of the walkway, installation of footbridge and BBQ. Grant Agreement executed Feb 2022. Progress report submitted October 2022. Included in NMC Priority Projects document..	Budget allocation for footbridge construction, footpath connection and BBQ. Building Better Regions Fund grant of \$187,500	310,000	Underway.
4.3	Sheepwash Creek Corridor & Open Space	Gov		Grants to be sought for major new/improved infrastructure. Included in NMC Priority Projects document.	Supplementary Budget project 2022-23.	200,000	Not scheduled at this stage
4.5	Municipal Tree Planting Program			Annual program being implemented. Included in NMC Priority Projects document.	Budget allocation 2022-23.	100,000	Ongoing
Enabling Projects							
5.1	Conara Park Upgrade	Gov		Concept prepared: awaiting funding opportunities. Included in NMC Priority Projects document.	No allocation 2022-23 staff resources only.	-	Not scheduled at this stage
5.3	Redevelop Cressy Park	Gov		Liaising with Local District Committee to establish/prepare plans for upgrade.	No allocation 2022-23 staff resources only.	-	Not scheduled at this stage
				Total 2022-23 Budget Allocation		11,588,500	

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

Prepared by: Fiona Dewar, Tourism Officer

Tourism update:

- Events:
 - Assist local event organisers to fulfil Council compliance requirements.
 - Assist event organisers seeking funding and in-kind support.
 - Keep event list updated and distribute.
 - Update NMC website calendar.
 - Liaise with event organisers re planning and information as required.
 - Significant event planning/compliance assistance provided to Evandale Village Fair and Penny Farthing championships, Mona Foma 100 hours, Motorama,
- Progress Town Promotion Video project.
- Complete project for the Joan Davies bronze plaque.
- Liaise with local tourism operators to provide industry information.
- Liaise with NM visitor centres re brochure requirements and projects.
- Longford Legends: liaise with committee re upcoming inductions.
- Complete the project: Bishopsbourne History Interpretation panel. Begin work on planning an unveiling.

HHTRA update:

- Ongoing marketing activities include website blog posts and social media.
- Heritage Highway website maintenance.
- Progress meeting actions.
- Progress reprint of HHTRA Touring Map and Guide.



8.17 REGIONAL PLANNING FRAMEWORK: DISCUSSION PAPER AND STRUCTURE PLAN GUIDELINES CONSULTATION SUBMISSION

Prepared by: *Erin Miles, Strategic Project Officer*

The Minister for Planning has released for consultation the Regional Planning Framework Discussion Paper (Discussion Paper) and the draft Structure Plan Guidelines (SPGs).

The release of the Discussion Paper commences the review of the regional planning framework.

The regional planning framework refers to the legislative, regulatory or administrative arrangements that support the three regional land use strategies (RLUSs).

The Discussion Paper seeks Council's feedback on options for the Stage 1 improvements to the regional planning framework, including how it can better provide for the scope and purpose of the RLUSs and processes around their assessment, review and amendment.

These improvements to the regional planning framework will support the comprehensive review of the RLUSs that will follow the making of the Tasmanian Planning Policies later in 2023.

The Discussion Paper also introduces the draft Structure Plan Guidelines for comment. Structure plans provide an important strategic link between the RLUS and the Local Provisions Schedules in the Tasmanian Planning Scheme. The draft SPGs aim to establish agreed processes, content and inputs for the preparation of structure plans.

Further information and copies of the key documents are available at: <https://planningreform.tas.gov.au/planning-reforms-and-reviews/regional-planning-framework>

The Northern Midlands Council has been invited to provide comment on the discussion paper and guidelines during the consultation period.

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

ATTACHMENTS

Nil

8.18 CODE OF CONDUCT PANELS DETERMINATION REPORT: LOCAL GOVERNMENT ACT 1993 (SECTION 28ZJ)

Report Prepared by: *Des Jennings, General Manager*

In accordance with section 28ZK of the *Local Government Act 1993* (the Act) the Code of Conduct Panel has made its determination in relation to the complaint lodged by Mr Andrew McCullagh against Cr Richard Goss. A copy of the Determination Report is enclosed.

As per section 28ZK (2) of the Act, copies have also been provided to the complainant, the councillor against whom the complaint was made, and to the Director of Local Government.

Section 28ZK (7) of the *Local Government Act 1993* requires that any person who receives a determination report must keep the determination report confidential until the report is included within an item on the agenda for a meeting of the relevant council.

In accordance with section 28ZK (4) of the Act, this Report is being tabled at the first meeting of the Council at which it is practicable to do so and which is open to the public.

ATTACHMENTS

1. Code of Conduct Determination Report - Northern Midlands Council - Mr Andrew McCullagh against Cr Goss
[8.18.1 - 4 pages]



8.19 CODE OF CONDUCT PANELS DETERMINATION REPORT: LOCAL GOVERNMENT ACT 1993 (SECTION 28ZJ)

Report Prepared by: Des Jennings, General Manager

In accordance with section 28ZK of the *Local Government Act 1993* (the Act) the Code of Conduct Panel has made its determination in relation to the complaint lodged by Councillor (Cr) Mary Knowles and Mr Ian Goninon against Cr Matthew Brooks. A copy of the Determination Report is enclosed.

As per section 28ZK (2) of the Act, copies have also been provided to the complainant, the councillor against whom the complaint was made, and to the Director of Local Government.

In accordance with section 28ZK (4) of the Act, this Report is being tabled at the first meeting of the Council at which it is practicable to do so and which is open to the public.

Section 28ZK (7) of the *Local Government Act 1993* requires that any person who receives a determination report must keep the determination report confidential until the report is included within an item on the agenda for a meeting of the relevant council.

ATTACHMENTS

1. DETERMINATION REPORT - Northern Midlands Council - Cr Mary Knowles and Mr Ian Goninon against Cr Matthew Brooks [8.19.1 - 5 pages]
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9 PUBLIC QUESTIONS AND STATEMENTS

PUBLIC QUESTIONS AND STATEMENTS

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

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

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

PUBLIC QUESTIONS



10 COUNCIL ACTING AS A PLANNING AUTHORITY

RECOMMENDATION

That the Council intends to act as a Planning Authority under the *Land Use Planning and Approvals Act 1993* for Agenda Item/s 11.1 and 11.2.

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

10.1 STATEMENTS

REPRESENTATIONS ON PLANNING ITEMS

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

Each speaker is limited to a maximum of 3 minutes.

PLAN 11.1: PLN-22-0268: Multiple Dwellings x 2, Lot 2, 12 King Street, Cressy

PLAN 11.2: PLN22-0238: 2 Lot Subdivision, Folio of the Register 160400/2, frontage to Main Street & Macquarie Street, Cressy



11 PLANNING REPORTS

11.1 PLN-22-0268: MULTIPLE DWELLINGS X 2, LOT 2, 12 KING STREET, CRESSY

File: 107700.12; CT 183763/2

Responsible Officer: Des Jennings, General Manager

Report prepared by: Ryan Robinson, Planner

RECOMMENDATION

That planning application PLN-22-0268 to develop and use the land at Lot 2, 12 King Street, Cressy Multiple Dwellings x 2 (Vary site area per dwelling; Vary frontage setback) be approved subject to the following conditions:

1 Layout not altered

The use and development must be in accordance with the endorsed plans numbered P1 – P15 (Drawing No: ELL0522; Sheet No's: 01-15; Dated: 08/01/2023).

2 Council's Works Department conditions

2.1 Stormwater

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

2.2 Stormwater detention system

- (a) The applicant shall provide design an onsite stormwater detention system in accordance with Councils On-Site Stormwater detention policy and plans shall be provided to Council for approval prior to the commencement of any works on site.
- (a) Prior to the commencement of the use, the landowner must enter into an agreement under Part 5 of the *Land Use Planning and Approvals Act 1993* with the Northern Midlands Council.
 1. The agreement referred to in condition 6(a) will be in such form as Council may require at its discretion, and must include the following:
 1. that the landowner acknowledges that the property relies on an onsite stormwater system and that the purpose of the system is to control the discharge of stormwater from any structures on the property.
 2. that the landowner is responsible for the ongoing operation and maintenance of the stormwater detention system;
 3. that the landowner must operate and maintain the detention system in accordance with the Operation and Maintenance Manual following its submission to and approval by the Council's Works and Infrastructure Department as required by condition 3.1(c) of this permit;
 4. annex a copy of the approved Operation and Maintenance Manual.
 5. That the failure by the landowner to comply with a term or condition set out in the



agreement allows the Council to undertake that work, with the costs of doing so to be a debt due and payable by the landowner to the Council.

2.3 Municipal standards & approvals

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

2.4 Pollutants

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

2.5 Works damage bond

- a. Prior to the issue of a building permit, or the commencement of development authorised by this permit, a \$500 bond must be provided to Council, which will be refunded if Council's infrastructure is not damaged.
- b. This bond is not taken in place of the Building Department's construction compliance bond.
- c. The nature strip, crossover, apron and kerb and gutter and stormwater infrastructure must be reinstated to Council's standards if damaged.
- d. The bond will be returned after building completion if no damage has been done to Council's infrastructure and all engineering works are done to the satisfaction of the Works & Infrastructure Department.

3 Landscaping

The landscaping shown on the endorsed plans must be installed and maintained including the replacement of any dead, diseased or damaged plants.

Prior to the issue of a building permit, or commencement of development, a landscaping bond of \$500 must be provided, which will be refunded if the landscape works are completed within the timeframe mentioned in this permit.

Prior to commencement of the use, landscaping works as shown on the endorsed plans must be completed.

4 Sealing of driveways and parking areas

The applicant must construct the entry apron, driveways and parking areas around each unit in accordance with the approved plans and concrete pavement prior to the commencement of use of that unit.

5 TasWater conditions

Sewer and water services must be provided in accordance with TasWater's Planning Authority Notice (reference number TWDA 2022/02047-NMC).

1 INTRODUCTION

This report assesses an application at Lot 2, 12 King Street, Cressy to construct Multiple Dwellings x 2 (Vary site area per dwelling; Vary frontage setback).

2 BACKGROUND

Applicant:

BVZ Designs

Zone:

8.0 General Residential

NOR-S3 Cressy Specific Area Plan

Owner:

Marc Ellingsen

Codes:

C2.0 Parking and Sustainable Transport Code



Classification under the Scheme:

Residential (Multiple Dwellings)

Deemed Approval Date:

22/02/2023

Existing Use:

Vacant

Recommendation:

Approve

Discretionary Aspects of the Application:

- NOR-S3.7.1 Residential density for multiple dwellings P1
- 8.4.2 Setbacks and building envelope for all dwellings P1

Planning Instrument:

- *Tasmanian Planning Scheme – Northern Midlands*

Preliminary Discussion:

- Prior to the application being placed on public exhibition, further information was requested from the applicant – copies of correspondence attached.



^Subject Site

3 STATUTORY REQUIREMENTS

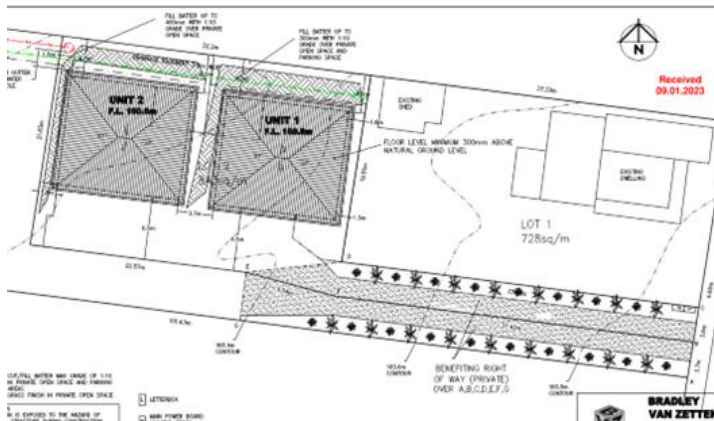
The proposal is an application pursuant to section 57 of the Land Use Planning & Approvals Act 1993 (i.e., a discretionary application).

Section 48 of the Land Use Planning & Approvals Act 1993 requires the Planning Authority to observe and enforce the observance of the Planning Scheme. Section 51 of the Land Use Planning & Approvals Act 1993 states that a person must not commence any use or development where a permit is required without such permit.

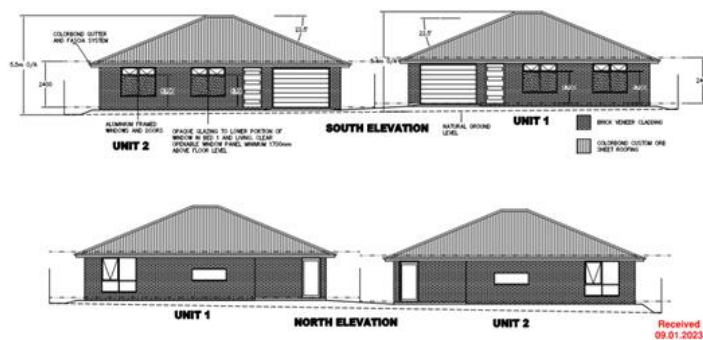
4 ASSESSMENT

4.1 Proposal

- Multiple Dwellings x 2 (Vary site area per dwelling; Vary frontage setback)



^Site Plan (extract)



^Elevations

4.2 Zone and Land Use

The land is zoned General Residential, and is within the Bushfire-prone Areas overlay, and the Cressy Specific Area Plan overlay. The Application is subject to the Parking and Sustainable Transport Code, and the Cressy Specific Area Plan.

The relevant Planning Scheme definition is:

multiple dwellings	means 2 or more dwellings on a site.
outbuilding	means a non-habitable detached building of Class 10a of the Building Code of Australia and includes a garage, carport or shed.

Residential, if for multiple dwellings, is Permitted in the Zone.

4.3 Subject Site and Locality

The author of this report carried out a site visit on the 17/01/2023. The site has a total area of 843m², is vacant with a slight fall of the west (rear) of the lot, and is accessed via a sealed concrete crossover.



^Aerial photograph of area





Photographs of subject site

4.4 Permit/Site History

Relevant permit history includes:

- P17-319 – 3 lot subdivision
- P11-238 – boundary adjustment ((expired)
- P96-229 – Extension
- P93-125 – Garage

4.5 Referrals

The following referrals were required:

Council's Works Department

Summary: Council's Works & Infrastructure Department's recommended conditions are included in the conditions of approval.

TasWater

Summary: A Taswater Submission to Planning Authority Notice was issued on 19/12/2022 (Taswater Ref: TWDA 2022/02047-NMC).

4.6 Planning Scheme Assessment

8.0 General Residential Zone

8.1 Zone Purpose

The purpose of the General Residential Zone is:

8.1.1 To provide for residential use or development that accommodates a range of dwelling types where full infrastructure services are available or can be provided.

8.1.2 To provide for the efficient utilisation of available social, transport and other service infrastructure.

8.1.3 To provide for non-residential use that:

(a) primarily serves the local community; and

(b) does not cause an unreasonable loss of amenity through scale, intensity, noise, activity outside of business hours, traffic generation and movement, or other off site impacts.

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

Comment

Complies with the Zone Purpose

8.2 Use Table

Multiple Dwellings are Permitted with permit



8.3 Use Standards	
8.3.1 Discretionary uses	
<u>Comment</u> Not applicable. The application is for a Permitted use.	
8.3.2 Visitor Accommodation	
<u>Comment</u> Not applicable. The application is for a Residential use.	
8.4 Development Standards for Dwellings	
8.4.1 Residential density for multiple dwellings	
<u>Comment</u> Not applicable. The provisions of Clause 8.4.1 are substituted by those of NOR-S3.7.1.	
8.4.2 Setbacks and building envelope for all dwellings	
Objective: The siting and scale of dwellings: (a) provides reasonably consistent separation between dwellings and their frontage within a street; (b) provides consistency in the apparent scale, bulk, massing and proportion of dwellings; (c) provides separation between dwellings on adjoining properties to allow reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space; and (d) provides reasonable access to sunlight for existing solar energy installations.	
Acceptable Solutions	Performance Criteria
A1 Unless within a building area on a sealed plan, a dwelling, excluding garages, carports and protrusions that extend not more than 0.9m into the frontage setback, must have a setback from a frontage that is: (a) if the frontage is a primary frontage, not less than 4.5m, or, if the setback from the primary frontage is less than 4.5m, not less than the setback, from the primary frontage, of any existing dwelling on the site; (b) if the frontage is not a primary frontage, not less than 3m, or, if the setback from the frontage is less than 3m, not less than the setback, from a frontage that is not a primary frontage, of any existing dwelling on the site; (c) if for a vacant site and there are existing dwellings on adjoining properties on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining sites on the same street; or (d) if located above a non-residential use at ground floor level, not less than the setback from the frontage of the ground floor level.	P1 A dwelling must have a setback from a frontage that is compatible with the streetscape, having regard to any topographical constraints.
<u>Comment</u> Does not comply with A1. The proposed development (unit 1) has a frontage setback of 1.3m.	<u>Comment</u> Complies with P1. As the buildings are located on an internal lot, it is considered that the proximity of the proposed unit to the property frontage will not impact the streetscape and will therefore be compatible with the streetscape.
A2 A garage or carport for a dwelling must have a setback from a primary frontage of not less than:	P2 A garage or carport for a dwelling must have a setback from a primary frontage that is compatible



<p>(a) 5.5m, or alternatively 1m behind the building line; (b) the same as the building line, if a portion of the dwelling gross floor area is located above the garage or carport; or (c) 1m, if the existing ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10m from the frontage.</p>	<p>with the setbacks of existing garages or carports in the street, having regard to any topographical constraints.</p>
<p>Comment Complies with A2. Each unit will have a single car garage located greater than 5.5m from the property frontage, and 1m behind the building line.</p>	
<p>A3 A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally beyond the building envelope, must: (a) be contained within a building envelope (refer to Figures 8.1, 8.2 and 8.3) determined by: (i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a property with an adjoining frontage; and (ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above existing ground level at the side and rear boundaries to a building height of not more than 8.5m above existing ground level; and (b) only have a setback of less than 1.5m from a side or rear boundary if the dwelling: (i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining property; or (ii) does not exceed a total length of 9m or one third the length of the side boundary (whichever is the lesser).</p>	<p>P3 The siting and scale of a dwelling must: (a) not cause an unreasonable loss of amenity to adjoining properties, having regard to: (i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property; (ii) overshadowing the private open space of a dwelling on an adjoining property; (iii) overshadowing of an adjoining vacant property; and (iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property; (b) provide separation between dwellings on adjoining properties that is consistent with that existing on established properties in the area; and (c) not cause an unreasonable reduction in sunlight to an existing solar energy installation on: (i) an adjoining property; or (ii) another dwelling on the same site.</p>
<p>Comment Complies with A3. The proposed development (unit 2) will have a setback of 1.5m from the rear boundary, and a minimum 4m setback from a side boundary. The height to the eave of the dwellings will be less than 2.8m above existing ground level and will not protrude through the building envelope as shown in Figure 8.3 of the Planning Scheme.</p>	

8.4.3 Site coverage and private open space for all dwellings	
<p>Objective: That dwellings are compatible with the amenity and character of the area and provide: (a) for outdoor recreation and the operational needs of the residents; (b) opportunities for the planting of gardens and landscaping; and (c) private open space that is conveniently located and has access to sunlight.</p>	
Acceptable Solutions	Performance Criteria
<p>A1 Dwellings must have: (a) a site coverage of not more than 50% (excluding eaves up to 0.6m wide); and (b) for multiple dwellings, a total area of private open space of not less than 60m² associated with each dwelling, unless the dwelling has a finished floor level that is entirely more than 1.8m</p>	<p>P1 Dwellings must have: (a) site coverage consistent with that existing on established properties in the area; (b) private open space that is of a size and with dimensions that are appropriate for the size of the dwelling and is able to accommodate:</p>



above the finished ground level (excluding a garage, carport or entry foyer).	(i) outdoor recreational space consistent with the projected requirements of the occupants and, for multiple dwellings, take into account any common open space provided for this purpose within the development; and (ii) operational needs, such as clothes drying and storage; and (c) reasonable space for the planting of gardens and landscaping.
---	---

Comment

Complies with A1 (a).

"Site coverage" is defined in the Planning Scheme as:

"...the proportion of a site, excluding any access strip, covered by roofed buildings."

Each unit has a roof area of approximately 165m² (330m² in total), which equals 47.68% of the 692m² site area as defined in the Planning Scheme.

Complies with A1 (b).

"Private open space" is defined in the Planning Scheme as:

"...an outdoor area of the land or dwelling for the exclusive use of the occupants of the land or dwelling, excluding areas proposed or approved for vehicle access or vehicle parking."

The proposed development will include approximately 126m² of Private Open Space for unit 1, and 105m² of Private Open Space for unit 2.

<p>A2 A dwelling must have private open space that:</p> <p>(a) is in one location and is not less than:</p> <p>(i) 24m²; or</p> <p>(ii) 12m², if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer);</p> <p>(b) has a minimum horizontal dimension of not less than:</p> <p>(i) 4m; or</p> <p>(ii) 2m, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer);</p> <p>(c) is located between the dwelling and the frontage only if the frontage is orientated between 30 degrees west of true north and 30 degrees east of true north; and</p> <p>(d) has a gradient not steeper than 1 in 10.</p>	<p>P2 A dwelling must have private open space that includes an area capable of serving as an extension of the dwelling for outdoor relaxation, dining, entertaining and children's play and is:</p> <p>(a) conveniently located in relation to a living area of the dwelling; and</p> <p>(b) orientated to take advantage of sunlight.</p>
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Comment

Complies with A2.

The proposal includes a two areas with minimum dimensions of 4m by 6m (24m²) located to the north of each respective unit.

The relevant Private Open Space for each unit includes land that will form part of a proposed batter required to level the building foundations. The development plans state that the batter will have a 1:10 grade.

8.4.4 Sunlight to private open space of multiple dwellings

Objective:

That the separation between multiple dwellings provides reasonable opportunity for sunlight to private open space for dwellings on the same site.

