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**AVOCA, ROYAL GEORGE & ROSSARDEN LOCAL DISTRICT COMMITTEE**

MINUTES OF THE ORDINARY MEETING OF THE COMMITTEE HELD AT THE AVOCA COMMUNITY CENTRE (ASH CENTRE), ARTHUR STREET, AVOCA ON THURSDAY, 2 FEBRUARY 2023 AT 12.35PM

**1 ATTENDANCE**

Shirley Freeman, Helen Reynolds, Carol Wearing, Helen Richardson, Jane Mitchell, Leesa Rundell, Vicki Burn

**In Attendance:** Mayor Mary Knowles OAM, Gail Eacher (Secretary)

**APOLOGIES**

Nil

**Noted** Resignations received from Fiona Kozub, Rick De Angelis

**2 CONFIRMATION OF MINUTES**

**C Wearing/H Reynolds**

That the minutes of the meeting of the Avoca, Royal George and Rossarden Local District Committee held on Thursday, 31 March 2022 be confirmed as a true and correct record of proceedings.

Carried unanimously

**3 DECLARATION OF ANY PECUNIARY INTEREST BY A MEMBER OF A SPECIAL COMMITTEE OF COUNCIL**

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

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

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

**4 BUSINESS ARISING FROM THE MINUTES**

**i) Budget**

**2022/2023 budget submission.**

The following were included in the 2022/23 budget:

Falmouth Street	Churchill to Gray	Replace k&g and verge southern side
Hall	Toilet upgrade	

**General Budget Items**

- |  |                                     |
|--|-------------------------------------|
| 1. Request for installation of additional seats in the streets of Avoca (locations to be advised).     | Consider in Street Furniture Budget |
| 2. Replacement of waste bins with larger type bins.  | Consider in Street Furniture Budget |
| 3. Installation of a swing for small children in Boucher Park  | Consider in Play Equipment Program  |
| 4. Installation of bollards between the road and steep section of the river bank to curb 4x4 activity. | Investigate                         |

**Plan for installation of additional seating circulated and reviewed.**

**J Mitchell/H Richardson**

That the Committee endorse the following preferred locations for seating installation (subject to the location suitable to allow installation) in order of preference, the places have been identified in order to achieve a town perimeter walking track with rest stops:

- 1. Falmouth Street, outside of old Post Office
- 2. Falmouth Street, northern side between Arthur Street and "Billy Bag"
- 3. Falmouth Street, southern side between Gray and Churchill Streets
- 4. Churchill Street, western side between Falmouth Street and St Paul's Place
- 5. St Paul's Place, southern side between Churchill and Gray Streets

6. Arthur Street, western side between Falmouth Street and St Paul's Place

Carried unanimously

**2023/2024**

Budget discussion, following items to be considered in Council's 2023/2024 budget deliberations:

- Additional large bins (replacements) Falmouth Street, outside old Post Office and outside of 23 Falmouth Street.
- Additional seating in 2023/2024 (as identified in the decision relating to the 2022/2023 seating plan).
- Additional outdoor exercise equipment at Boucher Park.

**ii) MOU Amendment**

Meeting frequency was discussed by the Committee and resolved to request Council to consider an amendment to the MOU to provide for meetings on a quarterly basis.

Council endorsed the amendment to the MoU at the 11 April 2022 Council meeting.

The 2023 meeting schedule is as follows:

- 2 February
- 25 May
- 31 August
- 30 November

It should be noted that the LDC appointments expire at 30 June 2023.

**C Wearing/H Richardson**

That the Chair sign the amended Memorandum of Understanding.

Carried unanimously

**5 PENDING/ONGOING ITEMS**

Matter/s on hold:

- i) TasWater water tower mural – noted, graffiti on the water tower

**6 ASSOCIATION REPORT – AMIC**

Noted that the drainage leak had been repaired.

**7 NEW BUSINESS**

**i) Rossarden**

- Noted that Rossarden Landcare Group has recommenced and separate from the Fire Brigade Group.
- Taswater supporting an event at Rossarden in recognition of the 'Best Water in the World' Award.

**ii) Avoca**

- Markets held at end of 2022 fundraiser for the hall, approx. \$ 1,000 raised.
- Market planned for May 2023.

**8 CLOSURE & NEXT MEETING**

The Chairperson closed the meeting at 1.10pm.

The next meeting to be held on 25 May 2023, at the Avoca Community Centre (Ash Centre), Arthur Street, Avoca at 12.30pm.



## MINUTES OF

### PERTH LOCAL DISTRICT COMMITTEE

NOTICE IS HEREBY GIVEN OF THE COMMITTEE MEETING HELD ON TUESDAY, 7 FEBRUARY 2023, AT 5.30PM

#### **1 ATTENDANCE :**

Russell MacKenzie, Jo Saunderson, Tony Purse , Don Smith, Michelle Elgersma, Sam Beattie

Councillors Janet Lambert, Paul Terrett

**Apologies:** Jon Targett

**Guest:** Suzie Terry

#### **2 ACKNOWLEDGEMENT OF COUNTRY**

**Russell conducted the**

In keeping with the spirit of reconciliation, the PLDC acknowledges the First Peoples - the traditional owners of the land where we live and work. We recognise their continuing connection to land, water, sky and community. We pay respect to Elders – past, present and emerging – and acknowledge the important roles, Tasmanian Aboriginal people continue to play as part of our community.

#### **3 PROCEDURAL**

##### **3.1 Confirmation of Minutes**

###### **Recommendation**

That the minutes of the meeting of the Perth Local District Committee held on Tuesday 6 December 2022 be confirmed as a true and correct record of proceedings.

**Amend Councillor Janet Lambert to Present**

**Moved: DON SMITH**

**SECONDED: TONY PURSE**

##### **3.2 Declaration of any Pecuniary Interest by a Member of a Special Committee of Council. NO CHANGE**

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

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

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

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

Noted that

- Mr Tony Purse is consulting and/or has an involvement in the following projects currently being undertaken by Council:
  - Perth Community Centre Master Plan
  - Perth Recreation Ground Master Plan

- South Esk River Parkland Proposal, including owner/developer of adjacent property
- Perth Streetscape Improvements (passed at the July 2022 meeting of the NMC)

#### **4 BUSINESS ARISING FROM THE PLDC MINUTES**

##### **4.1 Shade at Playgrounds & Signage**

###### **Council meeting decision September 2022:**

*That Council review the adequacy of shade provision at each of the playgrounds within the municipality; and consideration be given in future budgets to remedy any deficiencies identified including urgent installation at playgrounds, e.g. Seccombe Street Playground.*

Due to the pressures placed on Works Department by the flood events the audit has not been completed.

###### **6 December 2022 PLDC motion to Council:**

*The committee asks for a re-consideration of the decision not to place "Children" signs on the Little Mulgrave St side of the Train Park Playground. This side of the playground is not fenced and with the completion of the 15 units at the end of the road traffic unfamiliar with local surroundings ie; visitors, will increase.*

The "Children" signage is to be placed on Little Mulgrave Street, works to be included in the Works Programme.

Tabled at 30 January 2023 Council Meeting. Officer's Recommendation to Council:

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.