Acceptable Solutions

A1 A multiple dwelling, that is to the north of the private open space of another dwelling on the same site, required to satisfy A2 or P2 of clause 8.4.3, must satisfy (a) or (b), unless excluded

Performance Criteria

P1 A multiple dwelling must be designed and sited to not cause an unreasonable loss of amenity by overshadowing the private open



<p>by (c):</p> <p>(a) the multiple dwelling is contained within a line projecting (see Figure 8.4):</p> <p>(i) at a distance of 3m from the northern edge of the private open space; and</p> <p>(ii) vertically to a height of 3m above existing ground level and then at an angle of 45 degrees from the horizontal;</p> <p>(b) the multiple dwelling does not cause 50% of the private open space to receive less than 3 hours of sunlight between 9.00am and 3.00pm on 21st June; and</p> <p>(c) this Acceptable Solution excludes that part of a multiple dwelling consisting of:</p> <p>(i) an outbuilding with a building height not more than 2.4m; or</p> <p>(ii) protrusions that extend not more than 0.9m horizontally from the multiple dwelling.</p>	<p>space, of another dwelling on the same site, which is required to satisfy A2 or P2 of clause 8.4.3 of this planning scheme.</p>
<p>Comment</p> <p>Not applicable. The proposed multiple dwellings are not located to the north of the Private Open Space of another multiple dwelling on the site.</p>	

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

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



(ii) from a balcony, deck, roof terrace or the private open space of the other dwelling on the same site.	
Comment Not applicable. The proposed multiple dwellings will have a finished floor level less than 1m.	
A2 A window or glazed door to a habitable room of a dwelling, that has a floor level more than 1m above existing ground level, must satisfy (a), unless it satisfies (b): (a) the window or glazed door: (i) is to have a setback of not less than 3m from a side boundary; (ii) is to have a setback of not less than 4m from a rear boundary; (iii) if the dwelling is a multiple dwelling, is to be not less than 6m from a window or glazed door, to a habitable room, of another dwelling on the same site; and (iv) if the dwelling is a multiple dwelling, is to be not less than 6m from the private open space of another dwelling on the same site. (b) the window or glazed door: (i) is to be offset, in the horizontal plane, not less than 1.5m from the edge of a window or glazed door, to a habitable room of another dwelling; (ii) is to have a sill height of not less than 1.7m above the floor level or have fixed obscure glazing extending to a height of not less than 1.7m above the floor level; or (iii) is to have a permanently fixed external screen for the full length of the window or glazed door, to a height of not less than 1.7m above floor level, with a uniform transparency of not more than 25%.	P2 A window or glazed door to a habitable room of a dwelling that has a floor level more than 1m above existing ground level, must be screened, or otherwise located or designed, to minimise direct views to: (a) a window or glazed door, to a habitable room of another dwelling; and (b) the private open space of another dwelling.
Comment Not applicable. The proposed multiple dwellings will have a finished floor level less than 1m.	
A3 A shared driveway or parking space (excluding a parking space allocated to that dwelling) must be separated from a window, or glazed door, to a habitable room of a multiple dwelling by a horizontal distance of not less than: (a) 2.5m; or (b) 1m if: (i) it is separated by a screen of not less than 1.7m in height; or (ii) the window, or glazed door, to a habitable room has a sill height of not less than 1.7m above the shared driveway or parking space, or has fixed obscure glazing extending to a height of not less than 1.7m above the floor level.	P3 A shared driveway or parking space (excluding a parking space allocated to that dwelling), must be screened, or otherwise located or designed, to minimise unreasonable impact of vehicle noise or vehicle light intrusion to a habitable room of a multiple dwelling.
Comment Complies with A3 (b)(ii). "Habitable room" is defined in the Planning Scheme as: <i>"...any room of a habitable building other than a room used, or intended to be used, for a bathroom, laundry, toilet, pantry, walk-in wardrobe, corridor, stair, hallway, lobby, clothes drying room, service or utility room, or other space of a specialised nature occupied neither frequently nor for extended periods."</i> Each proposed unit will include a living room and bedroom within 1m of a shared driveway, and/or parking space. Each of these habitable rooms has a sill height of 1.05m above floor level. The relevant windows will feature fixed obscure glazing extending to a height of not less than 1.7m above the floor level.	



8.4.7 Frontage fences for all dwellings	
<p>Objective:</p> <p>The height and transparency of frontage fences:</p> <p>(a) provides adequate privacy and security for residents;</p> <p>(b) allows the potential for mutual passive surveillance between the road and the dwelling; and</p> <p>(c) is reasonably consistent with that on adjoining properties.</p>	
Acceptable Solutions	Performance Criteria
<p>A1 No Acceptable Solution.1</p> <p>1 An exemption applies for fences in this zone – see Table 4.6</p>	<p>P1 A fence (including a free-standing wall) for a dwelling within 4.5m of a frontage must:</p> <p>(a) provide for security and privacy while allowing for passive surveillance of the road; and</p> <p>(b) be compatible with the height and transparency of fences in the street, having regard to:</p> <p>(i) the topography of the site; and</p> <p>(ii) traffic volumes on the adjoining road.</p>
<p>Comment</p> <p>Not applicable. The proposal does not include frontage fencing.</p>	

8.4.8 Waste storage for multiple dwellings	
<p>Objective:</p> <p>To provide for the storage of waste and recycling bins for multiple dwellings.</p>	
Acceptable Solutions	Performance Criteria
<p>A1 A multiple dwelling must have a storage area, for waste and recycling bins, that is not less than 1.5m² per dwelling and is within one of the following locations:</p> <p>(a) an area for the exclusive use of each dwelling, excluding the area in front of the dwelling; or</p> <p>(b) a common storage area with an impervious surface that:</p> <p>(i) has a setback of not less than 4.5m from a frontage;</p> <p>(ii) is not less than 5.5m from any dwelling; and</p> <p>(iii) is screened from the frontage and any dwelling by a wall to a height not less than 1.2m above the finished surface level of the storage area.</p>	<p>P1 A multiple dwelling must have storage for waste and recycling bins that is:</p> <p>(a) capable of storing the number of bins required for the site;</p> <p>(b) screened from the frontage and any dwellings; and</p> <p>(c) if the storage area is a common storage area, separated from any dwellings to minimise impacts caused by odours and noise.</p>
<p>Comment</p> <p>Complies with A1.</p> <p>The proposal includes two areas for the storage of waste and recycling bins for the exclusive use of each unit and located in the area in front of each unit. Each waste and recycling bin storage area is shown as being 1.28m² on the development plans but is capable of expanding to a minimum of 1.5m².</p> <p>It is considered that a condition for potential approval should be applied, which requires that the area for waste and recycling bin storage is no less than 1.5m², and that the relevant areas are screened from the frontage and any dwelling by a wall to a height not less than 1.2m above the finished surface level of the storage area.</p>	

8.5 Development Standards for Non-dwellings	
8.5.1 Non-dwelling development	
<p>Comment</p> <p>Not applicable. The proposed development is for multiple dwellings, including associated outbuildings.</p>	
8.5.2 Non-residential garages and carports	
<p>Comment</p> <p>Not applicable. The proposed development is for a residential use.</p>	



8.6 Development Standards for Subdivision	
8.6.1 Lot design	
Comment	
Not applicable. The proposed development is not for subdivision.	
8.6.2 Roads	
Comment	
Not applicable. The proposed development is not for subdivision.	
8.6.3 Services	
Comment	
Not applicable. The proposed development is not for subdivision.	
NOR-S3.0 Cressy Specific Area Plan	
NOR-S3.1 Plan Purpose	
<p>The purpose of the Cressy Specific Area Plan is:</p> <p>NOR-S3.1.1 To provide for residential use and development that is compatible with the existing rural township character, and the natural setting of Cressy and its views to the Western Tiers.</p> <p>NOR-S3.1.2 To encourage use and development that is in character with the existing streetscape.</p> <p>NOR-S3.1.3 To provide for seasonal visitors and workers.</p> <p>NOR-S3.1.4 To provide for the subdivision of key development sites and provide for appropriately located public open space.</p> <p>NOR-S3.1.5 To encourage subdivision that provides for large lots and minimises internal lots.</p> <p>NOR-S3.1.6 That as part of any new subdivision new trees are provided to increase the township's tree canopy cover.</p>	
Comment	
Complies with the SAP Purpose	
NOR-S3.3 Local Area Objectives	
This sub-clause is not used in this specific area plan.	
NOR-S3.5 Use Table	
This clause is in substitution for Low Density Residential Zone - clause 10.2 Use Table.	
Comment	
Not applicable. The subject site is in the General Residential Zone.	
NOR-S3.6 Use Standards	
This sub-clause is not used in this specific area plan.	
NOR-S3.7 Development Standards for Buildings and Works	
NOR-S3.7.1 Residential density for multiple dwellings	
This clause is in substitution for General Residential Zone – clause 8.4.1 Residential density for multiple dwellings.	
Objective:	
That the density of multiple dwellings:	
(a) makes efficient use of land for housing;	
(b) is compatible with the rural township character of Cressy; and	
(c) optimises the use of infrastructure and community services.	
Acceptable Solutions	Performance Criteria
A1 Multiple dwellings must have a site area per dwelling of not less than 400m ² .	<p>P1 Multiple dwellings must only have a site area per dwelling that is less than 400m², if the development will not exceed the capacity of infrastructure services and:</p> <p>(a) is compatible with the density of existing development on established</p>



	<p>properties within the area; or</p> <p>(b) provides for a significant social or community benefit and is:</p> <p>(i) wholly or partly within 400m walking distance of a public transport stop; or</p> <p>(ii) wholly or partly within 400m walking distance of a Village Zone, Local Business Zone, or General Business Zone.</p>
<p>Comment</p> <p>Does not comply with A1.</p> <p>Whilst the site has a total area of 843m², “site area per dwelling” is defined in the Planning Scheme as:</p> <p><i>“...the area of a site, excluding any access strip, divided by the number of dwellings on that site.”</i></p> <p>The area of the subject site, excluding the access strip, is approximately 692m². As such, the site area per dwelling for the proposal is 346m².</p>	<p>Comment</p> <p>Complies with P1 (a)</p> <p>There are five multiple dwelling developments within the town of Cressy, with site areas ranging between 340.3m² and 812m², as follows:</p> <ul style="list-style-type: none"> • 1a King St (PLN-18-0268) with a site area per dwelling of 548.5m² • 7 Church St (PLN-21-0006) with a site area per dwelling of 340.3m² • 1 King St (PLN-21-0047) with a site area per dwelling of 812m² • 6 Wilson St (PLN-21-0236) with a site area per dwelling of 485.62m² • 2 Saundridge Rd (PLN-21-0236) with a site area per dwelling of 422m² <p>As a previous multiple dwelling development with a site area per dwelling of 340.3m² was approved in the area, it is considered that the proposed development complies with provision P1 (a).</p>

NOR-S3.8 Development Standards for Subdivision

NOR-S3.8.1 Lot design in development precincts

This clause is in addition to General Residential Zone – clause 8.6.1 Lot design, Low Density Residential Zone – clause 10.6.1 Lot design, and Open Space Zone – clause 29.5.1 Lot design.

Comment

Not applicable. The application is not for subdivision.

NOR-S3.8.2 Lot design

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

Comment

Not applicable. The application is not for subdivision.

NOR-S3.8.3 Internal lots

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

Comment

Not applicable. The application is not for subdivision.

NOR-S3.8.4 Roads

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

Comment

Not applicable. The application is not for subdivision.

CODES	
C1.0 Signs Code	N/A
C2.0 Parking and Sustainable Transport Code	Complies
C3.0 Road and Railway Assets Code	N/A
C4.0 Electricity Transmission Infrastructure Protection Code	N/A
C5.0 Telecommunications Code	N/A
C6.0 Local Historic Heritage Code	N/A
C7.0 Natural Assets Code	N/A



C8.0 Scenic Protection Code	N/A
C9.0 Attenuation Code	N/A
C10.0 Coastal Erosion Hazard Code	N/A
C11.0 Coastal Inundation Hazard Code	N/A
C12.0 Flood-Prone Areas Hazard Code	N/A
C13.0 Bushfire-Prone Areas Code	N/A
C14.0 Potentially Contaminated Land Code	N/A
C15.0 Landslip Hazard Code	N/A
C16.0 Safeguarding of Airports Code	N/A

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

C2.5 Use Standards	
C2.5.1 Car parking numbers	
Objective: That an appropriate level of car parking spaces are provided to meet the needs of the use.	
Acceptable Solutions	Performance Criteria
A1 The number of on-site car parking spaces must be no less than the number specified in Table C2.1, excluding if: (a) the site is subject to a parking plan for the area adopted by council, in which case parking provision (spaces or cash-in-lieu) must be in accordance with that plan; (b) the site is contained within a parking precinct plan and subject to Clause C2.7; (c) the site is subject to Clause C2.5.5; or (d) it relates to an intensification of an existing use or development or a change of use where: (i) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is greater than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case no additional on-site car parking is required; or (ii) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is less than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case on-site car parking must be calculated as follows: $N = A + (C - B)$	P1.1 The number of on-site car parking spaces for uses, excluding dwellings, must meet the reasonable needs of the use, having regard to: (a) the availability of off-street public car parking spaces within reasonable walking distance of the site; (b) the ability of multiple users to share spaces because of: (i) variations in car parking demand over time; or (ii) efficiencies gained by consolidation of car parking spaces; (c) the availability and frequency of public transport within reasonable walking distance of the site; (d) the availability and frequency of other transport alternatives; (e) any site constraints such as existing buildings, slope, drainage, vegetation and landscaping; (f) the availability, accessibility and safety of on-street parking, having regard to the nature of the roads, traffic management and other uses in the vicinity; (g) the effect on streetscape; and (h) any assessment by a suitably qualified person of the actual car parking demand determined having regard to the scale and nature of the use and development.



<p>N = Number of on-site car parking spaces required</p> <p>A = Number of existing on site car parking spaces</p> <p>B = Number of on-site car parking spaces required for the existing use or development specified in Table C2.1</p> <p>C= Number of on-site car parking spaces required for the proposed use or development specified in Table C2.1.</p>	<p>P1.2 The number of car parking spaces for dwellings must meet the reasonable needs of the use, having regard to:</p> <p>(a) the nature and intensity of the use and car parking required;</p> <p>(b) the size of the dwelling and the number of bedrooms; and</p> <p>(c) the pattern of parking in the surrounding area.</p>
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Comment

Complies with A1. Table C2.1 requires two (2) parking spaces per dwelling. The proposal will include a one-car garage and one (1) external parking space for each dwelling, and one (1) visitor parking space for the site.

C2.5.2 Bicycle parking numbers

Objective:

That an appropriate level of bicycle parking spaces are provided to meet the needs of the use.

Acceptable Solutions	Performance Criteria
<p>A1 Bicycle parking spaces must:</p> <p>(a) be provided on the site or within 50m of the site; and</p> <p>(b) be no less than the number specified in Table C2.1.</p>	<p>P1 Bicycle parking spaces must be provided to meet the reasonable needs of the use, having regard to:</p> <p>(a) the likely number of users of the site and their opportunities and likely need to travel by bicycle; and</p> <p>(b) the availability and accessibility of existing and any planned parking facilities for bicycles in the surrounding area.</p>

Comment

Not applicable. In accordance with Table C2.1 the proposal does not require bicycle parking.

C2.5.3 Motorcycle parking numbers

Objective:

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

Acceptable Solutions	Performance Criteria
<p>A1 The number of on-site motorcycle parking spaces for all uses must:</p> <p>(a) be no less than the number specified in Table C2.4; and</p> <p>(b) if an existing use or development is extended or intensified, the number of on-site motorcycle parking spaces must be based on the proposed extension or intensification, provided the existing number of motorcycle parking spaces is maintained.</p>	<p>P1 Motorcycle parking spaces for all uses must be provided to meet the reasonable needs of the use, having regard to:</p> <p>(a) the nature of the proposed use and development;</p> <p>(b) the topography of the site;</p> <p>(c) the location of existing buildings on the site;</p> <p>(d) any constraints imposed by existing development; and</p> <p>(e) the availability and accessibility of motorcycle parking spaces on the street or in the surrounding area.</p>

Comment

Not applicable. In accordance with Table C2.4 the proposal does not require motorcycle parking.

C2.5.4 Loading Bays

Comment

Not applicable

The Clause does not apply to Residential uses.

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

Objective:

(a) facilitate the reuse of existing non-residential buildings within the General Residential Zone and Inner



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

C2.6 Development Standards for Buildings and Works	
C2.6.1 Construction of parking areas	
Objective: That parking areas are constructed to an appropriate standard.	
Acceptable Solutions	Performance Criteria
A1 All parking, access ways, manoeuvring and circulation spaces must: (a) be constructed with a durable all weather pavement; (b) be drained to the public stormwater system, or contain stormwater on the site; and (c) excluding all uses in the Rural Zone, Agriculture Zone, Landscape Conservation Zone, Environmental Management Zone, Recreation Zone and Open Space Zone, be surfaced by a spray seal, asphalt, concrete, pavers or equivalent material to restrict abrasion from traffic and minimise entry of water to the pavement.	P1 All parking, access ways, manoeuvring and circulation spaces must be readily identifiable and constructed so that they are useable in all weather conditions, having regard to: (a) the nature of the use; (b) the topography of the land; (c) the drainage system available; (d) the likelihood of transporting sediment or debris from the site onto a road or public place; (e) the likelihood of generating dust; and (f) the nature of the proposed surfacing.
Comment Complies with A1. The proposed driveway will be sealed with an all-weather surface, which directs stormwater to drains located within the driveway and manoeuvring area.	
C2.6.2 Design and layout of parking areas	



<p>Objective: That parking areas are designed and laid out to provide convenient, safe and efficient parking.</p>	
Acceptable Solutions	Performance Criteria
<p>A1.1 Parking, access ways, manoeuvring and circulation spaces must either:</p> <p>(a) comply with the following:</p> <p>(i) have a gradient in accordance with Australian Standard AS 2890 - Parking facilities, Parts 1-6;</p> <p>(ii) provide for vehicles to enter and exit the site in a forward direction where providing for more than 4 parking spaces;</p> <p>(iii) have an access width not less than the requirements in Table C2.2;</p> <p>(iv) have car parking space dimensions which satisfy the requirements in Table C2.3;</p> <p>(v) have a combined access and manoeuvring width adjacent to parking spaces not less than the requirements in Table C2.3 where there are 3 or more car parking spaces;</p> <p>(vi) have a vertical clearance of not less than 2.1m above the parking surface level; and</p> <p>(vii) excluding a single dwelling, be delineated by line marking or other clear physical means; or</p> <p>(b) comply with Australian Standard AS 2890-Parking facilities, Parts 1-6.</p> <p>A1.2 Parking spaces provided for use by persons with a disability must satisfy the following:</p> <p>(a) be located as close as practicable to the main entry point to the building;</p> <p>(b) be incorporated into the overall car park design; and</p> <p>(c) be designed and constructed in accordance with Australian/New Zealand Standard AS/NZS 2890.6:2009 Parking facilities, Off-street parking for people with disabilities.¹</p> <p>¹ Requirements for the number of accessible car parking spaces are specified in part D3 of the National Construction Code 2016.</p>	<p>P1 All parking, access ways, manoeuvring and circulation spaces must be designed and readily identifiable to provide convenient, safe and efficient parking, having regard to:</p> <p>(a) the characteristics of the site;</p> <p>(b) the proposed slope, dimensions and layout;</p> <p>(c) useability in all weather conditions;</p> <p>(d) vehicle and pedestrian traffic safety;</p> <p>(e) the nature and use of the development;</p> <p>(f) the expected number and type of vehicles;</p> <p>(g) the likely use of the parking areas by persons with a disability;</p> <p>(h) the nature of traffic in the surrounding area;</p> <p>(i) the proposed means of parking delineation; and</p> <p>(j) the provisions of Australian Standard AS 2890.1:2004 - Parking facilities, Part 1: Off-street car parking and AS 2890.2 -2002 Parking facilities, Part 2: Off-street commercial vehicle facilities.</p>
<p>Comment</p> <p>Complies with A1.1. The proposed driveway has an average slope of approximately 0.9%; provides sufficient area for vehicles to turn within the site and therefore both enter and exit in a forward direction; has an access width of 3.6m, which is consistent with the requirements of table C2.2; has car parking, access and manoeuvring dimensions that satisfy the requirements of Table C2.3, including length exceeding 5.4m, width exceeding 2.4m, and vertical clearance greater than 2.1m; and parking spaces are clearly delineated by physical markers.</p> <p>A1.2 does not apply.</p>	

C2.6.3 Number of accesses for vehicles	
<p>Objective: That:</p> <p>(a) access to land is provided which is safe and efficient for users of the land and all road network users, including but not limited to drivers, passengers, pedestrians and cyclists by minimising the number of vehicle accesses;</p> <p>(b) accesses do not cause an unreasonable loss of amenity of adjoining uses; and</p> <p>(c) the number of accesses minimise impacts on the streetscape.</p>	
Acceptable Solutions	Performance Criteria



A1 The number of accesses provided for each frontage must: (a) be no more than 1; or (b) no more than the existing number of accesses, whichever is the greater.	P1 The number of accesses for each frontage must be minimised, having regard to: (a) any loss of on-street parking; and (b) pedestrian safety and amenity; (c) traffic safety; (d) residential amenity on adjoining land; and (e) the impact on the streetscape.
Comment Complies with A1 (a)	
A2 Within the Central Business Zone or in a pedestrian priority street no new access is provided unless an existing access is removed.	P2 Within the Central Business Zone or in a pedestrian priority street, any new accesses must: (a) not have an adverse impact on: (i) pedestrian safety and amenity; or (ii) traffic safety; and (b) be compatible with the streetscape.
Comment Not applicable	

C2.6.4 Lighting of parking areas within the General Business Zone and Central Business Zone

Comment

Not applicable. The subject site is within the General Residential Zone.

C2.6.5 Pedestrian access

Objective:

That pedestrian access within parking areas is provided in a safe and convenient manner.

Acceptable Solutions

A1.1 Uses that require 10 or more car parking spaces must:
(a) have a 1m wide footpath that is separated from the access ways or parking aisles, excluding where crossing access ways or parking aisles, by:

- (i) a horizontal distance of 2.5m between the edge of the footpath and the access way or parking aisle; or
- (ii) protective devices such as bollards, guard rails or planters between the footpath and the access way or parking aisle; and
- (b) be signed and line marked at points where pedestrians cross access ways or parking aisles.

A1.2 In parking areas containing accessible car parking spaces for use by persons with a disability, a footpath having a width not less than 1.5m and a gradient not steeper than 1 in 14 is required from those spaces to the main entry point to the building.

Performance Criteria

P1 Safe and convenient pedestrian access must be provided within parking areas, having regard to:

- (a) the characteristics of the site;
- (b) the nature of the use;
- (c) the number of parking spaces;
- (d) the frequency of vehicle movements;
- (e) the needs of persons with a disability;
- (f) the location and number of footpath crossings;
- (g) vehicle and pedestrian traffic safety;
- (h) the location of any access ways or parking aisles; and
- (i) any protective devices proposed for pedestrian safety.

Comment

Not applicable. The proposal does not require 10 or more parking spaces, or accessible parking spaces.

C2.6.6 Loading bays

Comment

Not applicable. The application does not include loading bays.

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

Comment

Not applicable. The subject site is within the General Residential Zone.



C2.6.8 Siting of parking and turning areas
Objective: That the siting of vehicle parking and access facilities in an Inner Residential Zone, Village Zone, Urban Mixed Use Zone, Local Business Zone, General Business Zone or Central Business Zone does not cause an unreasonable visual impact on streetscape character or loss of amenity to adjoining properties.
Comment Not applicable. The subject site is within the General Residential Zone.

C2.7 Parking Precinct Plan
C2.7.1 Parking precinct plan
Comment Not applicable. The subject site is not within of a Parking Precinct Plan.

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

STATE POLICIES
The proposal is consistent with all State Policies.

OBJECTIVES OF LAND USE PLANNING & APPROVALS ACT 1993
The proposal is consistent with the objectives of the <i>Land Use Planning & Approvals Act 1993</i> .

STRATEGIC PLAN/ANNUAL PLAN/COUNCIL POLICIES
Strategic Plan 2017-2027 <ul style="list-style-type: none"> Statutory Planning

4.7 Representations

Notice of the application was given in accordance with Section 57 of the *Land Use Planning & Approvals Act 1993*. A review of Council's Records management system after completion of the public exhibition period revealed that no representations were received.

5 FINANCIAL IMPLICATIONS TO COUNCIL

Not applicable to this application.



6 OPTIONS

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

7 DISCUSSION

Discretion to refuse the application is limited to:

- NOR-S3.7.1 Residential density for multiple dwellings P1
- 8.4.2 Setbacks and building envelope for all dwellings P1

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

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

8 ATTACHMENTS

1. Appendix AA - Title Documents for Appendices [11.1.1 - 4 pages]
2. Appendix AB - Ellingsen Cressy units 08.01.23 [11.1.2 - 15 pages]
3. Appendix AC - PL N 22-0268 reply to planning scheme units [11.1.3 - 1 page]
4. Appendix AD - Correspondence PL N-22-0268 [11.1.4 - 10 pages]
5. Appendix AE - 12 KING S T, CRESSY Tas Water Submission to Planning Authority Notice - Conditions D [11.1.5 - 2 pages]



11.2 PLN22-0238: 2 LOT SUBDIVISION, FOLIO OF THE REGISTER 160400/2, FRONTAGE TO MAIN STREET & MACQUARIE STREET, CRESSY

File: 109000.412; PLN22-0238
Responsible Officer: Des Jennings, General Manager
Report prepared by: Paul Godier, Senior Planner

RECOMMENDATION

That land at Folio of the Register 160400/2 with frontage to Main Street and Macquarie Street, Cressy be approved to be developed and used for a 2 Lot subdivision and develop and use new 222m2 (+/-) lot for passive recreation in accordance with application PLN-22-0238, and subject to the following conditions:

1 Layout not altered

The use and development must be in accordance with the endorsed documents P1 (Subdivision Plan, 15/6/2022), P2 (Park Concept DRW NO. 22-0004-ROC) and P3 (Rebecca Green & Associates letter, 19 October 2022).

1 INTRODUCTION

This report assesses an application to create a 222m2 (+/-) lot to be used for passive recreation.

2 BACKGROUND

Applicant:

Rebecca Green & Associates Pty Ltd

Zone:

21.0 Agriculture Zone

Owner:

Ian Morrison & Jenny Morrison

Codes:

C2.0 Parking and Sustainable Transport Code

C7.0 Natural Assets Code

C12.0 Flood-Prone Areas Hazard Code

C13.0 Bushfire-Prone Areas Code

Classification under the Scheme:

Passive Recreation

Existing Use:

Resource development

Deemed Approval Date:

24-Feb-2023

Recommendation:

Approve

Discretionary Aspects of the Application:**Planning Instrument:**

- *Tasmanian Planning Scheme – Northern Midlands, Effective 9th November 2022*

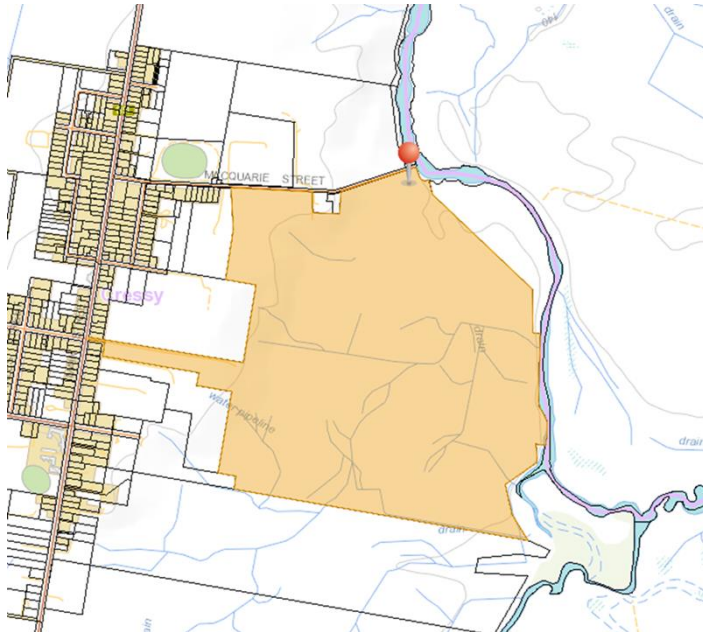
3 STATUTORY REQUIREMENTS

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

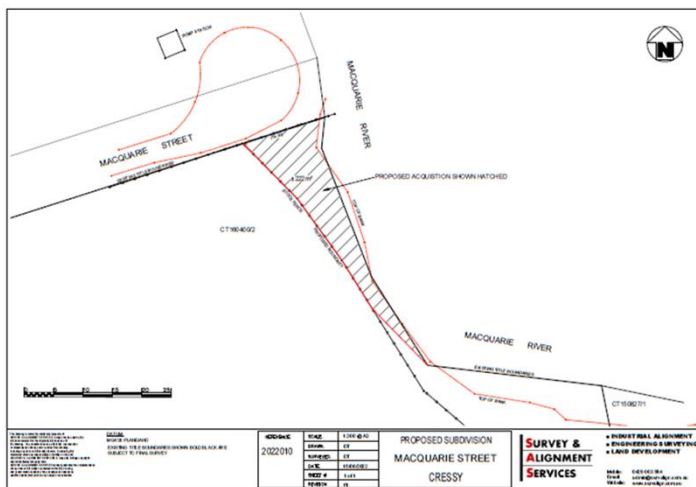
4 ASSESSMENT

4.1 Proposal

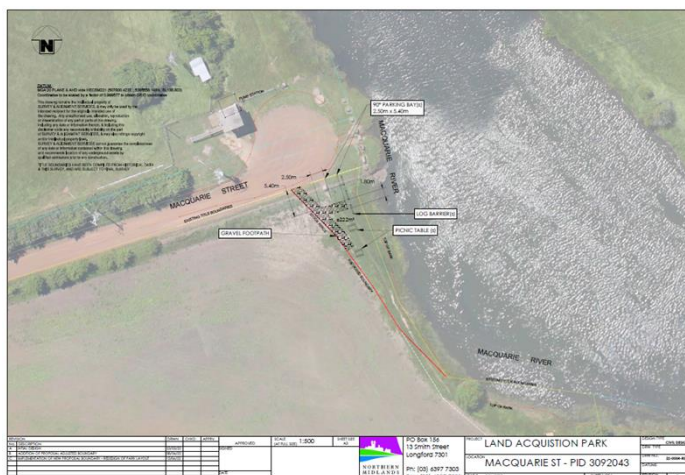
It is proposed to undertake a 2 Lot subdivision and develop and use new 222m2 (+/-) lot for passive recreation.



^Subject Site



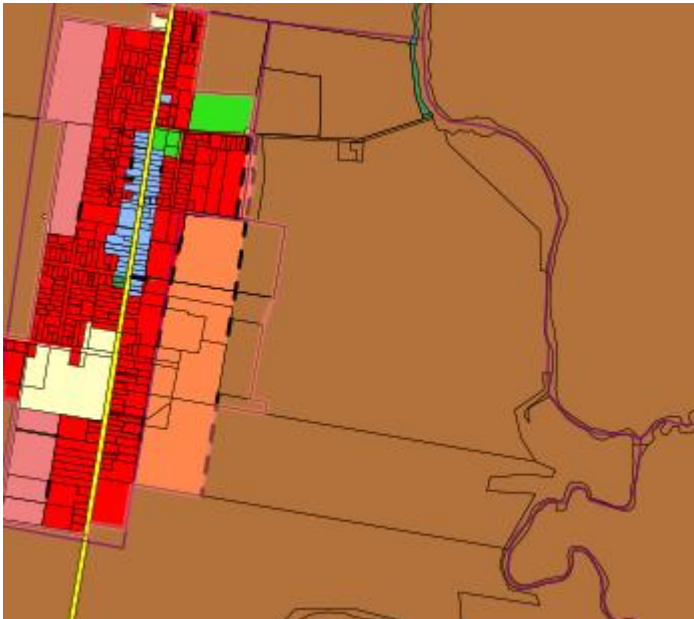
^Subdivision Plan



^Park Concept Plan



4.2 Zone and Land Use



^Zone Map

The land is in the Agriculture Zone, and is subject to the Natural Assets Code, Flood-Prone Hazard Areas Code and the Bushfire-Prone Areas Code.

The relevant Planning Scheme definition is:

<i>Subdivide</i>	<i>means to divide the surface of a lot by creating estates or interests giving separate rights of occupation otherwise than by:</i> <i>(a) a lease of a building or of the land belonging to and contiguous to a building between the occupiers of that building;</i> <i>(b) a lease of airspace around or above a building;</i> <i>(c) a lease of a term not exceeding 10 years or for a term not capable of exceeding 10 years;</i> <i>(d) the creation of a lot on a strata scheme or a staged development scheme under the Strata Titles Act 1998; or</i> <i>(e) an order adhering existing parcels of land.</i>
<i>Passive recreation</i>	<i>use of land for informal leisure and recreation activities principally conducted in the open. Examples include public parks, gardens and playgrounds, and foreshore and riparian reserves.</i>

Passive recreation is No Permit Required use in the zone. The application has a discretionary status as the proposal relies upon performance criteria.

4.3 Subject Site and Locality

The site is located at the end of Macquarie Street, Cressy. It adjoins the Macquarie River and farmland.



^Photograph of subject site

4.4 Permit/Site History

Relevant permit history includes:

- P10-092 – Boundary adjustment (3 lots to 2)

4.5 Referrals

Council's Works Department

Summary: Council's Works & Infrastructure Department (Jonathan Galbraith) reported on 11 November 2022 that they have no comment to make on this application.

TasWater

Summary: A TasWater Submission to Planning Authority Notice was issued on 17/11/2022 (TasWater Ref: TWDA 2022/01831-NMC) imposing no conditions.

4.6 Planning Scheme Assessment

AGRICULTURE ZONE

21.3.1 Use Standards

21.3.2 Discretionary uses – Not applicable.

21.3.3 Development Standards for Buildings and Works

21.4.1 Building height

Objective:	To provide for a building height that: (a) is necessary for the operation of the use; and (b) minimises adverse impacts on adjoining properties.
Acceptable Solutions	Performance Criteria
A1 Building height must be not more than 12m.	P1 Building height must be necessary for the operation of the use and not cause an unreasonable impact on adjoining properties, having regard to: (a) the proposed height of the building; (b) the topography of the site; (c) the bulk and form of the building;



	(d) separation from existing use on adjoining properties; (e) the nature of the existing uses on adjoining properties; and (f) any buffers created by natural or other features.
N/a	N/a

21.4.2 Setbacks

Objective:	That the siting of buildings minimises potential conflict with use on adjoining properties.	
Acceptable Solutions	Performance Criteria	
A1 Buildings must have a setback from all boundaries of: (a) not less than 5m; or (b) if the setback of an existing building is within 5m, not less than the existing building.	P1 Buildings must be sited to provide adequate vehicle access and not cause an unreasonable impact on existing use on adjoining properties, having regard to: (a) the bulk and form of the building; (b) the nature of existing use on the adjoining properties; (c) separation from existing use on the adjoining properties; and (d) any buffers created by natural or other features.	
N/a	N/a	
A2 Buildings for a sensitive use must have a setback from all boundaries of: (a) not less than 200m; or (b) if the setback of an existing building for a sensitive use on the site is within 200m of that boundary, not less than the existing building.	P2 Buildings for a sensitive use must be sited so as not to conflict or interfere with an agricultural use, having regard to: (a) the size, shape and topography of the site; (b) the prevailing setbacks of any existing buildings for sensitive uses on adjoining properties; (c) the location of existing buildings on the site; (d) the existing and potential use of adjoining properties; (e) any proposed attenuation measures; and (f) any buffers created by natural or other features.	
N/a	N/a	

21.4.3 Access for new dwellings – Not applicable.

21.5 Development Standards for Subdivision

21.5.1 Lot Design

Objective:	To provide for subdivision that: (a) Relates to public use, irrigation infrastructure or Utilities; and (b) Protects the long term productive capacity of agricultural land.	
Acceptable Solutions	Performance Criteria	
A1 Each lot, or a lot proposed in a plan of subdivision, must: (a) be required for public use by the Crown, a council or a State authority; (b) be required for the provision of Utilities	P1 Each lot, or a lot proposed in a plan of subdivision, must: (a) provide for the operation of an agricultural use, having regard to: (i) not materially diminishing the agricultural productivity of the land;	



<p>or irrigation infrastructure; or</p> <p>(c) be for the consolidation of a lot with another lot provided both lots are within the same zone.</p>	<ul style="list-style-type: none"> (ii) the capacity of the new lots for productive agricultural use; (iii) any topographical constraints to agricultural use; and (iv) current irrigation practices and the potential for irrigation; <p>(b) be for the reorganisation of lot boundaries that satisfies all of the following:</p> <ul style="list-style-type: none"> (i) provides for the operation of an agricultural use, having regard to: <ul style="list-style-type: none"> a. not materially diminishing the agricultural productivity of the land; b. the capacity of the new lots for productive agricultural use; c. any topographical constraints to agricultural use; and d. current irrigation practices and the potential for irrigation; (ii) all new lots must be not less than 1ha in area; (iii) existing buildings are consistent with the setback required by clause 21.4.2 A1 and A2; (iv) all new lots must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use; and (v) it does not create any additional lots; or <p>(c) be for the excision of a use or development existing at the effective date that satisfies all of the following:</p> <ul style="list-style-type: none"> (i) the balance lot provides for the operation of an agricultural use, having regard to: <ul style="list-style-type: none"> a. not materially diminishing the agricultural productivity of the land; b. the capacity of the balance lot for productive agricultural use; c. any topographical constraints to agricultural use; and d. current irrigation practices and the potential for irrigation; (ii) an agreement under section 71 of the Act is entered into and registered on the title preventing future Residential use if there is no dwelling on the balance lot; (iii) any existing buildings for a sensitive use must meet the setbacks required by
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	clause 21.4.2 A2 or P2 in relation to setbacks to new boundaries; and (iv) all new lots must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use.
Complies with A1 (a).	N/a
A2 Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.	P2 Each lot, or a lot proposed in a plan of subdivision, is capable of being provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to: (a) the topography of the site; (b) the distance between the lot or building area and the carriageway; (c) the nature of the road and the traffic, including pedestrians; and (d) the pattern of development existing on established properties in the area.
Complies.	N/a

CODES	
C1.0 SIGNS CODE	N/a
C2.0 PARKING AND SUSTAINABLE TRANSPORT CODE	There are no parking space requirements set for the Passive Recreation use.
C3.0 ROAD AND RAILWAY ASSETS CODE	N/a
C4.0 ELECTRICITY TRANSMISSION INFRASTRUCTURE PROTECTION CODE	N/a
C5.0 TELECOMMUNICATIONS CODE	N/a
C6.0 LOCAL HISTORIC HERITAGE CODE	N/a
C7.0 NATURAL ASSETS CODE	Complies. See Code Assessment below.
C8.0 SCENIC PROTECTION CODE	N/a
C9.0 ATTENUATION CODE	N/a
C10.0 COASTAL EROSION HAZARD CODE	N/a
C11.0 COASTAL INUNDATION CODE	N/a
C12.0 FLOOD-PRONE AREAS HAZARD CODE	Complies. See Code Assessment below in relation to the subdivision component. The Code does not apply to use or development of land for Passive Recreation.
C13.0 BUSHFIRE-PRONE AREAS CODE	Complies. Bushfire Hazard Assessment Report prepared by Rebecca Green BFP-116 accompanied the application provided an exemption under C13.4.
C14.0 POTENTIALLY CONTAMINATED LAND CODE	N/a
C15.0 LANDSLIP HAZARD CODE	N/a
C16.0 SAFEGUARDING OF AIRPORTS CODE	N/a

C7.0 Natural Assets Code

C7.1 Code Purpose

The purpose of the Natural Assets Code is:

- C7.1.1 To minimise impacts on water quality, natural assets including native riparian



	vegetation, river condition and the natural ecological function of watercourses, wetlands and lakes.
C7.1.2	To minimise impacts on coastal and foreshore assets, native littoral vegetation, natural coastal processes and the natural ecological function of the coast.
C7.1.3	To protect vulnerable coastal areas to enable natural processes to continue to occur, including the landward transgression of sand dunes, wetlands, saltmarshes and other sensitive coastal habitats due to sea-level rise.
C7.1.4	To minimise impacts on identified priority vegetation.
C7.1.5	To manage impacts on threatened fauna species by minimising clearance of significant habitat.
Comment: Complies with the Code Purpose	

C7.6 Development Standards for Buildings and Works	
C7.6.1 Buildings and works within a waterway and coastal protection area or a future coastal refugia area	
Objective: That buildings and works within a waterway and coastal protection area or future coastal refugia area will not have an unnecessary or unacceptable impact on natural assets.	
Acceptable Solutions	Performance Criteria
<p>A1 Buildings and works within a waterway and coastal protection area must:</p> <ul style="list-style-type: none"> (a) be within a building area on a sealed plan approved under this planning scheme; (b) in relation to a Class 4 watercourse, be for a crossing or bridge not more than 5m in width; or (c) if within the spatial extent of tidal waters, be an extension to an existing boat ramp, car park, jetty, marina, marine farming shore facility or slipway that is not more than 20% of the area of the facility existing at the effective date. 	<p>P1.1 Buildings and works within a waterway and coastal protection area must avoid or minimise adverse impacts on natural assets, having regard to:</p> <ul style="list-style-type: none"> (a) impacts caused by erosion, siltation, sedimentation and runoff; (b) impacts on riparian or littoral vegetation; (c) maintaining natural streambank and streambed condition, where it exists; (d) impacts on in-stream natural habitat, such as fallen logs, bank overhangs, rocks and trailing vegetation; (e) the need to avoid significantly impeding natural flow and drainage; (f) the need to maintain fish passage, where known to exist; (g) the need to avoid land filling of wetlands; (h) the need to group new facilities with existing facilities, where reasonably practical; (i) minimising cut and fill; (j) building design that responds to the particular size, shape, contours or slope of the land; (k) minimising impacts on coastal processes, including sand movement and wave action; (l) minimising the need for future works for the protection of natural assets, infrastructure and property; (m) the environmental best practice guidelines in the <i>Wetlands and Waterways Works Manual</i>; and (n) the guidelines in the <i>Tasmanian Coastal Works Manual</i>. <p>P1.2 Buildings and works within the spatial extent of tidal waters must be for a use that relies upon a coastal location to fulfil its purpose, having regard to:</p> <ul style="list-style-type: none"> (a) the need to access a specific resource in a coastal location; (b) the need to operate a marine farming shore facility; (c) the need to access infrastructure available in a coastal



	<p>location;</p> <p>(d) the need to service a marine or coastal related activity;</p> <p>(e) provision of essential utility or marine infrastructure; or</p> <p>(f) provisions of open space or for marine-related educational, research, or recreational facilities.</p>
Does not comply.	<p>The development consists of a gravel footpath, two gravel car parking spaces, a log barrier to the river, two picnic tables and stock fencing. It is considered that the development will have little impact through erosion, siltation or sedimentation and will largely maintain the current streambank condition. The proposal complies with A1.1.</p> <p>A1.2 does not apply.</p>
A2 Buildings and works within a future coastal refugia area must be located within a building area on a sealed plan approved under this planning scheme.	<p>P2.1 Buildings and works within a future coastal refugia area must allow for natural coastal processes to continue to occur and avoid or minimise adverse impacts on natural assets, having regard to:</p> <ul style="list-style-type: none"> (a) allowing for the landward transgression of sand dunes and the landward colonisation of wetlands, saltmarshes and other coastal habitats from adjacent areas; (b) avoiding the creation of barriers or drainage networks that would prevent future tidal inundation; (c) allowing the coastal processes of sand deposition or erosion to continue to occur; (d) the need to group new facilities with existing facilities, where reasonably practical; (e) the impacts on native vegetation; (f) minimising cut and fill; (g) building design that responds to the particular size, shape, contours or slope of the land; (h) the impacts of sea-level rise on natural coastal processes and coastal habitat; (i) the environmental best practice guidelines in the <i>Wetlands and Waterways Works Manual</i>; and (j) the guidelines in the <i>Tasmanian Coastal Works Manual</i>. <p>P2.2 Buildings and works within a future coastal refugia area must be for a use that relies upon a coastal location to fulfil its purpose, having regard to:</p> <ul style="list-style-type: none"> (a) the need to access a specific resource in a coastal location; (b) the need to operate a marine farming shore facility; (c) the need to access infrastructure available in a coastal location; (d) the need to service a marine or coastal related activity; (e) provision of essential utility or marine infrastructure; and (f) provision of open space or for marine-related educational, research, or recreational facilities.
Not applicable.	Not applicable.
A3 Development within a waterway and	P3 Development within a waterway and coastal protection area or



coastal protection area or a future coastal refugia area must not involve a new stormwater point discharge into a watercourse, wetland or lake.	a future coastal refugia area involving a new stormwater point discharge into a watercourse, wetland or lake must avoid or minimise adverse impacts on natural assets, having regard to: <ul style="list-style-type: none"> (a) the need to minimise impacts on water quality; and (b) the need to mitigate and manage any impacts likely to arise from erosion, sedimentation or runoff.
Not applicable.	Not applicable.
A4 Dredging or reclamation must not occur within a waterway and coastal protection area or a future coastal refugia area.	<p>P4.1 Dredging or reclamation within a waterway and coastal protection area or a future coastal refugia area must minimise adverse impacts on natural coastal processes and natural assets, having regard to:</p> <ul style="list-style-type: none"> (a) impacts caused by erosion, siltation, sedimentation and runoff; (b) impacts on riparian or littoral vegetation; (c) the need to avoid land filling of wetlands; (d) impacts on sand movement and wave action; and (e) the potential for increased risk to inundation of adjacent land. <p>P4.2 Dredging or reclamation within a waterway and coastal protection area or a future coastal refugia area must be necessary:</p> <ul style="list-style-type: none"> (a) to continue an existing use or development on adjacent land; or (b) for a use which relies upon a coastal location to fulfil its purpose, having regard to: <ul style="list-style-type: none"> (i) the need to access a specific resource in a coastal location; (ii) the need to operate a marine farming shore facility; (iii) the need to access infrastructure available in a coastal location; (iv) the need to service a marine or coastal related activity; (v) provision of essential utility or marine infrastructure; and (vi) provision of open space or for marine- related educational, research, or recreational facilities.
Not applicable.	Not applicable.
A5 Coastal protection works or watercourse erosion or inundation protection works must not occur within a waterway and coastal protection area or a future coastal refugia area.	<p>P5 Coastal protection works or watercourse erosion or inundation protection works within a waterway and coastal protection area or a future coastal refugia area must be designed by a suitably qualified person and minimise adverse impacts on natural coastal processes, having regard to:</p> <ul style="list-style-type: none"> (a) impacts on sand movement and wave action; and (b) the potential for increased risk of inundation to adjacent land.
Not applicable.	Not applicable.