**NOTE: Council meeting minutes of 30 January 2023 not available at time of preparation of the PLDC Agenda, minutes are uploaded to Council's website as soon as possible after the Council meeting.**

###### **MOTION:**

**The committee requests updates on the purchase and installation of the new play equipment for the Train Park Playground.**

**Is the Old equipment being retained and if not what will happen to this play equipment?**

##### **4.2 Train Park Sculptures**

###### **6 December 2022 PLDC motion to Council:**

*Request an update on the installation of the wooden sculpture at the Train Park.*

Council officers have contacted the artist who has advised that he has been faced with some challenges which have affected the timeline for installation and that the sculptures are to be installed prior to mid-February. Council officers have advised the Committee accordingly.

Tabled at 30 January 2023 Council Meeting. Officer's Recommendation to Council:

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.

**NOTE: Council meeting minutes of 30 January 2023 not available at time of preparation of the PLDC Agenda, minutes are uploaded to Council's website as soon as possible after the Council meeting.**

##### **4.3 Service Station cnr Drummond & Main Streets**

**Active compliance matter** – no further information available.

**4.4 Budget Matters – 2022/2023:**

Discussion at September 2022 meeting about how the budget information was provided from Council. It was unclear on some items as to what had been spent and what money had been carried forward.

Perth Capital Works			Project Cost \$	C/fwd Funds \$	Status Oct 2022
Roads	Urban Street Design	Main Street - Streetscape Improvements	1,141,000	641,000	Design stage
Roads	Recreation Ground	Carpark	167,100	150,000	Lights being place, Nov start
Roads	Perth Bypass	North & South Perth	300,000	300,000	On hold
Roads	Drummond Street	Kerb & Gutter, seal, verge – Drummond St/ Crescent	75,000	75,000	Substantially completed
		Roads Total	1,683,100	1,166,000	
Footpaths	Edward Street	Napoleon to Cromwell St – north side concrete	62,000		Not yet scheduled
Footpaths	Frederick Street	Scone to Clarence – north side concrete	46,000		Not yet scheduled
Footpaths	Little Mulgrave Street	Main St to Unit development – western side concrete	40,000		Not yet scheduled
Footpaths	William Street Reserve	From/to footbridge	40,000	40,000	Not yet scheduled
		Footpaths Total	188,000	40,000	
Land&Blds	Childcare Centre		3,770,064	3,770,064	In progress
Land&Blds	William Street	BBQ Shelter	55,000	55,000	BBQ purchased, shelter in design
Land&Blds	Train Park	BBQ Shelter & Toilet Upgrade	85,000	85,000	In progress
		Land & Buildings Total	3,910,064	3,910,064	
Recreation	Train Park	Play equipment	100,000	100,000	On order
Recreation	Recreation Ground	Amenities improvements	30,000		Deferred
Recreation	Recreation Ground	Scorers Box	20,000		Design stage
Recreation	Bicentennial Dog Park	Separation fence	7,550		Not yet scheduled
Recreation	Bicentennial Dog Park	Culvert	15,000		Not yet scheduled
Recreation	Mural Project		5,500		
		Recreation Total	178,050	100,000	
Sp. Projects	Recreation Ground	Rec. Ground Cttee contribution towards scoreboard	5,000		Design stage
		Special Projects Total	5,000	-	

		<b>TOTAL CAPITAL WORKS</b>	<b>5,964,214</b>	<b>5,216,064</b>	

<b>Perth LDC Budget Requests</b>	<b>Response</b>	<b>Status</b>
Shade in Local Parks	Tree Planting program & shelters (as above)	
Shade Sails in Seccombe Street	No specific allocation to Seccombe St	Investigation stage
Perth Entrance Signage wording	Investigation in Progress	Investigation stage
Perth Pump Track	Further investigation required for future decision	
Park Signage	Budget allocation available if required	
History Interpretation Panels – investigation & Installation	Further liaison with committee required	
Continued development of West Perth	Ongoing	Ongoing

**The Committee requests the status of the Budget matters as of February 2023.**

**The committee also requested that the shade sails to be kept at the top of the list**

**For inclusion in budget and installation.**

#### **4.5 William Street Reserve**

The Committee following motion was submitted to Council for consideration:

##### **Council meeting decision - Naming of Bridge & Installation of Bench Seat:**

*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.*

Wording for seat Plaque has been given to the family for consideration. Russell to liaise with Council regarding provision and placement of park bench.

**JOHN STAGG'S FAMILY HAVE RESPONDED IN THE AFFIRMATIVE FOR THE WORDING ON THE PLAQUE.**

**THE COMMITTEE ALSO NOTED THE INFORMATION THAT THERE WAS A DELAY IN THE COMPLETION OF THE WILLIAM ST BRIDGE DUE TO ISSUES WITH CONCRETE .**

**MOTION:**

**Could we please have an update on the Northern Midlands Council Reconciliation Action Plan. This was an issue raised 12 months ago. If this issue needs budget consideration could it please be included in the budget.**

**4.6 2023/2024 Budget Consideration**

Commence discussions on items for consideration by Council in the 2023/2024 Municipal Budget.

Matters tabled for consideration at PLDC meeting of 6 December:

- First stage of streetscape upgrade
- Bike pump track
- Update on entrance signs change of information

**5 NEW BUSINESS**

**5.1 Could we please have an update on the change of wording on the entrance signs to Perth. The present wording is offensive in it's representation that this land was uninhabited prior to 1821' which is not the case.**

**5.2 Janet informed us that an Arts Policy was being considered for the NMC.**

**5.3 The condition of the Christmas Banners was discussed as they are extremely faded and need replacing. It was felt that all town banners ongoing refurbishment and replacement should be an operational matter for the council and not for the District committees budgetary consideration.**

**6 NEXT MEETING/CLOSURE**

The meeting closed at 6.23....pm.

Next scheduled meeting to be held at 5.30pm on Tuesday, 7 March 2023.

## MINUTES EVANDALE ADVISORY COMMITTEE

MINUTES FOR THE COMMITTEE MEETING HELD AT THE EVANDALE COMMUNITY CENTRE ON TUESDAY, 7 MARCH 2023, 4.00PM

### **1 ATTENDANCE**

John Lewis	Chairman
Henrietta Houghton	Member
Stephanie Kensitt	Member
Barry Lawson	Member
Bruce Argent-Smith	Member
Louis Sauer	Member

### **In Attendance:**

Paul Terrett	Councillor
Lorraine Wyatt	Executive & Communications Officer (Minutes)

### **2 APOLOGIES**

Janet Lambert	Deputy Mayor
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### **3 CONFIRMATION OF MINUTES**

#### **COMMITTEE DECISION**

*Moved Bruce Argent-Smith, seconded Henrietta Houghton*

*That the minutes of the ordinary meeting of the Evandale Advisory Committee held on Tuesday, 7 February 2023 be confirmed as true and correct record of proceedings subject to the following amendment:*

*9.2 Memorial Hall*

*Issue with the location of the air conditioner: Members advised there was concern for personal safety and/or that it will be hit by a vehicle causing damage to the hall and/or persons.*

*Carried*

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

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

### **5 PRESENTATIONS**

Nil

### **6 BUSINESS ARISING FROM THE MINUTES**

#### **6.1 Short Stay Accommodation policy**

At the Evandale Advisory Committee (the Committee) meeting held 6 December 2022, the Committee recommended that Council investigate the development of a "Short Stay Accommodation Policy". Council subsequently agreed and requested that Council officers investigate and provide a further report back to Council.

Council officers are now seeking further feedback from the Evandale Advisory Committee.