C7.6.2 Clearance within a priority vegetation area

Objective: That clearance of native vegetation within a priority vegetation area:

- (a) does not result in unreasonable loss of priority vegetation;
- (b) is appropriately managed to adequately protect identified priority vegetation; and



(c) minimises and appropriately manages impacts from construction and development activities.	
Acceptable Solutions	Performance Criteria
A1 Clearance of native vegetation within a priority vegetation area must be within a building area on a sealed plan approved under this planning scheme.	<p>Clearance of native vegetation within a priority vegetation area must be for:</p> <ul style="list-style-type: none"> (a) an existing use on the site, provided any clearance is contained within the minimum area necessary to be cleared to provide adequate bushfire protection, as recommended by the Tasmania Fire Service or an accredited person; (b) buildings and works associated with the construction of a single dwelling or an associated outbuilding; (c) subdivision in the General Residential Zone or Low Density Residential Zone; (d) use or development that will result in significant long term social and economic benefits and there is no feasible alternative location or design; (e) clearance of native vegetation where it is demonstrated that on-going pre-existing management cannot ensure the survival of the priority vegetation and there is little potential for long-term persistence; or (f) the clearance of native vegetation that is of limited scale relative to the extent of priority vegetation on the site. <p>P1.2 Clearance of native vegetation within a priority vegetation area must minimise adverse impacts on priority vegetation, having regard to:</p> <ul style="list-style-type: none"> (a) the design and location of buildings and works and any constraints such as topography or land hazards; (b) any particular requirements for the buildings and works; (c) minimising impacts resulting from bushfire hazard management measures through siting and fire-resistant design of habitable buildings; (d) any mitigation measures implemented to minimise the residual impacts on priority vegetation; (e) any on-site biodiversity offsets; and (f) any existing cleared areas on the site.
Not applicable.	Not applicable.

C7.7 Development Standards for Subdivision

C7.7.1 Subdivision within a waterway and coastal protection area or a future coastal refugia area	
Objective: That:	
<ul style="list-style-type: none"> (a) works associated with subdivision within a waterway and coastal protection area or a future coastal refugia area will not have an unnecessary or unacceptable impact on natural assets; and (b) future development likely to be facilitated by subdivision is unlikely to lead to an unnecessary or unacceptable impact on natural assets. 	
Acceptable Solutions	Performance Criteria
A1 Each lot, or a lot proposed in a plan of subdivision, within a waterway and coastal protection area or a future coastal refugia area, must:	P1 Each lot, or a lot proposed in a plan of subdivision, within a waterway and coastal protection area or a future coastal refugia area, must minimise adverse impacts on natural assets, having regard to:



<ul style="list-style-type: none"> (a) be for the creation of separate lots for existing buildings; (b) be required for public use by the Crown, a council, or a State authority; (c) be required for the provision of Utilities; (d) be for the consolidation of a lot; or (e) not include any works (excluding boundary fencing), building area, services, bushfire hazard management area or vehicular access within a waterway and coastal protection area or future coastal refugia area. 	<ul style="list-style-type: none"> (a) the need to locate building areas and any associated bushfire hazard management area to be outside a waterway and coastal protection area or a future coastal refugia area; and (b) future development likely to be facilitated by the subdivision.
Complies with A1 (b).	Not applicable.

C7.7.2 Subdivision within a priority vegetation area – not applicable.

C12.0 Flood-Prone Areas Hazard Code

C12.1 Code Purpose

The purpose of the Flood-Prone Areas Hazard Code is:

C12.1.1 To ensure that use or development subject to risk from flood is appropriately located and managed, so that:

- (a) People, property and infrastructure are not exposed to an unacceptable level of risk;
- (b) Future costs associated with options for adaptation, protection, retreat or abandonment of property and infrastructure are minimised; and
- (c) It does not increase the risk from flood to other land or public infrastructure.

C12.1.2 To preclude development on land that will unreasonably affect flood flow or be affected by permanent or periodic flood.

Comment: Complies with the Code Purpose

C12.5 Use Standards – not applicable to Passive Recreation use.

C12.6 Development Standards for Buildings and Works – not applicable.

C12.7 Development Standards for Subdivision

C12.7.1 Subdivision within a flood-prone hazard area

Objective: That subdivision within a flood-prone hazard area does not create an opportunity for use or development that cannot achieve a tolerable risk from flood.

Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Each lot, or a lot proposed in a plan of subdivision, within a flood-prone hazard area, must:</p> <ul style="list-style-type: none"> (a) Be able to contain a building area, vehicle access, and services, that are wholly located outside a flood-prone hazard area; (b) Be for the creation of separate lots for existing buildings; (c) Be required for public use by the 	<p>P1</p> <p>Each lot, or a lot proposed in a plan of subdivision, within a flood-prone hazard area, must not create an opportunity for use or development that cannot achieve a tolerable risk from flood, having regard to:</p> <ul style="list-style-type: none"> (a) Any increase in risk from flood for adjacent land; (b) The level of risk to use or development arising from an increased reliance on public infrastructure; (c) The need to minimise future remediation works; (d) Any loss or substantial compromise by flood of access to the lot, on or off site;



Crown, a council or a State authority; or (d) Be required for the provision of Utilities.	(e) The need to locate building areas outside the flood-prone hazard area; (f) Any advice from a State authority, regulated entity or a council; and (g) The advice contained in a flood hazard report.
Complies with A1 (c).	Not applicable

SPECIFIC AREA PLANS	
NOR-S1.0 TRANSLINK SPECIFIC AREA PLAN	N/a
NOR-S2.0 CAMPBELL TOWN SPECIFIC AREA PLAN	N/a
NOR-S3.0 CRESSY SPECIFIC AREA PLAN	N/a – not within the Cressy Specific Area Plan
NOR-S4.0 DEVON HILLS SPECIFIC AREA PLAN	N/a
NOR-S5.0 EVANDALE SPECIFIC AREA PLAN	N/a
NOR-S6.0 LONGFORD SPECIFIC AREA PLAN	N/a
NOR-S7.0 PERTH SPECIFIC AREA PLAN	N/a
NOR-S8.0 ROSS SPECIFIC AREA PLAN	N/a

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

4.7 LOCAL GOVERNMENT (BUILDINGS AND MISCELLANEOUS PROVISIONS) ACT 1993

Section 83	Approval of plan of subdivision	Yes	No
83 (1)(a)	Does the council require the owner to sell to it for a nominal consideration any land shown on the plan as set apart for a public open space or for drainage purposes?		X
83(1)(b)	Does the council require the owner to mark on the plan in respect of any proposed way, the words "to be acquired by the highway authority"?		X
83(5)(a)(ii)	Does the council require the final plan of subdivision to note, in respect of a block, that the council cannot or will not provide means of drainage for all or some specified kind of effluent from the block?		X
83(5)(a)(iii)	Does the council require the final plan of subdivision to note, in respect of a block, that the council cannot or will not permit a septic tank?		X
83(5)(b)(i)	Does the council require the final plan of subdivision to note, in respect of a block, that the council may permit a septic tank?		X
83(5)(b)(ii)	Does the council require the final plan of subdivision to note, in respect of a block, that the council may permit a specific form of on-site sewerage		X



	treatment?		
83(7)	Does the council require the final plan of subdivision to note, in respect of a block, that the council has been advised by a regulated entity, within the meaning of the <i>Water and Sewerage Industry Act 2008</i> , that the entity cannot or will not –		
83(7)(a)	provide a supply of water to the block?		X
83(7) (b)	provide means of sewerage for all or some specified kind of effluent from the block?		X

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

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



85(f)	that one or more of the lots is by reason of its shape in relation to its size or its contours unsuitable for building on;		X
85(g)	that one or more of the lots ought not to be sold because of –		
85(g)(i)	easements to which it is subject;		X
85(g)(ii)	party-wall easements;		X
85(g)(iii)	the state of a party-wall on its boundary.		X

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

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

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



4.8 Public Open Space

The lot is being created for public open space. There is no need to take land for public open space in accordance with the Local Government (Building and Miscellaneous Provisions) Act.

STATE POLICIES
The proposal is consistent with all State Policies.
OBJECTIVES OF LAND USE PLANNING & APPROVALS ACT 1993
The proposal is consistent with the objectives of the <i>Land Use Planning & Approvals Act 1993</i> .
STRATEGIC PLAN/ANNUAL PLAN/COUNCIL POLICIES
Strategic Plan 2017-2027 <ul style="list-style-type: none">Statutory Planning

4.9 Representations

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

- G & A Clarke, 76 Macquarie Street, Cressy; L & T King, 70 Macquarie Street, Cressy; and D & D Bassett, 69 Macquarie Street, Cressy.

The matter relevant to the planning assessment raised in the representation is discussed below.

The site floods often and the proposed picnic tables, log barriers, gravel footpath and parking spaces would need to be cleaned up and repaired every time the river floods.

Planner's comment: The planning scheme requires:

P1.1 Buildings and works within a waterway protection area must avoid or minimise adverse impacts on natural assets, having regard to:

- impacts caused by erosion, siltation, sedimentation and runoff;*
- impacts on riparian or littoral vegetation;*
- maintaining natural streambank and streambed condition, where it exists;*
- impacts on in-stream natural habitat, such as fallen logs, bank overhangs, rocks and trailing vegetation;*
- the need to avoid significantly impeding natural flow and drainage;*
- the need to maintain fish passage, where known to exist;*
- the need to avoid land filling of wetlands;*
- the need to group new facilities with existing facilities, where reasonably practical;*
- minimising cut and fill;*
- building design that responds to the particular size, shape, contours or slope of the land;*
- minimising impacts on coastal processes, including sand movement and wave action;*
- minimising the need for future works for the protection of natural assets, infrastructure and property;*
- the environmental best practice guidelines in the Wetlands and Waterways Works Manual; and*
- the guidelines in the Tasmanian Coastal Works Manual.*

The development of a gravel footpath, two gravel car parking spaces, a log barrier to the river, two picnic tables and stock fencing will have little impact through erosion, siltation or sedimentation and will largely maintain the current streambank condition. The proposal complies with the requirements of the planning scheme.

5 FINANCIAL IMPLICATIONS TO COUNCIL

Assessment of the application is within budget allocation.



6 OPTIONS

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

7 DISCUSSION

Discretion to refuse the application is limited to:

- Reliance on performance criteria C7.6.1 P1.1 of the Natural Assets Code - works within a waterway protection area.

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

8 ATTACHMENTS

1. Application Form Proposal page [**11.2.1** - 1 page]
2. Folio Plan-160400-2 [**11.2.2** - 1 page]
3. Lot 2 Main Street Cressy Subdivision Supportive Letter 19 October 2022 [**11.2.3** - 4 pages]
4. 22-0004 R O C Park Concept Macquarie St Cressy-1 to 500 [**11.2.4** - 1 page]
5. SA S-2022010- Macquarie Street-01 [**11.2.5** - 1 page]
6. Bushfire Assessment - Lot 2 Main Street Cressy [**11.2.6** - 17 pages]
7. WI referral PL N-22-0238 [**11.2.7** - 1 page]
8. Tas Water Submission to Planning Authority Notice TWDA 2022 01831- NMC [**11.2.8** - 1 page]
9. Objection to planning applicaton - PL N 22-0238 [**11.2.9** - 2 pages]



12 COUNCIL ACTING AS A PLANNING AUTHORITY: CESSATION

RECOMMENDATION

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



13 GOVERNANCE REPORTS

13.1 LOCAL GOVERNMENT REFORM

Responsible Officer: Des Jennings, General Manager

Report prepared by: Des Jennings, General Manager

RECOMMENDATION

That the Local Government Board be advised:

That Council at this time is unable to recommend a suggested reform pathway option until the options are subject to a cost-benefit analysis and only after broad community consultation.

A) Identify the following Pathway as the preferred approach to achieving consolidation

- 1) Pathway 1: Significant (mandated) sharing and consolidation of services; or
- 2) Pathway 2: Boundary consolidation to achieve fewer, larger councils; or
- 3) Pathway 3: A 'hybrid model' combining both targeted sharing of services and targeted boundary consolidation

1.1 Which of the three broad reform pathways does Council think has the best chance of delivering what the community needs from local government?

The Board has had a difficult task to consult and prepare the Future of Local Government Review paper.

One of its major difficulties has been engaging the community to ensure their views form part of any suggested changes to local government.

To date there has been no significant engagement of the community and, in particular, the Northern Midlands community on any of the three options..

Council may state a position if it wishes, conditional on further engagement with our community as specified in the Strategic Plan to ensure that any changes have broad support.

Notwithstanding, Council will always endeavour to deliver efficient and cost effective services.

The Northern Midlands Council is a financially viable municipality and is asset rich, and our assets are maintained to a high standard. Our aim should be to ensure any change does not diminish this position.

Like many other municipalities we are having difficulty in attracting staff. This is an Australia-wide issue affecting all levels of government -- none are immune.

The sharing and consolidation of services has many advantages, but also challenges.

Whether they should be mandated is another question. Clearly without question, a cost/benefit analysis would be necessary.

1.2 Why?

To ensure Northern Midlands Council does not lose as a result of change. The challenges are clearly identified in the schedule within the report.

B) 1) What would be Council's biggest concerns about changing the current system?

2.1 What would be Council's biggest concerns about changing the current system?

To date no significant input from the Northern Midlands community has been demonstrated.

Any change must ensure no community is left worse off in terms of representation, services, or employment opportunities (Australia is experiencing a skills shortage in most sectors, this is not confined to local government).

A cost/benefit analysis will be necessary.

Changes to the methodology of the State Grants Commissions distribution of Federal Assistance grants need to be reviewed and the calculations associated with their methodology need to be transparent and easily explained. As officers we find it difficult to understand some of the identified distribution.

2.2 How could these be addressed?

Councils concerns may be addressed by way of any suggested change being supported with a cost/benefit analysis and local community consultation.

C) In any structural reform process, how do we manage the very different needs and circumstances of rural and urban communities?



3. In any structural reform process, how do we manage the very different needs and circumstances of rural and urban communities?

All councils have a mix of rural and urban communities.

All councils need a financial base that adequately supports the service provision to those communities.

Whether, by way of amalgamation or boundary adjustment, the annexing of significant growth areas to neighbouring councils would be to the detriment of the local community. This is particularly apparent with the suggestion from Launceston City Council to annexe Perth, TRANSlinc and the Launceston Airport.

The question is posed, who benefits in this proposal.

1 PURPOSE OF REPORT

The purpose of this report is for Council to consider the *Local Government Reform – Options Paper Review Stage 2 – December 2022* and determine whether Council wishes to make a submission on the options paper.

2 INTRODUCTION/BACKGROUND

Council at its meeting on 15 August 2022 endorsed a submission to the State Government Local Government Board Review.

The Local Government Board, recently released the *Boards Future of Local Government Review - Options Paper Review – Stage 2 – December 2022* and has focussed on the future role of local government, developing reform outcomes and enhancing capability and capacity for the future.

The purpose of the Options Paper is to set out a range of specific ideas the Board believes have the potential to get the sector to where it needs to be in terms of addressing these challenges and delivering reform outcomes.

The Future of Local Government Review reform outcomes include:

1. Councils are clear on their role, focused on the wellbeing of their communities, and prioritise their statutory functions
2. Councillors are capable, conduct themselves in a professional manner, and reflect the diversity of their communities
3. The community is engaged in local decisions that affect them
4. Councils have a sustainable and skilled workforce
5. Regulatory frameworks, systems, and processes are streamlined, simple, and standardised
6. Councils collaborate with other councils and the State Government to deliver more effective and efficient services to their communities
7. The revenue and rating system funds council services efficiently and effectively
8. Councils plan for and provide sustainable public assets and services

Pathways for structural reform

Some form of 'scaling up' is critical to delivering the capability that is needed for 21st century local government service delivery. The broad approaches to achieving consolidation being considered are:

1. **Significant (mandated) sharing and consolidation of services**
Under this pathway, certain local government functions and services would be consolidated and centralised at the sub-regional, regional, or state-wide scale, where there are clear efficiency and effectiveness benefits in doing so. Current local government areas would be largely – if not entirely - preserved, but councils would be required to participate in formalised and consistent shared services arrangements for identified functions.
2. **Boundary consolidation to achieve fewer, larger councils**
Under this pathway, the administrative boundaries of Tasmania's current 29 LGAs would be 'redrawn', and a



series of new, larger LGAs established. New councils would be established to represent and deliver services to these LGAs.

3. **A 'hybrid model' combining both targeted sharing of services and targeted boundary consolidation**

This would involve some boundary changes (though less than under option two), and some service consolidation where clear benefits can be identified.

Written submissions can now be made on the Options Paper.

3 STRATEGIC PLAN & INTEGRATED PRIORITY PROJECTS PLAN

3.1 Strategic Plan 2021-2027

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

Lead: Serve with honesty, integrity, innovation and pride

Leaders with Impact

Strategic outcomes:

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

Progress: Economic health and wealth - grow and prosper

Strategic Project Delivery - Build Capacity for a Healthy Wealthy Future

Strategic outcomes:

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

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

Sense of Place - Sustain, Protect, Progress

Strategic outcomes:

- 3.1 Sympathetic design respects historical architecture
- 3.2 Developments enhance existing cultural amenity
- 3.3 Public assets meet future lifestyle challenges
- 3.4 Towns are enviable places to visit, live and work

Place: Nurture our heritage environment

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

Strategic outcomes:

- 4.1 Cherish and sustain our landscape
- 4.2 Meet environmental challenges
- 4.3 Eco-tourism strongly showcases our natural beauties
- 4.4 Our heritage villages and towns are high value assets

3.2 Integrated Priority Projects Plan 2021

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

Not applicable.



4 POLICY IMPLICATIONS

None applicable at this time.

5 STATUTORY REQUIREMENTS

None applicable at this time.

6 FINANCIAL IMPLICATIONS

No costs have been identified at this time for the preparation of the submission other than officer time.

7 RISK ISSUES

Council must consider if it is a risk to do nothing or take the opportunity to put forward Council's position.

8 CONSULTATION WITH STATE GOVERNMENT

The State Government is inviting community feedback for Stage 2 of the Future of Local Government Review, Options Paper.

9 COMMUNITY CONSULTATION

The following two workshop sessions have been scheduled by the Board for elected members and local government staff for 15 February 2023 at Longford's Memorial Hall:

- Elected members – 11am to 12.30pm: 6 Councillors registered to attend
- Council officers – 1.30pm to 3.30pm: 8 Council officers registered to attend

Community members are welcome to provide a submission to Stage 2 of the Future of Local Government Review, Options Paper.

10 OPTIONS FOR COUNCIL TO CONSIDER

Council may either provide or not provide a submission on Stage 2 of the Future of Local Government Review – Options Paper.

11 OFFICER'S COMMENTS/CONCLUSION

Direction is sought from Council as to whether Council wishes to make comment of Stage 2 of the Local Government Review, Options Paper.

The Review commenced in January 2022 and is structured in three main stages:

1. **Stage 1** involved community consultation and evidence-gathering. It concluded in June, when the Board provided an Interim Report to the Minister for Local Government. This engagement highlighted the key role played by local government in Tasmania as well as current and emerging challenges, opportunities, and priorities for reform.
2. **Stage 2** (the current stage) is concerned with developing and testing a broad range of possible reform options to address the issues, challenges and opportunities identified in Stage 1. The Board is to provide a further interim report to the Minister with a refined set of options by the end of March 2023.
3. **Stage 3** will see the delivery of a specific set of reform recommendations to the State Government, supported by a clear and practical implementation plan. The Final Report is scheduled to be delivered to the Minister by 30 June 2023.



The eight reform outcomes and the specific reform options are summarised at a high level in the table below. The attached Appendix provides more detail about the individual reform outcomes and explains how and why the Board think the specific reform options will help deliver them.

Reform outcomes	Options
Councils are clear on their role, focussed on the wellbeing of their communities and prioritising their statutory functions	<ul style="list-style-type: none"> • Establish a Tasmanian Local Government Charter which summarises councils' role and obligations, and establishes a practical set of decision-making principles for councils • Embed community wellbeing considerations into key council strategic planning and service delivery processes • Require councils to undertake Community Impact Assessments (CIAs) for significant new services or infrastructure
Councillors are capable, conduct themselves in a professional manner, and reflect the diversity of their communities	<ul style="list-style-type: none"> • Develop an improved councillor training framework which will require participation in candidate pre-election sessions and, if elected, ongoing councillor professional development • Review the number of councillors representing a council area and the remuneration provided • Review statutory sanctions and dismissal powers • Establish systems and methods to support equitable and comprehensive representation of communities
The community is engaged in local decisions that affect them	<ul style="list-style-type: none"> • Require consistent, contemporary community engagement strategies • Establish a public-facing performance reporting, monitoring and management framework • Establish clear performance-based benchmarks and review 'triggers' based on the public-facing performance reporting, monitoring and management framework
Councils have a sustainable and skilled future workforce	<ul style="list-style-type: none"> • Implement a shared State and local government workforce development strategy • Target key skills shortages, such as planners, in a sector-wide or shared State/local government workforce plan • Establish 'virtual' regional teams of regulatory staff to provide a shared regulatory capability
Regulatory frameworks, systems and processes are streamlined, simplified, and standardised	<ul style="list-style-type: none"> • Deconflict the role of councillors and planning authorities <ul style="list-style-type: none"> ▪ Refer complex planning development applications to independent assessment panels appointed by the Tasmanian Government ▪ Remove councillors' responsibility for determining development applications ▪ Develop guidelines for the consistent delegation of development applications to council staff • Greater transparency and consistency of councils' resourcing and implementation of regulatory functions • Increase support for the implementation of regulatory processes, including support provided by the State Government • Strengthen connections between councils' strategic planning and strategic land-use planning by working with State and Commonwealth Governments
Councils collaborate with other councils and State Government to deliver more effective and efficient services to their communities	<ul style="list-style-type: none"> • Require councils to collaborate with others in their region, and with State Government, on regional strategies for specific agreed issues • Establish stronger, formalised partnerships between State and local government on long-term regional, place-based wellbeing and economic development programs • Introduce regional collaboration frameworks for planning and designing grant-dependent regional priorities • Support increased integration (including co-location) of 'front desk' services between local and state governments at the community level
The revenue and rating system efficiently and effectively funds council services	<ul style="list-style-type: none"> • Explore how councils are utilising sound taxation principles in the distribution of the overall rating requirement across their communities • Enhance public transparency of rating policy changes • Examine opportunities for improving councils' use of cost-reflective user charges to reduce the incidence of ratepayers' subsidising services available to all ratepayers, but not used by them all • Consider options for increasing awareness and understanding of the methodology and impacts of the State Grants Commission's distribution of Federal Assistance Grants • Investigate possible alternative approaches to current rating models, which might better support councils to respond to Tasmania's changing demographic profile
Councils plan for and provide sustainable public assets and services	<ul style="list-style-type: none"> • Standardise asset life ranges for major asset classes and increase transparency and oversight of changes to asset lives • Introduce requirement for councils to undertake and publish 'full life-cycle' cost estimates of new infrastructure projects



Reform outcomes	Options
	<ul style="list-style-type: none"> • Introduce a requirement for councils to undertake regular service reviews for existing services • Support councils to standardise core asset management systems, processes, and software across councils

The Board also believe they must address the fundamental problems with the structure and design of the current Tasmanian Local Government system.

The three structural reform 'pathways' the Board is considering are discussed in detail in Section 6 of the Options Paper.

Three reform pathways:

- Significant (mandated) sharing and consolidation of services
- Significant boundary consolidation to achieve fewer larger councils
- A 'hybrid' model combining both service and boundary consolidation

1. Pathway 1: Significant (mandated) sharing and consolidation of services

Advantages	Challenges
<ul style="list-style-type: none"> • Service sharing can provide all ratepayers across the State with a more consistent standard of service at an efficient cost. • Service sharing can provide the scale required to justify the investment in modern systems that can support improved service delivery. • Service consolidation – via sharing, centralisation, or even outsourcing – can create economies of scale by freeing up personnel and resources for other tasks. • Service sharing can improve professional capabilities and career opportunities through greater and more varied experience in larger organisations. 	<ul style="list-style-type: none"> • Service consolidation can be subject to considerable transition costs and often requires councils to adopt common systems and processes. • Service consolidation requires councils to give up some autonomy and responsibility for service provision. • Efficiency savings are often not as great as hoped due to administrative duplication, governance costs and procurement costs. • Local insights may be lost, and services may not be as responsive to local needs. • Mandatory state-wide service consolidation risks creating an uncompetitive monopoly provider. • Stripping away core local government responsibilities in areas like stormwater or roads risks leaving councils without a sustainable critical mass of staff or resources

Table: Advantages and challenges of service consolidation

2. Pathway 2: Significant boundary consolidation to achieve fewer larger councils

Advantages	Challenges
<ul style="list-style-type: none"> • Redrawing local government boundaries would enable councils to better reflect today's diverse, connected, and mobile communities. • Larger councils should have increased scope to provide a wider range of higher quality services in response to community need, without compromising economies of scope. • Tasmania's large number of councils creates unnecessary divisions and duplication of service provision in neighbouring regions, especially in metropolitan areas. Adjusting boundaries to better reflect communities of interest would result in more consistent strategic planning, services, and regulation. • Larger councils can have greater capability and capacity, can be better at attracting and retaining skilled workforces, and can have a greater diversity and standard of elected representatives. • Larger councils have greater capacity to establish strategic partnerships with other levels of government and organisations, allowing them to become more effective and successful advocates for their communities. • Larger councils would either fully or partially negate the need for complex shared services arrangements. 	<ul style="list-style-type: none"> • Communities place a high value on responsive councils; amalgamations can be seen as a threat to the democratic and representative function of local government. • Consolidating council boundaries can cause significant transition costs and sometimes job losses. Any transition would have to be carefully managed to ensure communities are not left worse off in terms of representation, services, or employment opportunities. • Attempts to reduce the number of councils in Tasmania have been politically contentious in the past. • If council organisations become too large and complex, they may experience diseconomies of scale, reducing efficiency and increasing the cost of council services.

Table: Advantages and challenges of boundary consolidation



3. Pathway 3: A 'hybrid' model combining both service and boundary consolidation

Advantages	Challenges
<ul style="list-style-type: none">• The hybrid pathway offers a balance in which local representation and service delivery are maintained, although with narrower functional responsibilities.• While the most conceptually complex option, a hybrid pathway allows for flexibility and nuance to develop different solutions in different communities.• This pathway offers the benefits connected to both service sharing and boundary consolidation, although at different scales.	<ul style="list-style-type: none">• This pathway has inherent risks connected to boundary and service consolidation, described in the sections above.• This pathway has the potential to create a more complex and less consistent local government system.• It may require accompanying reforms to revenue and funding models to promote equity and sustainability across the system.

Table: Advantages and disadvantages of a hybrid model

The Board have posed a number of questions that it seeks the community and Council's view on and they include:

- 1.1 Which of the three broad reform pathways does Council think has the best chance of delivering what the community needs from local government?

General comments:

The Board has had a difficult task to consult and prepare the Future of Local Government Review paper.

One of its major difficulties has been engaging the community to ensure their views form part of any suggested changes to local government.

To date there has been no significant engagement of the community and, in particular, the Northern Midlands community on any of the three options..

Council may state a position if it wishes, conditional on further engagement with our community as specified in the Strategic Plan to ensure that any changes have broad support.

Notwithstanding, Council will always endeavour to deliver efficient and cost effective services.

The Northern Midlands Council is a financially viable municipality and is asset rich, and our assets are maintained to a high standard. Our aim should be to ensure any change does not diminish this position.

Like many other municipalities we are having difficulty in attracting staff. This is an Australia-wide issue affecting all levels of government -- none are immune.

The sharing and consolidation of services has many advantages, but also challenges.

Whether they should be mandated is another question. Clearly without question, a cost/benefit analysis would be necessary.

- 1.2 Why?

To ensure Northern Midlands Council does not lose as a result of change. The challenges are clearly identified in the schedule within the report.

Pathway 1: Significant (mandated) sharing and consolidation of services

- *Service consolidation can be subject to considerable transition costs and often requires councils to adopt common systems and processes.*
- *Service consolidation requires councils to give up some autonomy and responsibility for service provision.*
- *Efficiency savings are often not as great as hoped due to administrative duplication, governance costs and procurement costs.*
- *Local insights may be lost, and services may not be as responsive to local needs.*
- *Mandatory state-wide service consolidation risks creating an uncompetitive monopoly provider.*
- *Stripping away core local government responsibilities in areas like stormwater or roads risks leaving councils without a sustainable critical mass of staff or resources*



Pathway 2: Significant boundary consolidation to achieve fewer larger councils

- *Communities place a high value on responsive councils; amalgamations can be seen as a threat to the democratic and representative function of local government.*
- *Consolidating council boundaries can cause significant transition costs and sometimes job losses. Any transition would have to be carefully managed to ensure communities are not left worse off in terms of representation, services, or employment opportunities.*
- *Attempts to reduce the number of councils in Tasmania have been politically contentious in the past.*
- *If council organisations become too large and complex, they may experience diseconomies of scale, reducing efficiency and increasing the cost of council services.*

Pathway 3: A 'hybrid' model combining both service and boundary consolidation

- *This pathway has inherent risks connected to boundary and service consolidation, described in the sections above.*
- *This pathway has the potential to create a more complex and less consistent local government system.*
- *It may require accompanying reforms to revenue and funding models to promote equity and sustainability across the system.*

2.1 What would be Council's biggest concerns about changing the current system?

General comments:

To date no significant input from the Northern Midlands community has been demonstrated.

Any change must ensure no community is left worse off in terms of representation, services, or employment opportunities (Australia is experiencing a skills shortage in most sectors, this is not confined to local government).

A cost/benefit analysis will be necessary.

Changes to the methodology of the State Grants Commissions distribution of Federal Assistance grants need to be reviewed and the calculations associated with their methodology need to be transparent and easily explained. As officers we find it difficult to understand some of the identified distribution.

2.2 How could these be addressed?

Councils concerns may be addressed by way of any suggested change being supported with a cost/benefit analysis and local community consultation.

3. In any structural reform process, how do we manage the very different needs and circumstances of rural and urban communities?

General comments:

All councils have a mix of rural and urban communities.

All councils need a financial base that adequately supports the service provision to those communities.

Whether, by way of amalgamation or boundary adjustment, the annexing of significant growth areas to neighbouring councils would be to the detriment of the local community. This is particularly apparent with the suggestion from Launceston City Council to annexe Perth, TRANSlink and the Launceston Airport.

The question is posed, who benefits in this proposal.

12 ATTACHMENTS

1. Future of Local Govt Review-Stage2-Options Paper-22.12.2022 [13.1.1 - 46 pages]
2. Future of Local Govt Review-Stage-2-Options Paper-Appendix-22.12.2022 [13.1.2 - 40 pages]



13.2 POLICY REVIEW: ABORIGINAL AND DUAL NAMING

Responsible Officer: Des Jennings, General Manager

Report prepared by: Lorraine Wyatt, Executive and Communications Officer

RECOMMENDATION

That Council adopt the amended Aboriginal and Dual Naming Policy with a minor update reflecting the oversight responsibility of the Department of Natural Resources and Environment Tasmania.

1 PURPOSE OF REPORT

The purpose of this report is to provide Council with the opportunity to review and update its Aboriginal and Dual Naming Policy.

2 INTRODUCTION/BACKGROUND

The current Aboriginal and dual Naming Policy states that *“A proposal for dual naming of a geographic feature or place in the Northern Midlands is to be made in accordance with the Department of Communities Tasmania, Aboriginal and Dual Naming Policy”*.

From 1 December 2022, the Department of Communities Tasmania ceased to exist, and all functions were moved to other areas of the Tasmanian State Service. The Department of Natural Resources and Environment Tasmania now has responsibility for the oversight of the *“Aboriginal and Dual Naming Policy; A Policy for the naming of Tasmanian geographic places and features 2019”*.

3 STRATEGIC PLAN & INTEGRATED PRIORITY PROJECTS PLAN

3.1 Strategic Plan 2021-2027

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

Lead: Serve with honesty, integrity, innovation and pride

Leaders with Impact

Strategic outcomes:

1.1 Council is connected to the community

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

Sense of Place - Sustain, Protect, Progress

Strategic outcomes:

3.4 Towns are enviable places to visit, live and work

3.2 Integrated Priority Projects Plan 2021

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

Not applicable.



4 POLICY IMPLICATIONS

If Council wishes to continue to follow the State Governments Aboriginal and Dual Naming Policy, only minor amendments are required to reflect the updated departmental responsibilities.

5 STATUTORY REQUIREMENTS

Nil

6 FINANCIAL IMPLICATIONS

Financial implications are undetermined at this time however will require, Officer time and infrastructure installations such as signage if Council proceeds with place naming across the municipality.

7 RISK ISSUES

No.	Area / Category	Hazard Type	Risk Description	Risk Rating			Treatments
				Conseq	L/hood	Risk Level	
6	Strategic / Governance Community: Failure to develop and maintain a positive relationship with the community	Inadequate awareness and understanding of community requirements by the Council resulting in community unrest and conflict..	<ul style="list-style-type: none"> Lack of engagement with the community. Poor decision making. Negative financial impact. Poor public image and reputation. Negative impact on Council service delivery and operations. Negative impact on staff morale. Failure to recruit and retain staff. 	Moderate	Possible	High	<ul style="list-style-type: none"> Communication policies and procedures. Community satisfaction surveys. Level of Service planning. Availability of personnel to community groups. Strategic Plan developed in consultation with the Community. Code of Conduct. Policies and procedures. Ongoing community engagement on service delivery aspects, schedules, programs (Community Satisfaction Surveys). Local District Committees. Review of policies and procedures. Community survey participation. Support Local District Committee system. Community engagement with major projects. Proposed development of communication strategy and plan

8 CONSULTATION WITH STATE GOVERNMENT

The Tasmanian Government acknowledges Tasmanian Aboriginal people as the original inhabitants of Tasmania and is committed to preserving their heritage and language by enabling the restoration of Aboriginal place names to Tasmanian geographic features and places. The "Aboriginal and Dual Naming Policy". and the Tasmanian Place Naming Guidelines provide background on the process for proposing an Aboriginal or dual name including:

- Naming any geographic feature or place that does not already have an existing official place name.
- Renaming an existing official place where the current name does not have community support, or where there is community support to change the official name.
- The renaming of geographic features or places where the existing official place name is offensive to Tasmanian Aboriginal people.
- Providing dual names where a geographic feature or place already has an official name, and a complete name change is not possible or acceptable. Both names will be used together, with the Aboriginal name occurring first, separated by a solidus to be preceded, and followed by spaces, for example kunanyi / Mount Wellington.
- Amending names to ensure they are generally accepted by Tasmanian Aboriginal people where currently assigned official place names are derived from Tasmanian Aboriginal names or are Tasmanian Aboriginal names but have demonstrably incorrect spelling or form.
- Amending names where Tasmanian Aboriginal people have used unofficial names for extended periods to identify geographic features or places as part of community and cultural tradition. Sometimes, these names may not be



from Aboriginal languages, for example Big Dog Island in place of Great Dog Island; Hummocky Island in place of Chappell Island.

9 COMMUNITY CONSULTATION

The procedure to complete Aboriginal and Dual Naming requires evidence that Council have consulted Tasmanian Aboriginal communities and organisations, and details of their support.

If the naming proposal is to replace an existing official name, a description of the level of support, or lack of support, for the existing name is required.

10 OPTIONS FOR COUNCIL TO CONSIDER

Council can choose to

- a) adopt the updated policy; or
- b) further amend and update the policy; or
- c) not update the policy.

11 OFFICER'S COMMENTS/CONCLUSION

In Tasmania, the official naming of places is primarily agreed by the Place Names Advisory Panel (the Panel). The Panel is regulated under provisions of the Place Names Act 2020 (the Act) and undertakes research and investigation into the origin, priority and usage of place names and assigns official place names in accordance with the Tasmanian Place Naming Guidelines.

12 ATTACHMENTS

- 1. NMC Aboriginal and Dual Naming Policy [**13.2.1** - 1 page]
- 2. State Government - Aboriginal-and- Dual- Naming- Policy-2- Jul 20 [**13.2.2** - 9 pages]
- 3. ADNP Workflow (Procedure) [**13.2.3** - 1 page]



13.3 STORMWATER SYSTEM MANAGEMENT PLAN: 10-YEAR CAPITAL WORKS PROGRAM

Responsible Officer: Des Jennings, General Manager

Report prepared by: Des Jennings, General Manager

RECOMMENDATION

That Council

- a) adopt the Stormwater System Management Plan – 10-Year Capital Works Program; and
- b) notes the implementation of the 10-Year Capital Works Program is subject to available funding and financial allocations being made in future budget periods.

1 PURPOSE OF REPORT

The purpose of this report is to provide Council with information so that Council may adopt the Stormwater System Management Plan (SSMP) 10-Year Capital Works Program which has been developed to meet the requirements of the *Urban Drainage Act 2013*.

2 INTRODUCTION/BACKGROUND

In order to meet the requirements of the *Urban Drainage Act 2013* Council engaged Mr Cameron Oakley of Hydrodynamica to produce Stormwater System Flood & Risk Studies (SSFRS) of all urban areas in the municipality and an overarching Stormwater System Management Plan (SSMP). The SSMP references the flood and risk studies for each town and provides recommendations on stormwater management throughout the municipality.

The SSFRS reports for all towns in the municipality along with the overarching SSMP have now been adopted by Council. Endorsement is now sought to adopt the SSMP – 10-Yer Capital Works Program.

3 STRATEGIC PLAN & INTEGRATED PRIORITY PROJECTS PLAN

3.1 Strategic Plan 2021-2027

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

Lead: Serve with honesty, integrity, innovation and pride

Leaders with Impact

Strategic outcomes:

- 1.1 Council is connected to the community
- 1.3 Management is efficient, proactive and responsible
- 1.4 Improve community assets responsibly and sustainably

Progress: Economic health and wealth - grow and prosper

Strategic Project Delivery - Build Capacity for a Healthy Wealthy Future

Strategic outcomes:

- 2.1 Strategic, sustainable, infrastructure is progressive

3.2 Integrated Priority Projects Plan 2021

This plan has been developed with a coordinated perspective to align with local, regional, state and federal plans. Rather than grouping projects by town or assembling a long list of 'nice to have' projects, this plan takes a Council-



wide view of needs and opportunities in relation to the strategic investment drivers in the region. This matter has relevance to:

Not applicable.

4 POLICY IMPLICATIONS

No policy implications are identified

5 STATUTORY REQUIREMENTS

A Stormwater System Management Plan must be developed for all urban areas to meet the requirements of the *Urban Drainage Act 2013*.

6 FINANCIAL IMPLICATIONS

2023	950,000
2024	1,085,000
2025	720,000
2026	562,000
2027	555,000
2028	685,000
2029	530,000
2030	670,000
2031	615,000
2032	535,000
	\$6,907,000

The implementation of the Stormwater System Management Plan is subject to available funding and financial allocations being made in future budget periods.

Officer's will pursue external funding streams when they arise and are currently making application through the disaster ready Fund to facilitate the Sheepwash Creek crossing upgrades.

7 RISK ISSUES

There are a variety of risks, issues and opportunities that are common across all of the urban areas, or relate to responsibilities of the Northern Midlands Council associated with the management of stormwater.

Risks are identified within *Appendix A: Municipality-wide urban stormwater actions*, within the attached Stormwater System Management Plan.

8 CONSULTATION WITH STATE GOVERNMENT

Not required for this matter.

9 COMMUNITY CONSULTATION

Not required for this matter.



10 OPTIONS FOR COUNCIL TO CONSIDER

Council can:

1. Adopt the Stormwater System Management Plan – 10-Year Capital Works Program; or
2. Not adopt the Stormwater System Management Plan – 10-Year Capital Works Program.

11 OFFICER'S COMMENTS/CONCLUSION

This program provides a preliminary list of potential projects derived from various sources:

1. Urban stormwater system flood and risk studies
2. Large projects based on other studies (e.g. Sheepwash Creek flood mapping)
3. Water quality (WSUD) projects targeting the removal of litter from waterways with installation of gross pollutant traps (GPTs) on networks which collect stormwater from commercial or industrial areas
4. Projects identified by the Works & General Managers

Council's understanding of the condition of its assets is very limited. Nominal items have been added to undertake rolling CCTV program which will help form the basis of condition-based renewal program.

The current costs associated with each line item are currently preliminary only. As the scope of each item is improved through further investigation and design, the program will be updated with improved estimates.

Future costs have not been discounted.

The west Perth (Sheepwash Creek) culvert projects for Drummond Street, the rail line, Youl Road, Edwards Street and for Phillip Street are high cost items for which we are seeking grant funding opportunities to help progress. Grants will be sought for other projects as appropriate

12 ATTACHMENTS

1. NMC Stormwater System Management Plan [**13.3.1** - 36 pages]



14 COMMUNITY & DEVELOPMENT REPORTS

14.1 DEVELOPMENT SERVICES: MONTHLY REPORT

Responsible Officer: Des Jennings, General Manager

RECOMMENDATION

That the report be noted.