Additional information was supplied to the Executive & Communications Officer via email to provide to Council Officers for consideration.

## **7 MATTERS FOR NOTING**

### **7.1 Meeting dates 2023**

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

#### **Meeting Dates for 2023**

4 April  
2 May  
6 June  
4 July  
1 August  
5 September  
3 October  
7 November  
5 December

### **7.2 Budget Submission**

Members will meet on Tuesday 14 March 2023 at 4.00pm to discuss and compile the 2023/2024 budget submission.

The 2022/2023 submission will be circulated to members prior to the meeting.

## **8 MATTERS PENDING**

NIL

## **9 COMMUNITY GROUP REPORTS**

### **9.1 Community Centre**

- Membership is increasing.
- Security issue – items removed from the community/meeting room. Discussion about the installations of security cameras which needs to be undertaken by Council and how the room can be made more secure.

### **9.2 Memorial Hall**

- Reticulation has been maintained by Barry and new plants are being sourced.
- Air conditioner: installation of bollards is being considered by Council. Committee members expressed disapproval at the removal of parking spaces.

### **9.3 Neighbourhood Watch**

- AGM was held and achieved a good attendance including the Police Inspector and Neighbourhood Watch President.
- Community groups are now run via Facebook rather than “in person” meetings.
- Generally, crime is nonspecific. Petrol theft from the United and hire car thefts from hire companies located at the airport (taken and not returned, often found on the mainland), are the most serious crimes reported.
- If crimes are not reported, they are not registered statistically.

## **COMMITTEE DECISION**

*Moved Barry Lawson, seconded Stephanie Kensitt  
That the Community Group reports be received.*

*Carried*

## **10 NEW BUSINESS**

### **10.1 Historical Society**

- A Story Board is being developed (Church)
- Discussion regarding fencing the Church separately from the rest of Pioneer Park. No agreement was reached.
- A map of the location of graves and the history of occupants utilising marker posts to ensure accuracy.

**10.2 Significant Tree Register**

- Barry has put a lot of work into this and recorded a great deal of information which he would like to give to the Council consultant once appointed for inclusion in the register.

**10.3 Member Contact Details**

- Members agreed that the Executive & Communications Officer should share contact details between members.

**11 CLOSURE & NEXT MEETING**

Chairperson closed meeting at 4.55pm.

The next meeting to be held at the Evandale Community Centre on Tuesday, **4 April 2023 at 4pm.**



## Minutes for the Campbell Town District Forum Meeting held 7 March 2023

# MINUTES

## **1 OPENING**

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

## **2 ATTENDANCE**

Jillian Clarke	Chairperson
Jill Davis	Member
Sally Hills	Member
Owen Diefenbach	Member
Danny Saunders	Member
Tracy Spencer-Lloyd	Member
Christopher Beach	Member
Elizabeth Porter	Member
Leisa Gordon	Member

### **IN ATTENDANCE**

Paul Terrett	Councillor
Alison Andrews	Councillor
Lorraine Wyatt	Executive & Communications Officer (Minutes)
Barry Pike	Community Member

### **APOLOGIES**

Nil

### **ABSENT**

Nil

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

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## **3 CONFIRMATION OF MINUTES**

### **Committee Decision**

Moved Liz Porter, seconded Sally Hills

The minutes of the meeting of the Campbell Town District Forum held on **Tuesday, 7 February 2023** be confirmed as a true and correct record of proceedings.

**CARRIED**

**Meeting Dates for 2023**

4 April  
2 May  
6 June  
4 July  
1 August  
5 September  
3 October  
7 November  
5 December

**4 BUSINESS ARISING FROM THE MINUTES**

**4.1 Outcome of recommendations made to Council discussed at the Council meeting held 20 February 2023.**

**STORMWATER FROM THE RECREATION GROUND TO EAST STREET:**

**MINUTE NO. 23/046**

DECISION

Cr Adams/Deputy Mayor Lambert

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

Carried Unanimously

**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.

#### **Update**

*Members were concerned that stormwater management from the recreation ground and along East Street is not being addressed by Council, regardless of any additional development that may occur.*

*The recreation ground is believed to be the starting point and subsequently impacting private lands. Members expressed disappointment that Council does not appear to acknowledge this.*

*Cr Alison Andrews advised members she would discuss at Council and provide an update at the April meeting.*

*Members resolved to keep this item on future agendas.*

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#### **TRAFFIC MANAGEMENT/HEAVY HAULAGE:**

##### **MINUTE NO. 23/047**

##### **DECISION**

*Cr Terrett/Cr Andrews*

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

*Carried Unanimously*

##### ***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.*

#### **Update**

Members continued to express concerns about the conditions of roads being used by contractors who are providing road base for the upgrades for the Midlands Highway and haulage utilising West Street (East) to construct the "Elders" store.

Members alleged that State Growth has advised, Council has liability for maintaining the road to a standard and there has been not communication from Council relating to this issue.

Barry Pike (community member) informed that he had correspondence from the Minister confirming this. Other members advised they had also been in contact with various State Government offices indicating the same.

Barry Pike left the meeting at 10.00am to retrieve the correspondence and provide to the Forum.

It was reiterated to Members that Council is in contact with State Growth and is monitoring the road condition in conjunction with State Growth to ensure the contractor is maintaining affected roads to the required standard.

Councillor Andrews and Cr Terrett advised the Forum that the matter would be discussed at Council and an update provided to the April meeting.

#### **COMMITTEE RECOMMENDATION**

*Moved Tracey Lloyd-Spencer, seconded Chris Beach*

*That Council provide to the Campbell Town District Forum, a Traffic Management Plan for the intersection of West Street, Midlands Highway, Clare Street, Grant Street and Bond Street.*

**CARRIED**

Barry Pike returned to the meeting at 10.10am and read aloud the correspondence from Michael Ferguson MP Minister for Transport and Infrastructure, and John Tucker MP Liberal Member for Lyons, which was contradictory to statements made.

**HAROLD GATTY MEMORIAL, BICENTENNIAL PARK AND CAMPBELL TOWN MUSEUM:**

**MINUTE NO. 23/048**

**DECISION**

*Cr Terrett/Cr Brooks*

*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. Carried Unanimously*

***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*

**Update**

The Forum was advised that a further meeting had been scheduled for 8 March at 9.30am with Council officers to progress this project.

**4.2 Actions from the Previous Minutes**

**Convict Brick Trail**

Next year is the 20th anniversary of the brick trail. Members discussed the potential for a festival focusing on the Convict Brick Trail and expressed a desire for support from Council.

Councillor Terret advised members that community support would be required before Council would consider partnering with a festival as resourcing such an event would be difficult and suggested that members touch base with the Heritage Highway to discuss further.

Reminder - Customer Requests

Reminder: that customer requests must be lodged via the Council website or by phoning Council and cannot be included on Agenda's.

**5 NEW BUSINESS**

**5.1 2023/2023 Budget Submission**

Members agreed to meet on Tuesday 14 March 2023 to discuss and compile budget submission.

Executive and Communications Officer to email a reminder to all members.

**5.2 High Street Upgrades**

Can Council provide an update to the Forum about the High Street upgrade and advise what will happen to the Convict brick trial when this occurs?

Councillor Terret suggested that a Council officer could provide an update to the Forum.

Councillor Andrews advised she would discuss at Council and provide an update at the April meeting.

**5.3 Campbell Town, Town Hall**

Members requested an update on the sale of the Hall.