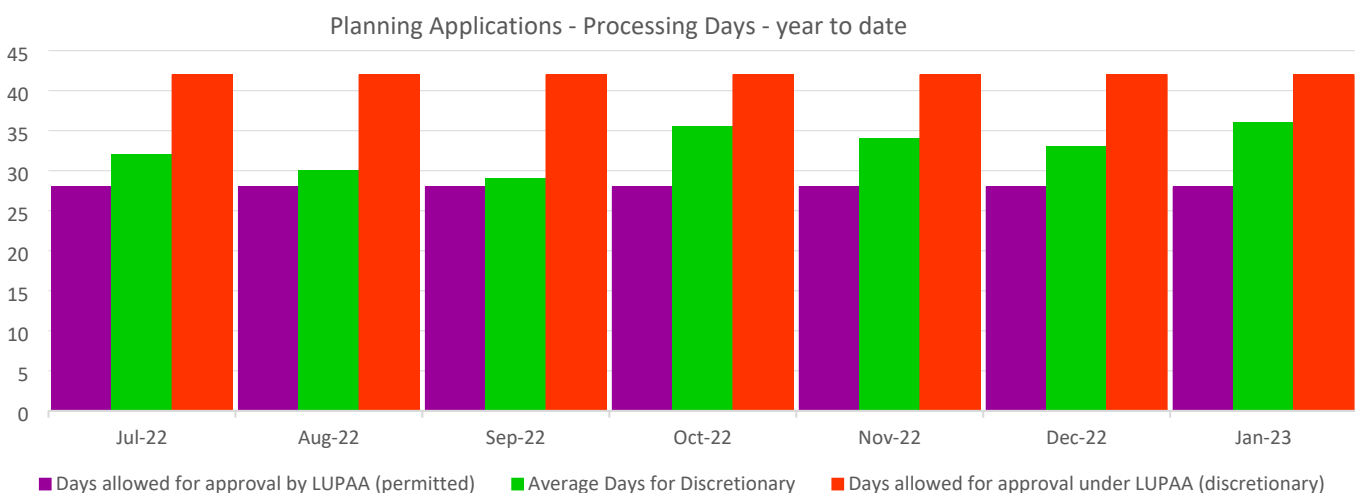
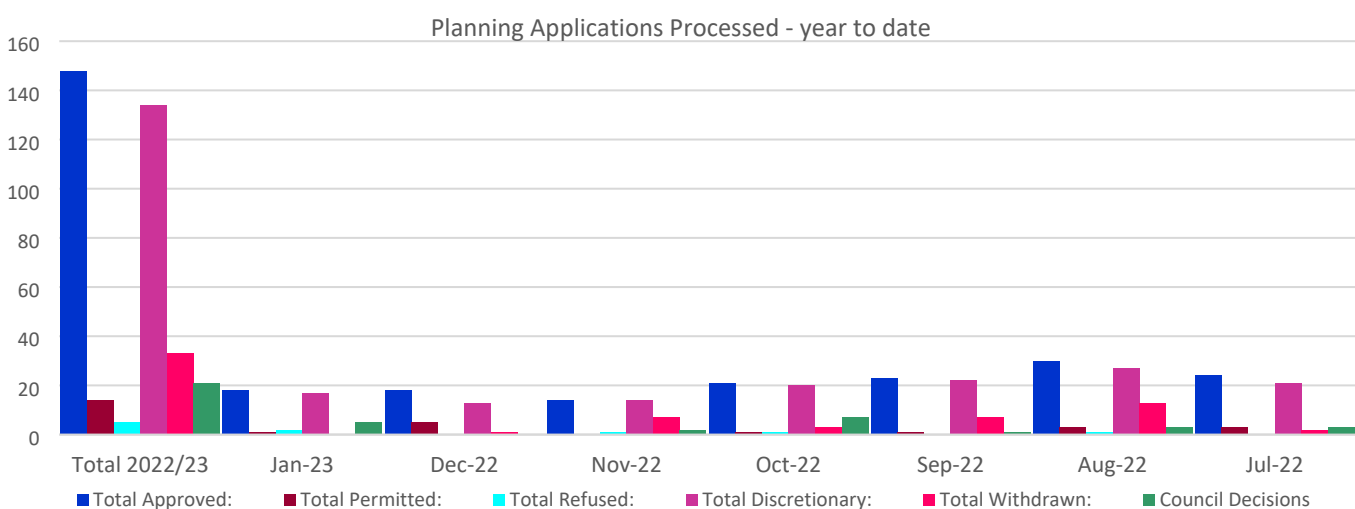
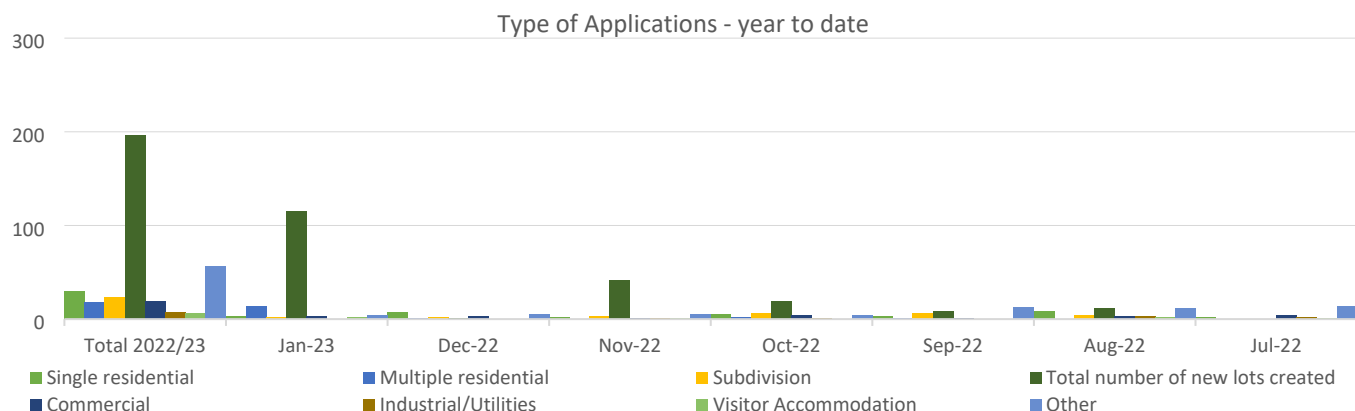
1 PURPOSE OF REPORT

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

2 DEVELOPMENT SERVICES REPORTING

2.1 Planning Decisions

	Total YTD	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June
Number of valid applications	119	15	16	17	21	18	20	12					
Applications on STOP for further information		47	51	50	38	48	43	64					
Single residential	30	2	8	3	5	2	7	3					
Multiple residential	18	0	0	1	2	0	1	14					
Subdivision	23	0	4	6	6	3	2	2					
Total number of new lots created	196	0	12	8	19	41	1	115					
Commercial	19	4	3	1	4	1	3	3					
Industrial/Utilities	7	2	3	0	1	1	0	0					
Visitor Accommodation	6	1	2	0	0	1	0	2					
Total permitted	0	0	0	0	0	0	0	0					
Total discretionary	6	1	2	0	0	1	0	2					
Other (includes all residential development on existing dwellings [alterations/ additions, sheds, solar, fences, pools etc])	56	14	11	13	4	5	5	4					
Total No. Applications Approved:	148	24	30	23	21	14	18	18					
Total Permitted:	14	3	3	1	1	0	5	1					
Average Days for Permitted	12.6	11	15	11	23		14	2					
Days allowed for approval by LUPAA	28	28	28	28	28	28	28	28					
Total Exempt under IPS:	55	12	5	5	6	10	7	10					
Total Refused:	5	0	1	0	1	1	0	2					
Total Discretionary:	134	21	27	22	20	14	13	17					
Average Days for Discretionary:	32.8	32	30	29	35.5	34	33	36					
Days allowed for approval under LUPAA:	42	42	42	42	42	42	42	42					
Total Withdrawn:	33	2	13	7	3	7	1	0					
Council Decisions	21	3	3	1	7	2	0	5					
Appeals lodged by the Applicant	6	0	1	1	1	0	2	1					
Appeals lodged by third party	1	0	0	0	1	0	0	0					



Project	Details	Address	Applicant	No of LUPAA days	Perm / Disc / Exempt
DELEGATED DECISIONS					
PLN-21-0187 - 2	Demolish Existing Garage & Replace with New Prefab Shed & Simplify Deck Design	5 Macquarie Street, Cressy TAS 7302	Engineering Plus		A
PLN-22-0216	Multiple Dwellings x 4 including access over CT181488/1 (Vary site area per dwelling; Vary private open space; Local Historic Heritage Code; Heritage Precincts Specific Area Plan)	24A Malcombe Street, Longford TAS 7301	6ty° Pty Ltd	42	D
PLN-22-0255	Dwelling (vary internal front setback, Parking and Sustainable Transport Code)	12 (Lot 2) Talisker Street, Perth TAS 7300	Abode Designer Homes	42	D



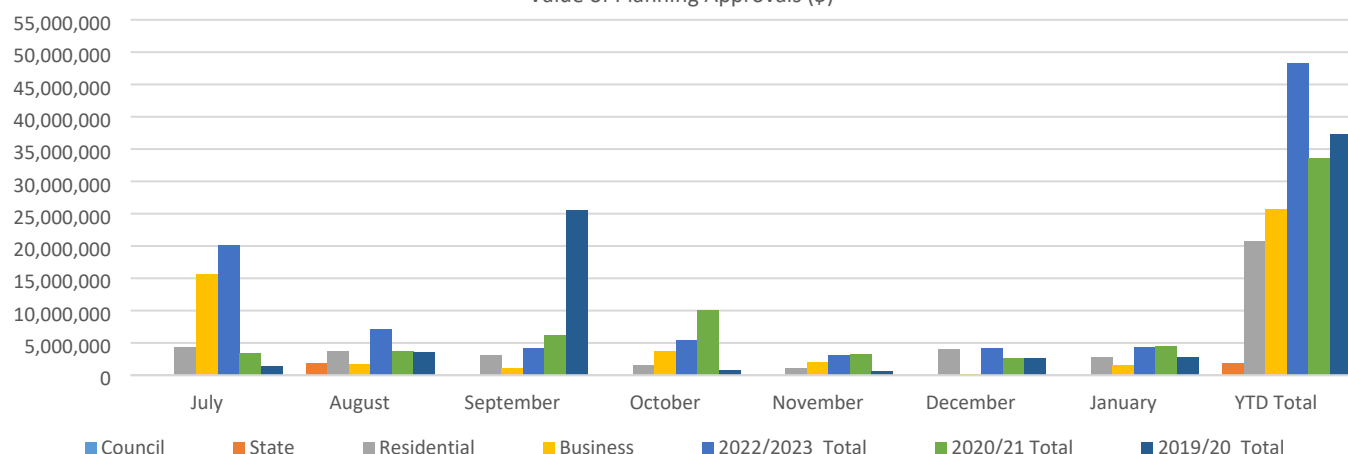
Project	Details	Address	Applicant	No of LUPAA days	Perm / Disc / Exempt
PLN-22-0261	Tree removal (swamp gum) (Local Heritage Place)	110 Main Street, Cressy TAS 7302	Trustees of the Diocese of Tasmania	42	D
PLN-22-0262	Partial Change of Use to Visitor Accommodation (Discretionary use; Vary construction of parking areas)	109 High Street, Campbell Town TAS 7210	Tracy Warren	41	D
PLN-22-0265	Change of Use to Visitor Accommodation (Vary gross floor area for Visitor Accommodation; Vary construction of parking areas)	500 Hobart Road, Youngtown TAS 7250	Mark Graham (Phoenix Ridge Pty Ltd))	41	D
PLN-22-0267	Shed (10mx24mx5.8) - (Vary side Setback)	38 Summit Drive, Devon Hills TAS 7300	Design To Live	36	D
PLN-22-0273	2 Lot Subdivision & Consolidation of 7 Lots (Vary Lot Design, and Services)	155 Burlington Road (inc CT'S 251640/1, 251640/2, 251640/3, 251640/4, 236228/1, 150960/1, 150133/1), Cressy TAS 7302	CBM Sustainable Design	41	D
PLN-22-0275	Change of Use to Business & Professional Services & Extension to Existing Building (Discretionary Use in Zone)	361 Cressy Road, Longford TAS 7301	Woolcott Surveys	41	D
PLN-22-0277	Part Change of Use to Business & Professional Services (Vary Car Parking Code Requirements)	100 High Street, Campbell Town TAS 7210	Sally Nus	22	D
PLN-22-0278	1.8m high Colorbond fence within 4.5m of frontage (Vary 8.4.7)	66 Bulwer Street, Longford TAS 7301	Mr Stephen McCall	25	D
PLN-22-0280	Covered Deck (vary internal lot frontage setback)	51 Catherine Street, Longford TAS 7301	Odette Arrietta-Shadbolt	42	D
PLN-22-0283	Dwelling and New Access (Discretionary Use, Vary setbacks, Parking and Sustainable Transport Code)	2a Walter Street, Rossarden (CT211550/6) TAS 7213	Teresa Bennenbroek	41	D
PLN-23-0004	Retrospective Illegal Works (Vary site coverage and setback to agriculture zone)	205 Top Road, Blackwood Creek TAS 7301	Roger & Rosemary Frankcombe	20	D
PLN-23-0001	Outdoor Shelter	23 William Street, Longford TAS 7301	Longford Primary School	2	P
COUNCIL DECISIONS					
PLN-22-0037	116 Lot Subdivision (staged) (creation of new roads, public open space lots, & water, sewer and storm water infrastructure)	Folio of the Register 174678/1 Drummond St (accessed from Napoleon St), & Napoleon St & Frederick St, PERTH TAS 7300	PDA Surveyors	42	C
PLN-22-0211	Proposed village for over 55s consisting of 8 dwellings and communal garden, removal of trees and hedge (Retirement Village) (Vary front and side setbacks, vary carparking provisions) (Heritage Listed Property) and extend stormwater main in Saundridge Road	110 Main Street (folio of the Register 249681/2) & Saundridge Rd, Cressy TAS 7302	Prime Design	42	C
PLN-22-0235	Multiple dwellings x 3 (Vary residential density for multiple dwellings; Vary setbacks and building envelope for dwellings)	17 Main Road, Perth TAS 7300	Unify SDA Housing	13	C
PLN-22-0263	2.1m Solid Timber Fence (Vary Fence Height)	16 King Street, Cressy TAS 7302	Dylan McLeod-Barker	42	C
COUNCIL DECISIONS - REFUSAL					
PLN-22-0217	Multiple Dwellings x 3 (1 existing, 2 new) (Heritage Precinct, Attenuation)	21 Union Street, Longford TAS 7301	Prime Design	42	CR
DELEGATED DECISIONS - REFUSAL					
PLN-22-0243	2 lot subdivision of land in Future Urban Zone and Agriculture Zone	5 Eskleigh Road, Perth TAS 7300	6ty° Pty Ltd	21	R



2.2 Value of Planning Approvals

	Current Year				2022/2023	2021/2022	2020/2021	2019/2020
	Council	State	Residential	Business	Total	Total	Total	Total
July	50,000	0	4,399,020	15,650,000	20,099,020	4,380,747	3,377,500	1,429,000
August	0	1,820,000	3,710,844	1,625,000	7,155,844	3,781,274	3,709,500	3,503,000
September	0	0	3,027,900	1,070,000	4,097,900	14,817,000	6,189,000	25,457,550
October	0	0	1,603,800	3,749,700	5,353,500	2,638,795	9,987,000	717,900
November	0	0	1,087,616	1,936,000	3,023,616	6,052,219	3,281,226	648,500
December	0	0	4,073,613	81,000	4,154,613	2,319,458	2,617,240	2,636,000
January	0	9,000	2,843,000	1,514,000	4,366,000	10,548,446	4,413,100	2,830,700
YTD Total	50,000	1,829,000	20,745,793	25,625,700	48,250,493	44,537,939	33,574,566	37,222,650
Annual Total						91,715,427	59,101,247	55,891,900

Value of Planning Approvals (\$)



2.3 Matters Awaiting Decision by TASCAT & TPC

TASCAT	TASMANIAN CIVIL AND ADMINISTRATIVE TRIBUNAL
PLN-22-0185	Appeal P/2022/169. 81 Brickendon Street, Longford. Appeal against Council's refusal of a 6 lot subdivision. The Tribunal held a preliminary conference on 21 November 2022. Hearing listed for 2 March 2023.
PLN-21-0223	Appeal 152/215. 102 & 104 Marlborough Street, Longford. Appeal against Council's refusal of 7 multiple dwellings. The Tribunal held a preliminary conference on 17 January 2022. Mediation being undertaken.
PLN/22/218	Appeal P/2022/187. Powranna Road, Appeal against Council's refusal of a grain silo development. Preliminary conference held 12 January 2023.
PLN-22-0243	Appeal P/20223/6. 5 Eskleigh Road, Perth. Appeal against refusal of a 2 lot subdivision. Preliminary conference held 25 January 2023. Hearing listed for 29 March 2023.
Decisions received	
PLN-22-0160	Appeal P/2022/171. 662 Cressy Road. Appeal against Council's approval of an ancillary dwelling. The Tribunal held a preliminary conference held on 23 November 2022. Mediation undertaken. Consent decision received from Tribunal. Permit issued in accordance with the decision.
PLN-21-0073	Appeal P/2022/136. 5 Eskleigh Road, Perth. Appeal against Council's refusal of a 2 lot subdivision. The appellant requested the matter be stood down for a time. The hearing date of 22 November 2022 was adjourned. On 30 January 2023 the Tribunal advised that it had received written confirmation that the Appellant wishes to withdraw this appeal and that the is marked as withdrawn pursuant to Section 88(1) of the <i>Tasmanian Civil and Administrative Tribunal Act 2020</i> .
TPC	TASMANIAN PLANNING COMMISSION
LPS-NOR-TPS	Tasmanian Planning Scheme. The State Planning Provisions (SPPs) came into effect on 2/3/2017. They will have no practical effect until the Local Provisions Schedule (LPS) is in effect in a municipal area. Northern Midlands Council's Draft Local Provisions Schedule submitted to the Commission 19/12/2019. Post lodgement meeting held 5/5/2020. Matters raised by the Commission and recommended response tabled at the 29/6/2020 Council meeting. Remaining responses to post lodgement enquiries provided 28/08/2020. Submission of response to post lodgement enquiries made by TPC due 5/2/2021. Meeting held between Council and Commission staff to discuss these matters held 20/1/2021. Response provided to TPC 12/2/2021. TPC requested further clarifications 16/3/2021. Response provided 8/4/2021. Section 32(4) responses to final TPC queries provided 6/5/2021. Minister's declarations issued 31 May 2021 were included on 28 June Council agenda. GIS consultant made map changes required by the Minister. Provided to TPC 19/7/2021. TPC advised 13/8/2021 of final mapping changes needed for exhibition. GIS consultant made map changes required by the

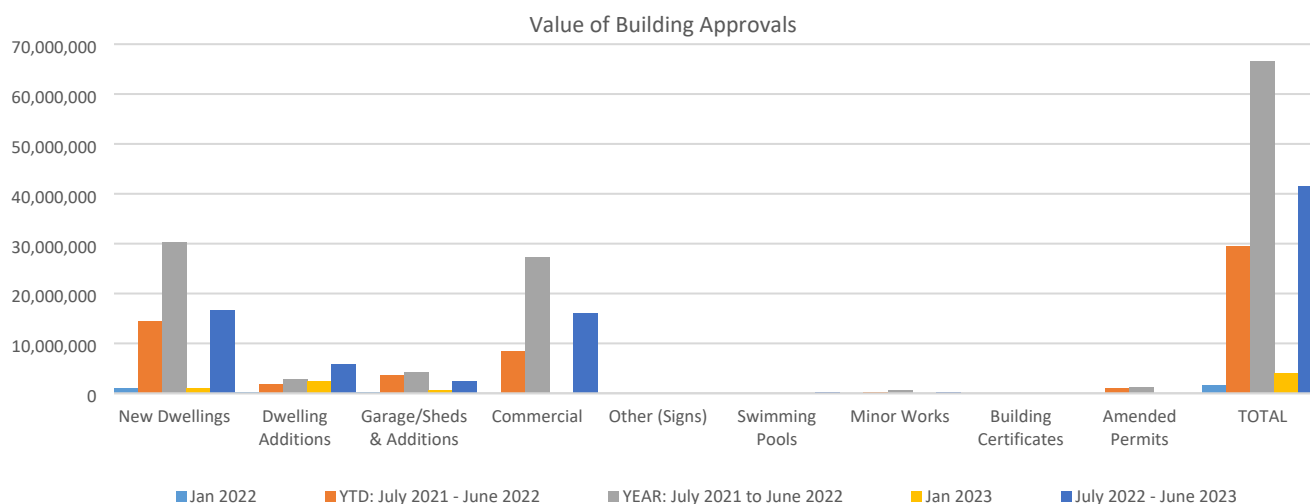
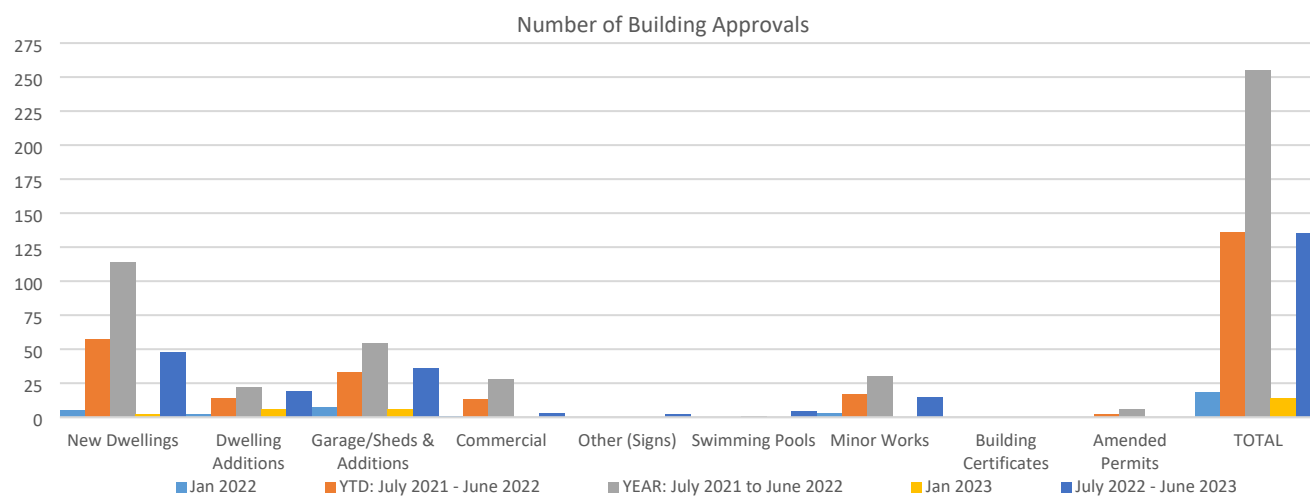