Cr Andrews advised she would discuss at Council and provide an update to the April meeting.

Owen Diefenbach and Cr Alison Andrews left the meeting at 10.35am and did not return.

**5.4 Swimming Pool**

Tracey advised that the pool had been fabulous however expressed disappointment that the water was very cold and that it was reported to her that school student swimming lessons had to be cancelled as the water was too cold to continue.

The solar panels do not heat the water sufficiently.

***COMMITTEE RECOMMENDATION***

*Moved Leisa Gordan, seconded Chris Beach*

*That the funds from the sale of the Campbell Town Hall be reinvested back into the Campbell Town Swimming Pool to be enclosed and kept heated for the wellbeing of the community.*

***Motion lapsed as no formal vote was completed.***

***COMMITTEE RECOMMENDATION***

*Moved Tracey Lloyd-Spencer, seconded Chris Beach*

*That the heaters at the swimming pool be turned on.*

***Motion lapsed as no formal vote was completed.***

Jillian Clarke left the meeting at 10.45am and did not return.  
Jill Davis assumed the Chair.

**5.5 King Street Reserve**

Blackburn Park is full, and King Street is wasted space that is flood free. The CMCA has expressed interest in using and supervising the King Street Reserve.

**COMMITTEE RECOMMENDATION**

*Moved Jill Davis, seconded Tracey Lloyd-Spencer*

*That King Street oval be opened into a free camping area.*

***Motion lapsed as no formal vote was completed.***

**6 CLOSURE**

The Chairperson closed meeting at 10.56am.

**7 NEXT MEETING**

Next meeting to be held **on 4 April 2023 commencing at 9.30am** at the Town Hall, upstairs meeting room.

## MINUTES

### PERTH LOCAL DISTRICT COMMITTEE

COMMITTEE MEETING held ON TUESDAY, 7 MARCH 2023, at 5.30pm

#### MEETING COMMENCED AT 5.30 P.M.

**1 ATTENDANCE** Russell MacKenzie, Jo Saunderson, Tony Purse, Don Smith, Jon Targett Councillors Janet Lambert, Paul Terrett

**Apologies:** Sam Beattie, Michelle Elgersma

#### **2 ACKNOWLEDGEMENT OF COUNTRY**

In keeping with the spirit of reconciliation, The Perth Local District Committee acknowledges the First Peoples- the traditional owners of the land where we live and work. We recognise their continuing connection to land, water, sky and community. We pay respects to Elders -past, present and emerging- and acknowledge the important roles Tasmanian Aboriginals continue to play as part of our. Community

In keeping with the spirit of reconciliation, The Perth Community Progress Association acknowledges the First Peoples- the traditional owners of the land where we live and work. We recognise their continuing connection to land, water, sky and community. We pay respects to Elders -past, present and emerging- and acknowledge the important roles Tasmanian Aboriginals continue to play as part of our. Community

#### **3 PROCEDURAL :**

##### **3.1 Confirmation of Minutes**

##### **Recommendation**

That the minutes of the meeting of the Perth Local District Committee held on Tuesday 7 February 2023 be confirmed as a true and correct record of proceedings.

MOVED: TONY PURSE

SECONDED: DON SMITH

##### **3.2 Declaration of any Pecuniary Interest by a Member of a Special Committee of Council**

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

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

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

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

Noted that

- Mr Tony Purse is consulting and/or has an involvement in the following projects currently being undertaken by Council:
  - Perth Community Centre Master Plan
  - Perth Recreation Ground Master Plan
  - South Esk River Parkland Proposal, including owner/developer of adjacent property
  - Perth Streetscape Improvements (passed at the July 2022 meeting of the NMC)

#### **4 BUSINESS ARISING FROM THE PLDC MINUTES**

**Russell read out an email from Gail with answers to queries from the previous minutes.**

##### **4.1 Shade at Playgrounds & Signage**

Report on playground shade shelters tabled at 20 March 2023 Council meeting.

The "Children" signage is to be placed on Little Mulgrave Street, works included in the Works Programme.



The PLDC would like to thank Works Department for installation of Children sign at Train Park, Little Mulgrave St.

7 February 2023 motion to Council:

*The committee requests updates on the purchase and installation of the new play equipment for the Train Park Playground.*

*Is the Old equipment being retained and if not what will happen to this play equipment?*

Following tabled at 20 March 2023 Council Meeting

**Advice provided – no decision required:**

*The Committee have been advised that the equipment was ordered and a deposit paid on 20 July 2022, delivery of the equipment is awaited and suppliers have advised that works are programmed to be completed by end April 2023. The old equipment does not meet current specifications and will not be reused.*

**NOTE: Council meeting minutes of 20 March 2023 will be available on Council's website by Friday 24 March.**

## 4.2 Train Park Sculptures

**6 December 2022 PLDC motion to Council:**

*Request an update on the installation of the wooden sculpture at the Train Park.*

Council officers have contacted the artist who has advised that he has been faced with further challenges which have affected the timeline for installation.

Installation programmed to be completed by 15 March 2023, crane, etc. required to install.

## 4.3 Budget Matters – 2022/2023:

Discussion at September 2022 meeting about how the budget information was provided from Council. It was unclear on some items as to what had been spent and what money had been carried forward.

Perth Capital Works			Project Cost \$	C/fwd Funds \$	Status Oct 2022
Roads	Urban Street Design	Main Street - Streetscape Improvements	1,141,000	641,000	Design stage
Roads	Recreation Ground	Carpark	167,100	150,000	Lights installed
Roads	Perth Bypass	North & South Perth	300,000	300,000	On hold
Roads	Drummond Street	Kerb & Gutter, seal, verge – Drummond St/ Crescent	75,000	75,000	Completed
		<b>Roads Total</b>	<b>1,683,100</b>	<b>1,166,000</b>	
Footpaths	Edward Street	Napoleon to Cromwell St – north side concrete	62,000		Awaiting contractors.
Footpaths	Frederick Street	Scone to Clarence – north side concrete	46,000		Awaiting contractors.
Footpaths	Little Mulgrave Street	Main St to Unit development – western side concrete	40,000		Awaiting contractors.
Footpaths	William Street Reserve	From/to footbridge	40,000	40,000	Commenced.
		<b>Footpaths Total</b>	<b>188,000</b>	<b>40,000</b>	
Land&Blds	Childcare Centre		3,770,064	3,770,064	Substantially complete.
Land&Blds	William Street	BBQ Shelter	55,000	55,000	BBQ purchased, shelter in design
Land&Blds	Train Park	BBQ Shelter & Toilet Upgrade	85,000	85,000	Not yet started
		<b>Land &amp; Buildings Total</b>	<b>3,910,064</b>	<b>3,910,064</b>	
Recreation	Train Park	Play equipment	100,000	100,000	Playground equipment awaited installation programmed for April 2023
Recreation	Recreation Ground	Amenities improvements	30,000		Deferred
Recreation	Recreation Ground	Scorers Box	20,000		Works 50% complete, completion prior to

					season
Recreation	Bicentennial Dog Park	Separation fence	7,550		Not yet scheduled
Recreation	Bicentennial Dog Park	Culvert	15,000		Not yet scheduled
Recreation	Mural Project		5,500		
		Recreation Total	178,050	100,000	
Sp. Projects	Recreation Ground	Rec. Ground Cttee contribution towards scoreboard	5,000		Design stage
		Special Projects Total	5,000	-	
		<b>TOTAL CAPITAL WORKS</b>	<b>5,964,214</b>	<b>5,216,064</b>	

Perth LDC Budget Requests	Response	Status
Shade in Local Parks	Tree Planting program & shelters (as above)	
Shade Sails in Seccombe Street	No specific allocation to Seccombe St	Report to Council
Perth Entrance Signage wording	Investigation in Progress	Investigation stage
Perth Pump Track	Further investigation required for future decision	
Park Signage	Budget allocation available if required	
History Interpretation Panels – investigation & Installation	Further liaison with committee required	
Continued development of West Perth	Ongoing	Ongoing

*Committee requests:*

- *The Committee requests the status of the Budget matters as of February 2023.*

List updated.