TPC	TASMANIAN PLANNING COMMISSION
	<p>Minister. Provided to TPC 19/7/2021. 6/10/2021, received direction to publicly exhibit draft Local Provisions Schedule. Draft Local Provisions Schedule on public exhibition from 22 October to 21 December 2021. Section 35F report on representations to be presented to Council meeting of 21 February 2022. Deferred until 21 March meeting to get information on the process if Council supports any of the representations. Section 35F report on representations considered at Council meeting of 21 March 2022. Report sent to Tasmanian Planning Commission 28 March 2022. Hearings held 8-10 June 2022.</p> <p>On 4 October 2022 Council received notice under section 35K(1)(a) and section 35KB(4)(a) of the Land Use Planning and Approvals Act 1993 from the Tasmanian Planning Commission which advised that:</p> <ul style="list-style-type: none"> The delegates have finalised their consideration of the Northern Midlands draft Local Provisions Schedule (draft LPS) under section 35J of the Act. They consider modifications are required and have issued a decision under section 35K(1) and 35KB. They have directed the Planning Authority to: <ul style="list-style-type: none"> (a) modify the draft LPS, under section 35K(1)(a) of the Act, in accordance with the notice at Attachment 2 to the decision (completed); (b) submit the modified draft LPS to the Commission under section 35K(2)(a) within 28 days (1 November 2022) (completed); (c) to prepare draft amendments under section 35KB(4)(a)(i) of the Act in the terms specified in the notice at Attachment 3 to the decision; and (d) to submit the draft amendments to the Commission under section 35KB(4)(a)(ii) of the Act within 42 days after the Northern Midlands LPS comes into effect (to be submitted by 21 December 2022). <p>Notice of approval of the Northern Midlands Local Provisions Schedule was published in the Gazette specifying that the State Planning Provisions and the Local Provisions Schedule, which are as part of the Tasmanian Planning Scheme, came into effect on 9 November 2022. In accordance with section 51 of the Act, applications lodged from 12 October 2022 are assessed against the Tasmanian Planning Scheme – Northern Midlands and applications that were valid before 12 October 2022 continue to be assessed against the Northern Midlands Interim Planning Scheme 2013.</p> <p>Draft amendments to the Northern Midlands Local Provisions Schedule (LPS) that the Tasmanian Planning Commission directed the Council to prepare under section 35KB (1) of the <i>Land Use Planning and Approvals Act 1993</i> are on public exhibition until 20 February 2023.</p>
PLN-22-0056	Draft Amendment 03/2022 to rezone part of folio of the Register 173776/1 to General Residential in conjunction with an s43A application for a 3 Lot subdivision. Placed on public exhibition. TPC has been advised that no representations were received. Report under section 40K provided to TPC on 12 January 2023 as required. Awaiting Commission's decision.
PLN-22-0065	Draft Amendment 04-2022 to rezone part of 7 Wellington St, Longford, extend urban growth boundary and insert site specific qualification. Public notification until 29 July 2022. No representations. Information provided as required by TPC on 4 November 2022. GIS mapping required by TPC prepared. Hearing set for 16 February 2023.
PLN-22-0183	Draft Amendment 01 to the Northern Midlands Local Provisions Schedule. Translink Specific Area Plan. On public exhibition for 28 days until 15 January 2023. No representations received. TPC advised.
PLN21-0214	Draft Amendment 02 to the Northern Midlands Local Provisions Schedule. 21 Macquarie Street, Cressy. On public exhibition for 28 days until 15 January 2023. No representations received. TPC advised.
DECISIONS RECEIVED	
-	-

2.4 Building Approvals

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

	YEAR: 2021-2022				YEAR		YEAR: 2022-2023			
	Jan 2022		YTD 2021-2022		July 2021 - June 2022		Jan-2023		YTD 2022-2023	
	No.	Total Value	No.	Total Value	No.	Total Value	No.	Total Value	No.	Total Value
		\$		\$		\$		\$		\$
New Dwellings	5	1,025,000	57	14,374,913	114	30,244,148	2	1,010,000	50	16,583,005
Dwelling Additions	2	268,000	14	1,883,000	22	2,848,500	6	2,347,470	25	5,869,630
Garage/Sheds & Additions	7	250,520	33	3,544,670	54	4,236,238	6	584,000	39	2,377,957
Commercial	1	95,000	13	8,430,930	28	27,270,305	0	0	13	16,000,000
Other (Signs)	0	0	0	0	0	0	0	0	0	82,945
Swimming Pools	0	0	0	0	1	70,000	0	0	0	296,000
Minor Works	3	67,000	17	258,896	30	525,174	0	0	17	271,269
Building Certificates	0	0	0	0	0	0	0	0	0	0
Amended Permits	0	0	2	1,035,000	6	1,295,000	0	0	2	0
TOTAL	18	1,705,520	136	29,527,409	255	66,489,365	14	3,941,470	150	41,480,806
Inspections										
Building	0		2		38		0		0	
Plumbing	5		201		316		7		135	



2.5 Planning and Building Compliance – Permit Review

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

	This Month	2022/2023	Total 2021/2022
Number of Inspections	10	56	18
Property owner not home or only recently started			
Complying with all conditions / signed off			2
Not complying with all conditions			
Re-inspection required	8	48	12
Notice of Intention to Issue Enforcement Notice		5	
Enforcement Notices issued		1	2
Enforcement Orders issued			
Infringement Notice			
No Further Action Required	2	8	4
	This Month	2022/2023	Total 2021/2022
Number of Inspections	1	12	
Property owner not home or only recently started			
Complying with all conditions / signed off			
Not complying with all conditions			
Re-inspection required		4	
Building Notices issued			
Building Orders issued			
No Further Action Required	1	8	



	This Month	2022/2023	Total 2021/2022
Number of Inspections	10	47	11
Commitment provided to submit required documentation		3	
Re-inspection required	7	29	8
Building Notices issued	2	7	1
Building Orders issued		4	
Emergency Order	1	3	1
No Further Action Required	3	15	3

	This Month	2022/2023	Total 2021/2022
Number of Inspections	8	25	29
Commitment provided to submit required documentation			3
Re-inspection required	4	16	21
Enforcement Notices issued		1	2
Enforcement Orders Issued	1		
Notice of Intention to Issue Enforcement Notice issued			3
No Further Action Required	4	9	5

3 STRATEGIC PLAN & INTEGRATED PRIORITY PROJECTS PLAN

3.1 Strategic Plan 2021-2027

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

Progress: Economic health and wealth - grow and prosper

Strategic Project Delivery - Build Capacity for a Healthy Wealthy Future

Strategic outcomes:

2.1 Strategic, sustainable, infrastructure is progressive

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

Sense of Place - Sustain, Protect, Progress

Strategic outcomes:

3.1 Sympathetic design respects historical architecture

3.2 Developments enhance existing cultural amenity

3.4 Towns are enviable places to visit, live and work

Place: Nurture our heritage environment

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

Strategic outcomes:

4.1 Cherish and sustain our landscape

4.2 Meet environmental challenges

4.4 Our heritage villages and towns are high value assets

3.2 Integrated Priority Projects Plan 2021

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

Enabling Project/s:

Projects which are considered to be incrementally important – usually by improving existing facilities or other complementary upgrades to infrastructure (does not include Council's business as usual projects including renewal and maintenance of existing assets)

5.4 Subdivisions:

Several at Cressy, Evandale, Longford & Perth - the Northern Midlands Council is a planning authority with



responsibilities specified in the Land Use Planning and Approvals Act 1993 (LUPAA). These responsibilities include developing planning schemes, proposing amendments to planning schemes, supporting or rejecting changes proposed by others and making decisions on individual developments in accordance with the planning scheme. Several significant subdivisions in the Northern Midlands region have recently been identified and are in various stages of conceptual design or planning.

4 STATUTORY REQUIREMENTS

4.1 Land Use Planning & Approvals Act 1993

The planning process is regulated by the *Land Use Planning & Approvals Act 1993*, section 43 of which requires Council to observe and enforce the observance of its planning scheme.

4.2 Building Act 2016

The *Building Act 2016* requires Council to enforce compliance with the Act.

5 RISK ISSUES

Lack of public awareness is a risk to Council. If people are not aware of requirements for planning, building and plumbing approvals, this may result in work without approval. Council continues to promote requirements to ensure the public is aware of its responsibility when conducting development.

6 COMMUNITY CONSULTATION

Discretionary applications are placed on public notification in accordance with Section 57 of the *Land Use Planning & Approvals Act 1993*.

From time to time, articles are placed in the Northern Midlands Courier and on Council's Facebook page, reminding the public of certain requirements.

7 OFFICER'S COMMENTS/CONCLUSION

There have been 3 commercial building approvals valued a total of \$16,000,000 for 2022/23 (year to date) compared to 13 commercial building approvals valued a total of \$8,430,930 (year to date) for 2021/2022.

In total, there have been 135 building approvals valued at \$41,480,806 (year to date) for 2022/2023 compared to 136 building approvals valued at \$29,527,409 (year to date) for 2021/22.



14.2 STRATA PROPOSAL: 28 CHURCH STREET, ROSS

Responsible Officer: Des Jennings, General Manager

Report prepared by: Paul Godier, Senior Planner

RECOMMENDATION

- a) That Council enter into an agreement under Part 5 of the Land Use Planning and Approvals Act 1993 on the following terms:
- The owner is the owner of all that land described by Certificate of Title Volume 127540 Folio 1 (the Land).
- An awning belonging to the owner protrudes over a footpath part of a local highway under the control of the Council.
- The awning protrudes by 3.28 metres into the local highway.
- The Council has agreed to grant consent for the awning to remain over the highway upon the terms contained in this agreement. Council may after serving notice pursuant to section 52 of the Local Government (Highways) Act 1982 require the awning to be altered, raised cut back or removed in its entirety.
- The owner must at all times:
- Indemnify and keep indemnified the Council against all actions proceeding claims, demands, costs and expenses whatsoever in respect of or arising out of the works including all claims for maintenance, replacement or repair of the awning.
- Indemnify and keep indemnified the Council against all actions proceeding claims, demands, costs and expenses suffered or claimed to be suffered by reasons of damage to the awning.
- The liability of the owner and their successor in title commences on the date of this agreement and continues in force for so long as the law permits. The liability is to go with the land, despite that the owners may subsequently sell, lease, dispose, assign, charge, mortgage, pledge or licence the land or any part of it.
- Continue to have public indemnity insurance for the awning.
- Maintain the awning to ensure that structural integrity is maintained and that it remains current with applicable safety standards.
- Permit the Council or its agents, workers or contractors to have access to the awning to determine whether this agreement has been complied with.
- b) that the cost of preparing and registering the agreement be borne by the landowner.

1 PURPOSE OF REPORT

This report advises Council of a request to enter into a Part 5 Agreement in regard to an awning the protrudes into the road reserve at 28 Church Street, Ross.

2 INTRODUCTION/BACKGROUND

Woolcott Surveys have prepared a strata plan for 2 lots at 28 Church Street, Ross and have advised that they are unable to sign the certificate on a strata plan if the titles buildings are over the title boundaries unless these encroachments are 'authorised according to law'.

Woolcott Surveys have asked whether Council would enter into a Part 5 Agreement with the land owner of 28 Church Street, Ross to authorise shop awning encroachments into the road reserve and advise that this is something that they regularly do with the Launceston City Council to authorise awnings in the road reserve in the Launceston CBD.

The terms of the agreement would be:

The owner is the owner of all that land described by Certificate of Title Volume 127540 Folio 1 (the Land).



An awning belonging to the owner protrudes over a footpath part of a local highway under the control of the Council.

The awning protrudes by 3.28 metres into the local highway.

The Council has agreed to grant consent for the awning to remain over the highway upon the terms contained in this agreement. Council may after serving notice pursuant to section 52 of the Local Government (Highways) Act 1982 require the awning to be altered, raised cut back or removed in its entirety.

The owner must at all times:

Indemnify and keep indemnified the Council against all actions proceeding claims, demands, costs and expenses whatsoever in respect of or arising out of the works including all claims for maintenance, replacement or repair of the awning.

Indemnify and keep indemnified the Council against all actions proceeding claims, demands, costs and expenses suffered or claimed to be suffered by reasons of damage to the awning.

The liability of the owner and their successor in title commences on the date of this agreement and continues in force for so long as the law permits. The liability is to go with the land, despite that the owners may subsequently sell, lease, dispose, assign, charge, mortgage, pledge or licence the land or any part of it.

Continue to have public indemnity insurance for the awning.

Maintain the awning to ensure that structural integrity is maintained and that it remains current with applicable safety standards.

Permit the Council or its agents, workers or contractors to have access to the awning to determine whether this agreement has been complied with.



^Awning over footpath outside 28 Church Street, Ross

3 STRATEGIC PLAN & INTEGRATED PRIORITY PROJECTS PLAN

3.1 Strategic Plan 2021-2027

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



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Sense of Place - Sustain, Protect, Progress

Strategic outcomes:

3.1 Sympathetic design respects historical architecture

3.4 Towns are enviable places to visit, live and work

Place: Nurture our heritage environment

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

Strategic outcomes:

4.4 Our heritage villages and towns are high value assets

3.2 Integrated Priority Projects Plan 2021

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

Not applicable.

4 POLICY IMPLICATIONS

There are no policy implications.

5 STATUTORY REQUIREMENTS

5.1 Land Use Planning and Approvals Act 1993

Section 71 (1) A planning authority may enter into an agreement with an owner of land in the area covered by a planning scheme.

6 FINANCIAL IMPLICATIONS

There are no financial implications.

7 RISK ISSUES

Risk issues are addressed within the terms of the Part 5 Agreement.

8 CONSULTATION WITH STATE GOVERNMENT

Not required for this matter.

9 COMMUNITY CONSULTATION

Not required for this matter.

10 OPTIONS FOR COUNCIL TO CONSIDER

Council can consent to entering into the Part 5 Agreement or refuse to enter into the Part 5 Agreement.



11 OFFICER'S COMMENTS/CONCLUSION

For the reasons given in this report it is recommended that Council consent to the Part 5 Agreement as requested for 28 Church Street, Ross.

12 ATTACHMENTS

Nil



15 CORPORATE SERVICES REPORTS

15.1 MONTHLY REPORT: FINANCIAL STATEMENT

Responsible Officer: Maree Bricknell, Corporate Services Manager

Report prepared by: Maree Bricknell, Corporate Services Manager

RECOMMENDATION

That Council:

- i) receive and note the Monthly Financial Report for the period ending 31 January 2023, and
- ii) authorise Budget 2022/23 alterations as listed in Item 4.

1 PURPOSE OF REPORT

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

2 INTRODUCTION/BACKGROUND

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

3 STRATEGIC PLAN & INTEGRATED PRIORITY PROJECTS PLAN

3.1 Strategic Plan 2021-2027

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

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Strategic Project Delivery - Build Capacity for a Healthy Wealthy Future

Strategic outcomes:

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3.2 Integrated Priority Projects Plan 2021

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

4 ALTERATIONS TO 2022-23 BUDGET

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

SUMMARY FINANCIAL REPORT

For Month Ending:

31-Jan-23

7

A. Operating Income and Expenditure						
	Budget	Year to Date Budget 42%	Actual	(\$,000)	Target 100%	Comments
Rate Revenue	-\$12,989,463	-\$12,989,463	-\$13,085,785	\$96	100.7%	99% raised in July 2022
Recurrent Grant Revenue	-\$4,593,268	-\$3,062,179	-\$1,293,378	-\$1,769	42.2%	* 75% Advanced grants paid 21/22
Fees and Charges Revenue	-\$2,571,392	-\$1,499,979	-\$1,588,745	\$89	105.9%	* Fee income above budget
Interest Revenue	-\$1,047,621	-\$611,113	-\$361,922	-\$249	59.2%	Timing variance
Reimbursements Revenue	-\$44,625	-\$26,031	-\$54,468	\$28	209.2%	
Other Revenue	-\$1,542,444	-\$899,759	-\$381,481	-\$518	42.4%	Timing variance
	-\$22,788,813	-\$19,088,524	-\$16,765,779	-\$2,323	87.8%	



Employee costs	\$6,415,996	\$3,742,664	\$3,591,790	\$151	96.0%	
Material & Services Expenditure	\$5,806,838	\$3,387,322	\$3,474,134	-\$87	102.6%	Insurances paid for full year
Depreciation Expenditure	\$6,651,715	\$3,880,167	\$3,880,265	\$0	100.0%	
Government Levies & Charges	\$1,161,962	\$677,811	\$741,761	-\$64	109.4%	Fire Levy not yet paid
Councillors Expenditure	\$217,390	\$126,811	\$53,329	\$73	42.1%	
Interest on Borrowings	\$100,368	\$58,548	\$137,174	-\$79	234.3%	Timing variance only
Other Expenditure	\$1,588,999	\$926,916	\$854,220	\$73	92.2%	Pension rebate provided for full year
Plant Expenditure Paid	\$569,494	\$332,205	\$400,887	-\$69	120.7%	
	\$22,512,762	\$13,132,445	\$13,133,560	-\$1	100.0%	
	-\$276,051	-\$5,956,079	-\$3,632,219			
Gain on sale of Fixed Assets	-\$160,000	-\$93,333	\$0	-\$93	0.0%	
Loss on Sale of Fixed Assets	\$426,581	\$248,839	\$0	\$249	0.0%	*Asset recognition EOY
Underlying (Surplus) / Deficit	-\$9,470	-\$5,800,574	-\$3,632,219			1*
	\$0					
Capital Grant Revenue	-\$8,353,950	-\$4,873,138	-\$2,119,333	-\$2,754	43.5%	* Not paid until milestones met
Subdivider Contributions	-\$345,649	-\$201,629	0	-\$202	0.0%	* Not recognised until EOY
Capital Revenue	-\$8,699,599	-\$5,074,766	-\$2,119,333			

Budget Alteration Requests

- For Council authorisation by absolute majority

	Budget Operating	Budget Capital	Actuals
--	---------------------	-------------------	---------

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

January

			Note number of Financial Reports	
Original Budget Operating Surplus		-\$9,470		
- Interest on Investments	100300	-\$20,000	1	Additional revenue
		Allocation \$50,000 legal costs, \$150,000 staff resources, \$60,000 EBA bring forward 3		
- Governance General Expenditure	101010	\$0months	2	Allocate existing budget allocation
- Compulsory Election	102200	\$24,000	3	Additional expenditure
- Youth Program Grant revenue	502949.7	-\$17,944	4	Additional revenue
- Youth Program Grant expenditure	502997/998	\$17,944		Additional expenditure
- Rate Certificate Income	202100	-\$10,000	5	Additional revenue
- Alcohol & Drug random testing	207110	\$2,000 2 monthly service	6	Additional expenditure
- Road verges and widening land purchases	104200	\$12,000	7	Additional expenditure
- Longford Care-a-car reimb for car purchase	501050	-\$18,500	8	Capital funding
		Contra income and expenditure		
- Tourism - Re-assign Project	507439/ 507620	\$0\$77,000	9	Grant expenditure
- Aerated Wastewater Rates	339650	\$24,103	10	Reduced revenue
- Aerated Wastewater expenses	339800	-\$20,000	11	Reduced expenditure
- Planning Fees	323150	\$50,000	12	Reduced revenue
- Building Permit Authority	323592	-\$10,000	13	Additional revenue
- Works - Longford Hay St depot cleanup	400625	\$0Reallocate \$6,000 from 400300	14	Reallocate existing budget
		Reallocate \$30,000 from		
- GIS / Asset Management	324455	\$0324470	15	Reallocate existing budget
- Pisa Bridge grant	326213	-\$39,550	16	Capital grant funding
- Bridge Maintenance	409080	\$40,000Guard rail replacement	17	Additional expenditure
- Penstocvk Valuve - Union St, Lfd	505640	-\$20,000	18	Capital grant funding
- Detention Basin Gatty Street, W/Junction	505641	-\$40,000	19	Capital grant funding
- Levee Gate Automation for Back Creek	505658	-\$33,137	20	Capital grant funding
- Perth Cemetery	450430	\$3,000Minor improvements	21	Additional expenditure
- Community Infrastructure Grants Phase 2	509030	-\$189,063	22	Capital grant funding
- South Est river walkway	509040	-\$33,078	23	Capital grant funding
- Cressy Rec Ground Cricket Net upgrade	515778.6	-\$22,050	24	Capital grant funding
- Lake Leake building improvements	508550	\$15,000	25	Additional expenditure
- Evandale Medical Centre lease	511820	\$9,000 Lease terminated	26	Reduced revenue
- Ctown Memorial Complex	513250	-\$20,000	27	Additional revenue



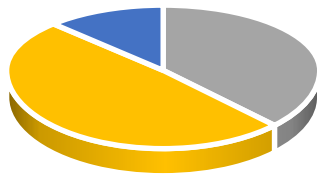
Allocation from Public Building Improvements		Building compliance / WHS	28	Additional expenditure
Less Capital Revenue listed above		works		
New Operating Surplus		-\$100,000		
Change = Surplus decrease		\$395,378		
		-\$10,367		
		-\$897		
Capital				
- Public Open Space - land	New	\$130,000	C1	New budget allocation
- Evandale Cricket Nets	708038	\$25,000	C2	Additional Budget required
- Perth Cricket Nets	708040	\$11,645	C3	Additional Budget required
- Evandale Pioneer Park toilet upgrade	708063	\$0\$110,000 grant reallocation	C4	Tfr from Playground upgrade
- Ross Rec Ground Dog Park	708070	\$4,730	C5	Additional Budget required
- Ross Village Green	708071	-\$6,099	C6	Reallocation to 708074
- Ross Rec Grandstand replacement	708074	\$6,099	C6	Reallocation from 708071
- Lfd Sports Centre - Footpath	707752.96	-\$73,000	C7	Tfr to 707869.5
- Cressy Pool Improvements	707869.5	\$73,000	C7	Additional Budget required
- Public Building Improvements	715350	-\$100,000	C8	Allocated to Operating accounts
- Talisker St Perth toilet replacement	720133	\$23,170	C9	Additional Budget required
- Marlborough/Wellington St Intersection	751433	\$46,116	C10	Additional Budget required
- Drummond St Perth kerb & channel	751498	\$59,022	C11	Additional Budget required
- Footpath Replacements allocation	750000	-\$88,000	C12	Reallocation of footpath budget
- Footpath Pultney St Lfd	751040.6	\$55,000	C12	Additional Budget required
- Footpath Drummond Street Pth	751498.6	\$33,000	C12	Additional Budget required
- Lfd Wellington/Laycock public open space	751354	\$25,000	C13	Additional Budget required
- Unallocated Stormwater	788575	-\$36,500	C14	New budget allocation
- Phillip St Culvert extension	788623	\$14,000	C14	Additional Budget required
- 136 Main St Cressy stormwater extension	788650	\$19,000	C14	Additional Budget required
- 7 Laycock Street stormwater extension	788652	\$3,500	C14	Additional Budget required
		\$224,683**		