#### 4.4 2023/2024 Budget Consideration

2023/2024 Municipal Budget list to be submitted to Council by 27 March 2023 (budget memo forwarded to Chair on 27 February).

Matters tabled for consideration at PLDC meeting of 6 December:

- First stage of streetscape upgrade
- Bike pump track
- Update on entrance signs change of information
- 

*Committee requests:*

- *The Committee also requested that the shade sails to be kept at the top of the list for inclusion in budget and installation.*

**MOTION: The committee requests that all existing budgetary matters be completed as a matter of priority**

- *Shade Sails Train Park, Seccombe St Playgrounds*
- *Bike Pump Track*
- *Stage 2 streetscape*
- *Entrance signage*
- 

#### 4.5 William Street Reserve

The following motion was submitted to Council for consideration:

**Council meeting decision - Naming of Bridge & Installation of Bench Seat:**

*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.*

Wording for seat Plaque has been given to the family for consideration. Stagg Family approved wording. PLDC to advise Council of wording for the plaque.

Jo to email Gail with wording for bench. Committee to actually meet near bridge and decide location of bench

And mark position and then liaise with Leigh Maculagh.

## **5 NEW BUSINESS**

### **5.1 Reconciliation Action Plan**

No information currently available. Councillor Terrett has put forward a Motion on Notice on this matter which is to be included for consideration in the 20 March 2023 Council meeting.

**NOTE: Council meeting minutes of 20 March 2023 will be available on Council's website by Friday 24 March.**

#### **Councillor Lambert Supplied email from Gail regarding history of RAP.**

The following motion was proposed at the 1 February 2022 PLDC meeting (note the reference to the date on the header of the recommendation is incorrect and should have been 1 Feb)

The motion was referred to Council's 21 February 2022 meeting – the following is the advice provided to the PLDC in their March Agenda papers.

#### **4.9 Acknowledgement of Country & Reconciliation Plan**

##### **PLDC Recommendation to Council 1 February 2022:**

1. *That PLDC meetings start with an Acknowledgement that the meeting is being held on Palawa Country and investigate the aboriginal history of Perth.*
2. *That PLDC ask Council if the NMC has a Reconciliation Plan.*

##### **Officer Comment:**

1. *An Acknowledgement of Country is usually delivered as part of Welcome and Housekeeping at meetings and events. It should be delivered at significant/large internal meetings or meetings with external participants e.g. branch meetings, inter-departmental meetings etc.*

*Council has a policy in place in this regard, which states: A Welcome to Country or Acknowledgement of Country is to be given in accordance with guidelines issued by the Office of Aboriginal Affairs for all Council public events...*

2. *Council does not have a formal Reconciliation Plan in place, however, it is proposed to develop a plan for Council's future endorsement, with appropriate community consultation to be included in the process.*

In regard to this matter, the following was the decision of Council at the meeting held on 21 February 2022 Minute No. 22/46, the officer's comments should be noted:

##### **DECISION**

*Cr Davis/Cr Adams*

*That*

1. *a) an Acknowledgement of Country be included in the Perth Local District Committee Meeting Agenda as a standing item*  
*b) Council endorse the establishment of a sub-committee by the Perth Local District Committee to investigate the Aboriginal History of Perth.*
2. *the advice in relation to the Reconciliation Plan be provided to the Committee.*

*Carried Unanimously*

Extract from the 8 March 2022 PLDC meeting

Extract from 5 April 2022 PLDC minutes follows

The following was recorded in Council's Meeting minutes of 27 June 2022

#### 7.4 PERTH LOCAL DISTRICT COMMITTEE

**Reconciliation Plan:** *To strongly encourage Council to develop and institute a Reconciliation Plan for the Northern Midlands Council area. Reconciliation Tasmania are a valuable source of information regarding this process.*

**Officer Comment:**

In this regard, the following advice was provided to the Perth Local District Committee in their Agenda for the 1 March 2022 meeting: Council does not have a formal Reconciliation Plan in place, however, it is proposed to develop a plan for Council's future endorsement, with appropriate community consultation to be included in the process.

**Officer Recommendation:**

That the advice in relation to the Reconciliation Plan be provided to the Committee.

**MINUTE NO. 22/187**

**DECISION**

Cr Davis/Cr Lambert

That the advice in relation to the Reconciliation Plan be provided to the Committee.

Carried Unanimously

**Voting for the Motion:**

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

**Voting Against the Motion:**

Nil

June 2022

Reconciliation action plan.....Mayor Knowles stated that discussions had been held with Reconciliation Tasmania with no outcome over several years and that there was a cost involved. Sam Beattie asked if there was a budget allocation for a RAP The reply was in the negative. Sam stated that as Reconciliation was now a priority of the Federal government that local government should be on board

Extract from 6 July PLDC meeting notes

Next record in PLDC minutes – 6 September 2022

**Reconciliation Plan**

It is noted that Sam Beattie will take questions to the next council meeting as a community member.

Beyond that I did not note any further reference to a reconciliation plan.

Sam Beattie did not attend a council meeting following the September 2022 meeting.

In preparing for the 7 March PLDC meeting, the following advice has been provided to the Chair of the PLDC in relation to this matter:

**Reconciliation Action Plan:** No information currently available. However, Councillor Terrett has put forward a Motion on Notice on this matter which is to be included for consideration in the 20 March 2023 Council meeting.

**The PLDC would like it acknowledged that the committee was instrumental in initiating a RAP and that the NMC progress the plan. Councillor Terrett explained that the mayor had done some preliminary work.**

#### 5.2 Entrance Signage

Council is working on the redesign of the entrance statement to incorporate an amendment to the wording.

#### 5.3 Christmas Banner Replacement:

An annual budget is allocated to new banners, design and installation, Council officers review the condition of all banners from time to time, and procure replacements as required.

**5.4 MOTION: THE COMMITTEE REQUESTS THAT THE MURALS AND ART WORKS IN THE TOWN HAVE A MAINTENANCE PROGRAM.**

**5.5 THE COMMITTEE WOULD ALSO LIKE TO ACKNOWLEDGE THE WORK DONE AT THE SOUTHERN ENTRANCE TO THE TOWN RE THE CUTTING AND EDCING OF THE GRASS AND HOW GOOD IT LOOKS**

**6 NEXT MEETING/CLOSURE**

The meeting closed at 6.24 ....pm.

Next scheduled meeting to be held at 5.30pm on Tuesday, 4 April 2023.

**Draft Amendment 03 to the Northern Midlands Local Provisions Schedule**

**38 and 44 Phillip Street, Perth**

Section 40K Report Northern Midlands Council Planning Authority to Tasmanian Planning Commission

In accordance with section 40K(2) of the *Land Use Planning and Approvals Act 1993*, the report by a planning authority in relation to the draft amendment of an LPS is to contain –

***(a) a copy of each representation made under section 40J in relation to the draft amendment before the end of the exhibition period in relation to the draft amendment, or, if no such representations were made before the end of the exhibition period, a statement to that effect.***

One representation (attached), from the Department of State Growth, was received during the exhibition period.

***(b) a copy of each representation, made under section 40J in relation to the draft amendment after the end of the exhibition period in relation to the draft amendment, that the planning authority, in its discretion, includes in the report.***

No representations were made after the end of the exhibition period.

***(c) a statement of the planning authority's opinion as to the merit of each representation included under paragraph (a) or (b) in the report.***

Statement: The representation from the Department of State Growth has merit with regard to the noise concerns raised.

***(d) a statement as to whether it is satisfied that the draft amendment of an LPS meets the LPS criteria.***

Statement: The draft amendment does not meet the LPS criteria to protect public infrastructure (Midland Highway) due to a contemporary noise assessment not having been undertaken determining the actual extent of noise impacts on rezoning land which the Perth Structure Plan identifies as being able to create around 55 residential lots.

In accordance with section 34 (2) of the *Land Use Planning and Approvals Act*, the LPS criteria to be met by a relevant planning instrument are that the instrument –

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

The proposed change in zoning sought by the draft amendment has no impact upon provisions required to be contained in an LPS.

*(b) is in accordance with section 32*

32(3) *An LPS may, if permitted to do so by the SPPs, include*

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

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

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

**Assessment:** The Perth Specific Area Plan applies to land adjoining the site. It is recommended that the draft amendment be modified so that the Perth Specific Area Plan apply to the subject land.

32(4) *An LPS may only include a provision referred to in subsection (3) in relation to an area of land if –*

**Draft Amendment 03 to the Northern Midlands Local Provisions Schedule**

**38 and 44 Phillip Street, Perth**

Section 40K Report Northern Midlands Council Planning Authority to Tasmanian Planning Commission

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

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

Social - As noted in the LPS Supporting Report:

*The existing character and liveability of the SAP area provide a significant social benefit to this part of the municipal area, a benefit enjoyed by an increasing number of residents and visitors to the town. The statistically younger and more family-oriented community seeks to create a walkable, modern town while maintaining the rural and historic township character at its core.*

*The SAP mechanism allows the township to retain the rural village character whilst allowing for managed development minimising residential encroachment into rural and environmentally sensitive areas. Both these elements are considered to have significant social and economic benefits.*

Economic - As noted in the LPS Supporting Report:

*Perth offers an affordable rural lifestyle, while also being relatively close to the airport and major regional centre of Launceston. Due to rich soils along the river flats of the Esk, Lake and Macquarie Rivers, the wider Northern Midlands has become one of the state's major agriculture areas.*

*Perth is a largely residential town with a business and retail core which predominately serves the local community. The tourism industry in Perth is closely aligned with its long-standing role within the transport system connecting the north and south of the state and modern-day recreational and open space amenities. The established streetscape along the main thoroughfare also forms part of this tourism attraction with visitors stopping there on their way to and from Hobart to enjoy the local amenities and history.*

*Perth has 50 sites listed on the Tasmanian Heritage register, particularly along the highway (and traditional main street) demonstrating the importance that the social history of the town as a commercial centre has within the local area. The loss of this established historical significance and streetscape amenity along the highway has the potential to impact significantly on the economy of the municipal area, through the loss of tourism.*

*Retention of the traditional building forms by the SAP maintains the existing attractive character and is a significant economic benefit to this part of the municipal area. The desirability of Perth as a residential/rural living option means that there can be a variety of lot sizes. Lot size and zoning assists with protecting rural land from residential encroachment and ensures economic pressure from urban sprawl is minimized.*

Otherwise, the consistency of the contents of the LPS's compliance with section 32 is not impacted on by the proposed change in zoning.

*(c) furthers the objectives set out in Schedule 1.*

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

*(a) to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity*

**Draft Amendment 03 to the Northern Midlands Local Provisions Schedule  
38 and 44 Phillip Street, Perth**

Section 40K Report Northern Midlands Council Planning Authority to Tasmanian Planning Commission

The proposed rezoning will allow for use and development in accordance with the provisions of the State Planning Provisions and the Northern Midlands Local Provisions Schedule and thereby promotes sustainable development.

*(b) to provide for the fair, orderly and sustainable use and development of air, land and water.*

The draft amendment is consistent with this objective as it will allow for residential use and development of land identified for future urban use and development under the Northern Midlands draft LPS, for residential development in the Perth Structure Plan, and for urban land use contiguous with a supporting consolidation area in the Regional Land Use Strategy.

*(c) to encourage public involvement in resource management and planning.*

The draft amendment was placed on public notification. No representations from the public were received.

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

The rezoning to General Residential will facilitate economic development consistent with this provision.

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

TasWater provided a Submission to Planning Authority Notice advising that it does not object to the draft amendment and advising it has no formal comments for the Tasmanian Planning Commission in relation to this matter.

The Department of State Growth made a submission on the draft amendment dated 20 February 2023 which is considered in this report.

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

*(a) to require sound strategic planning and co-ordinated action by State and local government.*

The proposal is consistent with the Northern Tasmania Regional Land Use Strategy which identifies Perth as a District Service Centre. The rezoning of the land to General Residential is consistent with RSN-A6 of the strategy to “Encourage urban residential expansion in-and-around the region’s activity centre network to maximise proximity to employment, services and the use of existing infrastructure, including supporting greater public transport use and services”.

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

The Tasmanian Planning Scheme – Northern Midlands is the planning instrument applying to the land.

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

The land has been recognised for future urban development and is not recognised as being of environmental importance. As such the proposal will have little effect on the environment.



**Draft Amendment 03 to the Northern Midlands Local Provisions Schedule**

**38 and 44 Phillip Street, Perth**

Section 40K Report Northern Midlands Council Planning Authority to Tasmanian Planning Commission

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

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

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

The proposal is not inconsistent with this objective.

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

The proposal allows for additional dwellings in close walking distance to bus services and within reasonable distance to employment and recreation opportunities, consistent with this objective.

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

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

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

TasWater provided a Submission to Planning Authority Notice advising that it does not object to the draft amendment and advising it has no formal comments for the Tasmanian Planning Commission in relation to this matter. It is therefore considered that the draft amendment is consistent with this requirement with regard to water and sewer infrastructure.

The Department of State Growth commented that:

*The land proposed to be rezoned to the General Residential Zone is adjacent to the Midland Highway (Perth bypass). Prior to construction of the Perth bypass, State Growth noise modelling identified that, once constructed, noise impacts may occur beyond the 50-metre road or railway attenuation area.*

*As part of the assessment of the suitability of the land for residential purposes, a contemporary noise assessment should be undertaken by the proponent to determine the actual extent of noise impacts. Without such an assessment, State Growth considers the draft amendment does not demonstrate consistency with policy RIN-P4 and actions RIN-A7 and RIN-A8 of the Northern Tasmania Regional Land Use Strategy (regional strategy).*

Response

Policy RIN-P4 and actions RIN-A7 and RIN-A8 of the Northern Tasmania Regional Land Use Strategy are:

*RIN-P4 Recognise the Department of State Growth Road Hierarchy and protect the operation of major road and rail corridors (existing and planned) from development that will preclude or have an adverse effect upon existing and future operations.*

*RIN-A7 Protect the region's road and rail infrastructure network and enable a transition between compatible land uses and an adequate separation between conflicting development*

**Draft Amendment 03 to the Northern Midlands Local Provisions Schedule**

**38 and 44 Phillip Street, Perth**

**Section 40K Report Northern Midlands Council Planning Authority to Tasmanian Planning Commission**

*that would compromise safe and efficient operations of existing and future planned road and rail corridors.*

*RIN-A8 Protect strategic road corridors that are predominately State Roads (Category 1-3) under Tasmanian Road Hierarchy which include the Midland Highway.*

The Perth Structure Plan identifies that the subject land could be subdivided into around 55 residential lots.