**Additional Capital budget allocation to be funded from projects deferred in 2022/23 or infrastructure reserves and funded in 2023/24

B. Balance Sheet Items						
	Year to Date Actual		Monthly Change		Same time last year	Comments
Cash & Cash Equivalents Balance	Year to Date					
- Opening Cash balance	25,974,970.77		\$23,684,511			
- Cash Inflow	\$15,390,130		\$4,345,820			
- Cash Payments	-\$19,979,509		-\$6,644,740			
- Closing Cash balance	\$21,385,592		\$21,385,592			
Account Breakdown						
- Trading Accounts	\$1,158,615					
- Investments	\$20,226,977					
	\$21,385,592					
	\$0					
Summary of Investments	Investment Date	Maturity Date	Interest Rate%	Purchase Price	Maturity Value	
Tasmanian Public Finance Corporation Call Account	1/01/2023	31/01/2023	3.10	\$5,468	\$5,482	
CBA Call Account	1/01/2023	31/01/2023	0.20	\$11	\$11	
CBA Business Online Saver	19/01/2023	31/01/2023	3.20	\$1,285,494	\$1,286,846	
Westpac Corporate Regulated Interest Account	31/01/2023	31/01/2023	3.35	\$878,912	\$878,912	
CBA	14/12/2022	14/03/2023	3.91	\$1,014,579	\$1,024,361	
CBA	14/06/2022	13/03/2023	3.70	\$1,000,000	\$1,027,573	
Westpac	13/10/2022	13/04/2023	1.91	\$4,500,000	\$4,542,857	
CBA	14/06/2022	10/05/2023	3.94	\$5,000,000	\$5,178,110	
My State Financial	25/05/2022	25/05/2023	2.70	\$3,371,425	\$3,462,454	
Westpac - Stimulus	29/12/2022	29/06/2023	3.30	\$1,050,000	\$1,067,278	
Total Investments				\$3,000,000	\$22,281,920	

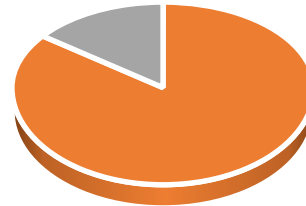


Investments by Institution



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

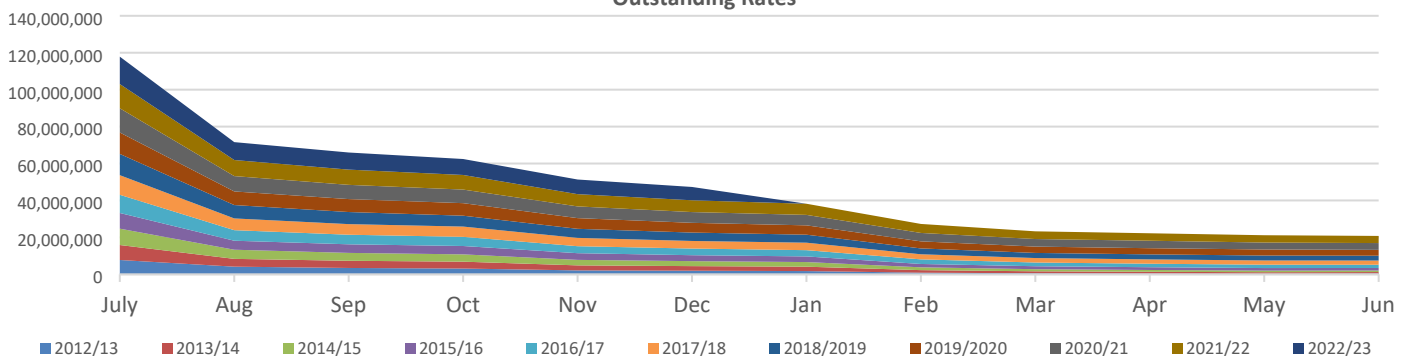
Total Investments by Rating (Standard & Poor's)



AA+ AA- BBB Unrated

Rate Debtors	2022/23	% to Raised	Same Time Last Year	% to Raised
Balance b/fwd	\$3,863,134		\$3,205,341	
Rates Raised	\$13,236,297		\$12,405,235	
	\$17,099,431		\$15,610,577	
Rates collected	\$9,333,910	70.5%	\$8,702,252	70.1%
Pension Rebates	\$525,925	4.0%	\$496,157	4.0%
Discount & Remissions	\$26,506	0.2%	\$25,017	0.2%
	\$9,886,341		\$9,223,426	
Rates Outstanding	\$7,213,090	54.5%	\$6,387,150	51.5%
Advance Payments received	-\$370,063	2.8%	-\$258,342	2.1%

Outstanding Rates



Trade Debtors				
Current balance	\$681,193			
- 30 Days	\$53,292			
- 60 Days	\$68,146			
- 90 Days	\$10,241			
- More than 90 days	\$549,515			
Summary of Accounts more than 90 days:	-			
- Norfolk Plains Book sales	171			
- Hire/lease of facilities	21,660			
- Removal of fire hazards	6,192			
- Dog Registrations & Fines	18,739			
- Private Works	20,897			
- Regulatory Fees	4,656			
- Govt Reimbursements	477,200			
	-			

C. Capital Program				
	Budget	Actual (\$,000)	Target 58%	Comments
Renewal	\$12,747,327	\$3,424,928	27%	
New assets	\$10,291,163	\$4,448,582	43%	
Total	\$23,038,490	\$7,873,510	34%	

Major projects:



- Perth Early Learning Centre	\$3,770,064	\$2,553,642	68%	In progress
- Lfd Memorial Hall upgrade	\$1,820,460	\$132,203	7%	Design stage
- Lfd Urban Streetscape Improvements	\$1,293,628	\$147,995	11%	Design stage
- Ctown Urban Streetscape Improvements	\$1,450,000	\$154,323	11%	Design stage
- Pth Urban Streetscape Improvements	\$1,141,000	\$101,360	9%	Design stage
- Cry Pool Improvements	\$600,000	\$685,003	114%	Complete
- Glen Esk Road Reconstruction	\$514,800	\$53,914	10%	Commenced
- Bishopsbourne Road Reconstruction	\$504,900	\$0	0%	
- Lfd Caravan Park Amenities replacement	\$450,000	\$12,299	3%	Preliminaries
- Evandale Hall Roof replacement	219,700	\$233,641	106%	In progress
- William Street Footbridge	270,000	\$127,809	47%	In progress
- Footpath Program	942,500	\$55,809	6%	Commenced

* Full year to date capital expenditure for 2021/22 provided as an attachment.

D. Financial Health Indicators

	Target	Actual	Variance	Trend
Financial Ratios				
- Rate Revenue / Total Revenue	57.0%	78.1%	-21.1%	↘
- Own Source Revenue / Total Revenue	80%	92%	-12.4%	↘
Sustainability Ratio				
- Operating Surplus / Operating Revenue	0.0%	21.7%	-21.6%	↘
- Debt / Own Source Revenue	40.8%	48.0%	-7.2%	↔
Efficiency Ratios				
- Receivables / Own Source Revenue	43.4%	41.3%	2.1%	↘
- Employee costs / Revenue	28.2%	21.4%	6.7%	↗
- Renewal / Depreciation	191.6%	88.3%	103.4%	↗
Unit Costs				
- Waste Collection per bin	\$10.12	\$22.09		↔
- Employee costs per hour	\$53.47	\$39.87		↗
- Rate Revenue per property	\$1,828.47	\$1,842.03		↔
- IT per employee hour	\$3.30	\$5.96		↘

E. Employee & WHS scorecard

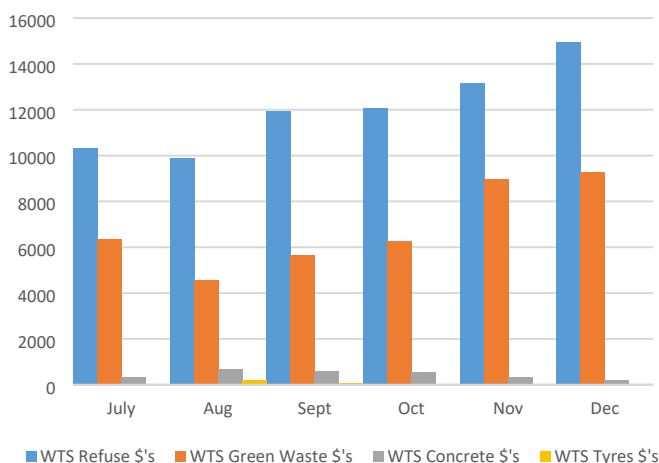
	YTD	This Month
Number of Employees	104	104
New Employees	27	2
Resignations	12	3
Total hours worked	90,090	12,035
Lost Time Injuries	0	0
Lost Time Days	0	0
Safety Incidents Reported	0	0
Hazards Reported	6	0
Risk Incidents Reported	7	0
Insurance claims - Public Liability	0	0
Insurance claims - Industrial	0	0
Insurance claims - Motor Vehicle	0	0
IT - Unplanned lost time	3	0
Open W/Comp claims	7	1



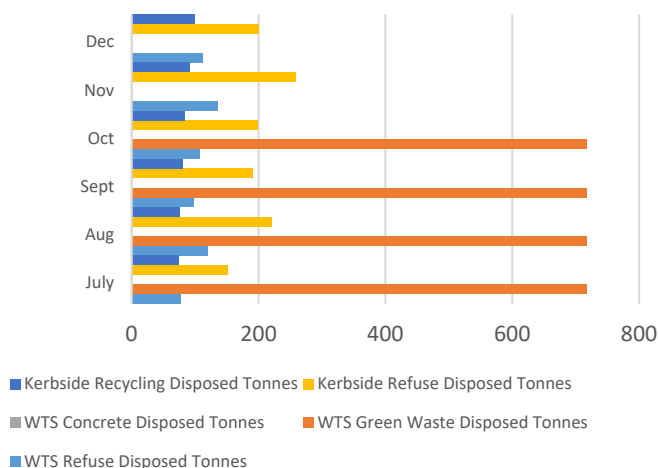
F. Waste Management

Waste Transfer Station	2020/21	2021/22	2022/23 Budget Year to Date	2022/23
Takings				
- Refuse	\$119,842	\$135,285	\$77,515	\$72,267
- Green Waste	\$80,904	\$82,450	\$48,518	\$41,987
- Concrete	\$2,293	\$2,980	\$1,499	\$2,789
- Tyres	727	694	\$378	\$257
Total Takings	\$203,767	\$221,409	\$127,910	\$117,300
Tonnes Disposed				
WTS Refuse Disposed Tonnes	1432	1349	929	650
WTS Green Waste Disposed Tonnes	4670	2760	2969	2870
WTS Concrete Disposed Tonnes	3056	3056	0	0
Kerbside Refuse Disposed Tonnes	2435	2430	1418	1219
Kerbside Recycling Disposed Tonnes	1051	1048	755	505
Total Waste Tonnes Disposed	12644	10643	6071	5244

Waste Transfer Station Fees



Waste Tonnes Disposed



5 OFFICER COMMENTS

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

6 ATTACHMENTS

1. Monthly Capital Financial Report to Council - January 2023 [15.1.1 - 5 pages]
2. Monthly Financial Report - January 2023 [15.1.2 - 32 pages]



15.2 2023/2024 MUNICIPAL BUDGET

Responsible Officer: Maree Bricknell, Corporate Services Manager

Report prepared by: Maree Bricknell, Corporate Services Manager

RECOMMENDATION

- A) That Council adhere to its previously adopted Budget process as detailed below and endorse the following 2023/2024 Draft Budget parameters.
- B) The following budget parameters are suggested for the 2023/2024 Budget for Council consideration, review and endorsement - note Hobart's December 2022 annual movement of CPI was 7.73 percent (National 7.8 percent).
- a) Ongoing operational expenditure to be funded by annual rate income where possible.
 - b) Government grants to be expended in the specific areas for which the grants are received (i.e. untied road grants spent on roads) for capital or special projects. Untied Financial Assistance grants to be expended on capital or special projects if possible.
 - c) New services to be funded from new rates raised.
 - d) User pays principle to be used where possible.
 - e) Cash reserves to be quarantined or committed to specific planned projects. Stimulus loan repayments to be allocated on an annual basis.
 - f) State stimulus loan funding, at nil interest rate, being only borrowings from external sources for capital or operating expenditure, unless funded from new rates raised for new assets.
 - g) Contract payments increased as per agreement provisions.
 - h) Minimise any Annual Asset Renewal shortfall.
 - i) 4.5% percent increase in financial assistance grant funding.
 - j) Interest on investments calculated at 4.0 percent.
 - k) Wages indexed by 3.5% (in accordance with the current Enterprise Bargaining Agreement at 30 June 2022) and other General Operating expenses be indexed by the expected Consumer Price Indexation of 4.75%
 - l) Emergency Management allocation equal to 10 year average actual expenditure (excluding grant reimbursements).
 - m) General rate increases be modelled on a relationship to the expected Consumer Price Indexation for Tasmania for the Budget period, plus
 - any percentage determined in the LTFP for long term sustainability, and
 - for Asset Management renewal funding if required.
 - n) Budget operating surplus aim of at least 3-5% of rate revenue.

1 PURPOSE OF REPORT

The purpose of this report is for Council to set the parameters for drafting of the 2023/2024 Municipal Budget.

2 INTRODUCTION/BACKGROUND

The 2023/2024 Draft Budget process is to be conducted mostly in accordance with Council's previously adopted procedures in an endeavour to finalise the process during June 2023:

- Issue a memo in February to Councillors and staff to list projects/ capital works for consideration and costing
- Place the Budget on Local District Committee agendas
- Conduct a Councillor Municipal Tour at a date to be determined
- List all major or new works/projects that have been considered by Council for consideration in the Budget process



- Set Budget parameters prior to drafting Budget
- Draft Budget having regard to:
 - i) Strategic Plan
 - ii) Budget parameters
 - iii) Local District Committee requests
 - iv) Long Term Capital Works programs
 - v) Departmental management and operational requirements
- Hold Council workshop/s to consider and review draft budget and review rating methodology
- Present a revised draft Budget to Council meeting for adoption
- Levy rates and charges in July.

With the Audit legislation requiring Annual Financial Statements to be completed by 15th August, it is suggested that Council move through the budget process with an aim to finalise/ adopt at the June meeting, this will allow financial staff to prepare and meet timelines for the end of year financial statements.

It is common practice each year for Council to undertake a Municipal Tour to inspect projects that have been identified for inclusion in the forthcoming budget and also to meet with Local District Committee representatives to discuss their issues of priority. An itinerary for the proposed Council Bus Tour will be prepared and circulated prior to the tour.

Proposed budget timetable is as follows:

20 February 2023	Council Meeting	Set budget parameters
03 April 2023	Workshop	Capital Works Budget
5 or 19 April 2023	Tour	
1 May 2023	Workshop	Draft Budget 1
5 June 2023	Workshop	Draft Budget 2
13 June 2022	Workshop (Optional)	Draft Budget 3
26 June 2022	Council Meeting	Adopt Budget
Mid-July 2023		Issue Annual Plan
Mid-July 2023		Issue Rates

3 STRATEGIC PLAN & INTEGRATED PRIORITY PROJECTS PLAN

3.1 Strategic Plan 2021-2027

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

Lead: Serve with honesty, integrity, innovation and pride

Leaders with Impact

Strategic outcomes:

- 1.1 Council is connected to the community
- 1.3 Management is efficient, proactive and responsible
- 1.4 Improve community assets responsibly and sustainably

3.2 Integrated Priority Projects Plan 2021

This plan has been developed with a coordinated perspective to align with local, regional, state and federal plans. Rather than grouping projects by town or assembling a long list of 'nice to have' projects, this plan takes a Council-



wide view of needs and opportunities in relation to the strategic investment drivers in the region. This matter has relevance to:

Not applicable.

4 POLICY IMPLICATIONS

Rating methods and financial policies will be considered during the Budget deliberations.

5 STATUTORY REQUIREMENTS

Council must adopt a Budget by absolute majority in accordance with section 82 of the *Local Government Act 1993*, prior to 31 August and not more than one month before the start of the financial year.

6 FINANCIAL IMPLICATIONS

Careful consideration must be taken to enable Council to have sufficient funds to maintain assets and meet commitments for the 2023-2024 financial period.

Some outside influences this year that need to also be considered include:

- Federal government grant funding for projects under construction or for consideration
- Continuation of Roads to Recovery grant funding program
- EBA wage provisions
- Bank Interest rates stabilising
- Development trends in area especially planned subdivisions in Translink & Perth
- Capital Projects in progress and their associated commitments
- Rise in prices for goods and services since the last budget due to inflationary pressures
- Labour shortages and wage growth
- New waste management arrangements, and
- Ratepayers ability to pay.

Table 5.1: Output Growth and Inflation Forecasts^(a)

Per cent						
	Year-ended		Year-ended		Year-ended	
	Dec 2022	June 2023	Dec 2023	June 2024	Dec 2024	June 2025
GDP growth	2¾	2¾	1½	1½	1½	1¾
(previous)	(3)	(2)	(1½)	(1½)	(1½)	(n/a)
Unemployment rate(b)	3.5	3½	3¾	4	4¼	4½
(previous)	(3½)	(3½)	(3¾)	(4)	(4¼)	(n/a)
CPI inflation	7.8	6¾	4¾	3½	3¼	3
(previous)	(8)	(6¼)	(4¾)	(4¼)	(3¼)	(n/a)
Trimmed mean inflation	6.9	6¼	4¼	3¼	3	3
(previous)	(6½)	(5½)	(3¾)	(3½)	(3¼)	(n/a)
Year-average						
	2022	2022/23	2023	2023/24	2024	2024/25
GDP growth	3¾	3½	2¼	1½	1½	1¾
(previous)	(4)	(3½)	(2)	(1½)	(1½)	(n/a)

(a) Forecasts finalised 8 February. The forecasts are conditioned on a path for the cash rate broadly in line with expectations derived from surveys of professional economists and financial market pricing. Other forecast assumptions (assumptions as of November *Statement in parenthesis*): TWI at 62 (62); A\$ at US\$0.69 (US\$0.64); Brent crude oil price at US\$82/bbl (US\$89/bbl). The rate of population growth is assumed to be in line with its pre-pandemic average. Forecasts are rounded to the nearest quarter point. Shading indicates historical data, shown to the first decimal point.

(b) Average rate in the quarter.

Sources: ABS; RBA



7 RISK ISSUES

Council must adopt its budget to enable annual planning to commence and rates and charges to be levied for the 2023/2024 financial period.

8 CONSULTATION WITH STATE GOVERNMENT

A submission to the State Grants Commission papers was put forward for consideration during the Government Grant funding distribution process.

9 COMMUNITY CONSULTATION

Council meet with Local District Committees to discuss priority budget projects listed by the committees. There is also indirect input into the formation of the Budget from ratepayer feedback during the year, via councillors and departmental managers.

10 OPTIONS FOR COUNCIL TO CONSIDER

The following budget parameters are suggested for the 2023/2024 Budget for Council consideration, review and endorsement - note Hobart's December 2022 annual movement of CPI was 7.73 percent (National 7.8 percent).

- a) Ongoing operational expenditure to be funded by annual rate income where possible.
- b) Government grants to be expended in the specific areas for which the grants are received (i.e. untied road grants spent on roads) for capital or special projects. Untied Financial Assistance grants to be expended on capital or special projects if possible.
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 - for Asset Management renewal funding if required.
- n) Budget operating surplus aim of at least 3-5% of rate revenue.



11 OFFICER'S COMMENTS/CONCLUSION

The cost of many goods and services have risen sharply since the last budget period especially fuel, building materials, and contractor payments. This is expected to continue to increase due to the Covid transport crisis.

12 ATTACHMENTS

Nil



16 WORKS REPORTS

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



17 ITEMS FOR THE CLOSED MEETING

RECOMMENDATION

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

Item	Local Government (Meeting Procedures) Regulations 2015 Reference
Confirmation of Closed Council Minutes	15(2)(g)
Councillors' Leave	15(2)(h)
Procedural Matter	15(2)(g)
Personnel Matters	15(2)(a)
Action Items: Status Report	15(2)(g)
Compliance Matter	15(2)(g)
Legal Issues	15(2)(i)
Legal Issues	15(2)(i)
Legal Issues	15(2)(i)
Contract/Tender	15(2)(d)

Local Government (Meeting Procedures) Regulations 2015 - Part 2 - Meetings

- (a) *personnel matters, including complaints against an employee of the council and industrial relations matters;*
- (b) *information that, if disclosed, is likely to confer a commercial advantage or impose a commercial disadvantage on a person with whom the council is conducting, or proposes to conduct, business;*
- (c) *commercial information of a confidential nature that, if disclosed, is likely to -*
 - (i) *prejudice the commercial position of the person who supplied it; or*
 - (ii) *confer a commercial advantage on a competitor of the council; or*
 - (iii) *reveal a trade secret.*
- (d) *contracts, and tenders, for the supply of goods and services and their terms, conditions, approval and renewal;*
- (e) *the security of -*
 - (i) *the council, councillors and council staff; or*
 - (ii) *the property of the council.*
- (f) *proposals for the council to acquire land or an interest in land or for the disposal of land;*
- (g) *information of a personal and confidential nature or information provided to the council on the condition it is kept confidential;*
- (h) *applications by councillors for a leave of absence;*
- (i) *matters relating to actual or possible litigation taken, or to be taken, by or involving the council or an employee of the council;*
- (j) *the personal hardship of any person who is a resident in, or is a ratepayer in, the relevant municipal area.*



18 CLOSURE

RECOMMENDATION

That Council move out of the “Closed Meeting”.

Mayor Knowles closed the meeting at