It is therefore considered that the draft amendment has the potential in adversely impact the operation of the state highway. It is submitted that a contemporary noise assessment should be undertaken by the proponent to determine the actual extent of noise impacts is required.

(i) to provide a planning framework which fully considers land capability.

The Tasmanian Planning Scheme – Northern Midlands considers land capability through the application of the Agriculture Zone and Rural Zone. The land is currently zoned Future Urban. The proposal is not inconsistent with this objective.

*(d) is consistent with each State policy.*

**State Policy on the Protection of Agricultural Land (PAL) 2009**

The Policy applies to all agricultural land in Tasmania and defines agricultural land as all land that is in agricultural use or has the potential for agricultural use, that has not been zoned or developed for another use or would not be unduly restricted for agricultural use by its size, shape and proximity to adjoining non-agricultural uses.

The land has been zoned for Future Urban and therefore the policy does not apply.

**Tasmanian State Coastal Policy (SCP) 1996**

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

**State Policy on Water Quality Management 1997**

Future development in accordance with the provisions of the State Planning Provisions will be consistent with this State policy.

**National Environmental Protection Measures (NEPMs)**

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

*Air Toxics*

*Ambient Air Quality*

*Assessment of Site Contamination*

*Diesel Vehicle Emissions*

*Movement of Controlled Waste between States and Territories*

*National Pollutant Inventory*

*Used Packaging Materials*

**Draft Amendment 03 to the Northern Midlands Local Provisions Schedule  
38 and 44 Phillip Street, Perth**

Section 40K Report Northern Midlands Council Planning Authority to Tasmanian Planning Commission

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

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

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

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

**Northern Tasmania Regional Land Use Strategy**

The proposal is consistent with the Northern Tasmania Regional Land Use Strategy which identifies Perth as a District Service Centre. The rezoning of part of the site to General Residential is consistent with RSN-A6 of the strategy to “Encourage urban residential expansion in-and-around the region’s activity centre network to maximise proximity to employment, services and the use of existing infrastructure, including supporting greater public transport use and services”.

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

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

Lead: Serve with honesty, integrity, innovation and pride

Progress: Economic health and wealth – grow and prosper

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

Place: Nurture our heritage environment

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

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

Relevantly, the key priority of Place requires Tasmanian Planning Scheme Integration.

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

The subject site is not in proximity to another municipal area. The draft amendment does not affect the LPS’s consistency with any LPSs that apply to adjoining municipalities.

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

The subject site is not in proximity to the Tasmanian Gas Pipeline or network.

***(e) any recommendations in relation to the draft amendment that the planning authority thinks fit.***

**RECOMMENDATIONS:**

**Draft Amendment 03 to the Northern Midlands Local Provisions Schedule**

**38 and 44 Phillip Street, Perth**

Section 40K Report Northern Midlands Council Planning Authority to Tasmanian Planning Commission

- That the draft amendment be rejected due to being adjacent to the Midland Highway and contemporary noise assessment not having been undertaken to determine the actual extent of noise impacts. Without such an assessment the draft amendment does not demonstrate consistency with policy RIN-P4 and actions RIN-A7 and RIN-A8 of the Northern Tasmania Regional Land Use Strategy and does not demonstrate consistency with Schedule 1 Part 2 objective h) of the *Land Use Planning and Approvals Act* to protect public infrastructure and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community.
- That should the draft amendment not be rejected, the draft amendment be modified to apply the Perth Specific Area plan to the land.

## Department of State Growth

4 Salamanca Place, Hobart TAS 7000  
GPO Box 536, Hobart TAS 7001 Australia  
Ph 1800 030 688 Fax (03) 6233 5800  
Email [info@stategrowth.tas.gov.au](mailto:info@stategrowth.tas.gov.au) Web [www.stategrowth.tas.gov.au](http://www.stategrowth.tas.gov.au)



Northern Midlands Council  
PO Box 156  
LONGFORD TAS 7301

By email: [planning@nmc.tas.gov.au](mailto:planning@nmc.tas.gov.au)

### **Draft amendment 03 – rezoning to General Residential Zone 38 and 44 Phillip Street, Perth**

Thank you for the opportunity to comment on the draft amendment at 38 and 44 Phillip Street, Perth. The Department of State Growth (State Growth) has the following comments.

#### **Noise**

State Growth notes that the land proposed to be rezoned to the General Residential Zone is adjacent to the Midland Highway (Perth bypass). Prior to construction of the Perth bypass, State Growth noise modelling identified that, once constructed, noise impacts may occur beyond the 50-metre road or railway attenuation area.

As part of the assessment of the suitability of the land for residential purposes, a contemporary noise assessment should be undertaken by the proponent to determine the actual extent of noise impacts. Without such an assessment, State Growth considers the draft amendment does not demonstrate consistency with policy RIN-P4 and actions RIN-A7 and RIN-A8 of the Northern Tasmania Regional Land Use Strategy (regional strategy).

#### **Passenger Transport**

Bus services in Perth were rerouted after construction of the Perth bypass. Services between Cressy, Longford and Launceston travel via the Midland Highway instead of Drummond Street which no longer connects to Illawarra Road.

Services between Evandale and Launceston travel via Clarence Street. All services then travel along Main Road, where the main attractors such as shops and services are located. Bus services would not deviate into the western side of Perth as it is not a logical extension of the network.

The nearest bus stops for the subdivision are Main Road/Phillip Street which is 450-480m from the site, which is considered an acceptable walking distance.

In rural areas bus stops are typically 800 metres apart however some people may have to travel further to the bus stop.

Future subdivisions should be designed to ensure good connections to Main Road where the bus routes are. Access to the bus stops on Main Road can be improved by providing good pedestrian amenity such as cut-throughs, footpaths and pedestrian crossings.

Please do not hesitate to contact Claire Armstrong, Senior Strategic Planner on (03) 6166 3397 or email [planningpolicy@stategrowth.tas.gov.au](mailto:planningpolicy@stategrowth.tas.gov.au) who can coordinate engagement with relevant State Growth officers.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Di Gee', is positioned above the printed name.

Di Gee  
**Manager, Transport Systems Planning**

20 February 2023



## Submission to Planning Authority Notice

<b>Council Planning Permit No.</b>	Draft Amendment 03 DOC/22/142048	<b>Council notice date</b>	24/01/2023
<b>TasWater details</b>			
<b>TasWater Reference No.</b>	TWDA 2023/00090-NMC	<b>Date of response</b>	31/01/2023
<b>TasWater Contact</b>	David Boyle	<b>Phone No.</b>	0436 629 652
<b>Response issued to</b>			
<b>Council name</b>	NORTHERN MIDLANDS COUNCIL		
<b>Contact details</b>	Planning@nmc.tas.gov.au		
<b>Development details</b>			
<b>Address</b>	38 PHILLIP ST, PERTH	<b>Property ID (PID)</b>	7241229
<b>Description of development</b>	Northern Midlands Local Provisions Schedule - Draft Amendment 03		
<b>Conditions</b>			
<p>Pursuant to the <i>Water and Sewerage Industry Act 2008</i> (TAS) Section 56S(2) TasWater makes the following submission(s):</p> <ol style="list-style-type: none"> <li>1. TasWater does not object and has no formal comments for the Tasmanian Planning Commission in relation to this matter and does not require to be notified of nor attend any subsequent hearings.</li> </ol> <p><i>Advice:</i></p> <p><i>If the land is rezoned and developed, additional storage and pump station upgrades downstream of the proposed rezoning may be required.</i></p>			
<b>Advice</b>			
<p><b>General</b></p> <p>For information on TasWater development standards, please visit <a href="https://www.taswater.com.au/building-and-development/technical-standards">https://www.taswater.com.au/building-and-development/technical-standards</a></p> <p>For application forms please visit <a href="https://www.taswater.com.au/building-and-development/development-application-form">https://www.taswater.com.au/building-and-development/development-application-form</a></p>			
<b>Declaration</b>			
The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.			
<b>TasWater Contact Details</b>			
<b>Phone</b>	13 6992	<b>Email</b>	development@taswater.com.au
<b>Mail</b>	GPO Box 1393 Hobart TAS 7001	<b>Web</b>	www.taswater.com.au

**Draft Amendment 04 to the Northern Midlands Local Provisions Schedule  
18 Wilmores Lane, 116, 120 & 140 Catherine Street, and 130 Brickendon Street, Longford**  
Section 40K Report Northern Midlands Council Planning Authority to Tasmanian Planning Commission

In accordance with section 40K(2) of the *Land Use Planning and Approvals Act 1993*, the report by a planning authority in relation to the draft amendment of an LPS is to contain –

***(a) a copy of each representation made under section 40J in relation to the draft amendment before the end of the exhibition period in relation to the draft amendment, or, if no such representations were made before the end of the exhibition period, a statement to that effect.***

One representation (attached), on behalf of the owners of 26 Wilmores Lane and certificate of title 54260/6 Catherine Street, Longford, was received during the exhibition period.

***(b) a copy of each representation, made under section 40J in relation to the draft amendment after the end of the exhibition period in relation to the draft amendment, that the planning authority, in its discretion, includes in the report.***

No representations were made after the end of the exhibition period.

***(c) a statement of the planning authority's opinion as to the merit of each representation included under paragraph (a) or (b) in the report.***

The representation states:

*I have been engaged by the owners of 26 Wilmores Lane, Longford (CT54261/7) and Lot 6 Catherine Street, Longford (CT54260/6), Martin and Nerinda McConnon to lodge a representation on their behalf against the proposed draft amendment 04, to the Local Provisions Schedule of the Tasmanian Planning Scheme – Northern Midlands. My clients properties, are located immediately to the west of the lands subject to the draft amendment, together with a licenced portion of the unmade section of Wilmores Lane in which they are licensees (DPIPWE Ref: 256669).*

*In 2016 a residential use was approved by the Council (P16-154) at 18 Wilmores Lane within the Rural Resource Zone under the Northern Midlands Interim Planning Scheme 2013. The residential use (dwelling and sheds) was applied for and approved as the use was considered at the time of approval to not constrain or conflict with resource development uses on adjoining land, and vice versa. In 2017 a residential use was approved (P17-094) at 140 Catherine Street with the same justification as P16-154. Similarly, a new residence has been recently constructed at 130 Brickendon Street.*

*My clients sought and gained planning approval in February 2019 (PLN18-0312) on land at 26 Wilmores Lane for a dwelling and shed as it was demonstrated that the dwelling was integral and subservient to resource development under P1.1 a) of 26.3.2 of the Northern Midlands Interim Planning Scheme 2013. Intensive grazing was proposed, and hay production in relation to my clients established Hampshire Down sheep stud. To date the resource development use is established and the shed has been constructed.*

*My clients have concerns that a change in zoning from Agriculture to Rural Living C on the adjacent properties to the east will impose further constraints on their ability to use the land for resource development, and potential further uses that supports the use of the land for agricultural uses.*

[REDACTED]

[REDACTED] The Rural Living Zone use table allows a greater number of permissible land uses, particularly of note is the No Permit Required use classification of a single dwelling, which would have no consideration of the constraints on



**Draft Amendment 04 to the Northern Midlands Local Provisions Schedule**

**18 Wilmores Lane, 116, 120 & 140 Catherine Street, and 130 Brickendon Street, Longford**

Section 40K Report Northern Midlands Council Planning Authority to Tasmanian Planning Commission

*adjoining land in the Agriculture zone a residential use may pose, where these two zones will be bordering each other.*

*The proposed zone change is inconsistent with the LPS criteria in that it is not consistent with the regional land use strategy and there is no strategic plan, prepared under section 66 of the Local Government Act 1993, that applies in relation to the subject lands. A strategic review of the settlement strategy of Longford must be undertaken firstly to determine if any changes to the zoning are warranted. This draft amendment is therefore premature.*

*It is noted that AZ6(e) of Guideline No.1 provides that land identified as potentially suitable for agriculture may be considered for alternative zoning if the land has limited or no potential for agriculture. This may be the case for the lands subject to the draft amendment, provided that agricultural assessment provides sufficient evidence to support the conclusion that the lands have limited agricultural potential and that the Rural Zone should be applied instead of the Rural Living Zone due to the lack of local strategic plans/ structure plans at this point in time for the area.*

*My clients therefore strongly oppose the draft amendment 04 for the Rural Living zone to be applied to land adjoining their properties due to demonstrated and future potential land use conflict and constraints for agricultural use(s) and believe that as there is a lack of local strategic plans for the area, the change is zoning is premature.*

Planning Authority Statement: The concern raised in the representation regarding the impact of uses permitted in the Rural Living Zone on the agricultural use of the land is considered to be without merit for the following reasons.

Completion Certificates under the *Building Act 2016* have been issued for single dwellings on 18 Wilmores Lane (P16-154), 140 Catherine Street (P17-222), and 130 Brickendon Street (B21-81). A house exists on 120 Catherine Street (folio of the Register 168940/2). 116 Catherine Street (folio of the Register 168940/1) is vacant.

Under the Rural Living C Zone:

- New lots can be no smaller than 4.5ha, in accordance with clause 11.5.1 P1. None of the lots subject to the draft amendment could be further subdivided as they all have an area less than 9ha.
- Multiple Dwellings are prohibited.
- To comply with the acceptable solution, a building for sensitive use must be separated from an agricultural use not less than 200m or if the setback of an existing building is within 200m, not less than the existing building
- Visitor accommodation permitted use. If located in a new building must be separated from an agricultural use not less than 200m or if the setback of an existing building is within 200m, not less than the existing building or comply with the performance criteria:
- Buildings for a sensitive use must be sited so as to not conflict or interfere with uses in the Agriculture Zone or Rural Zone, having regard to: (a) the size, shape and topography of the site; (b) the separation of any existing buildings for sensitive uses on adjoining properties; (c) the existing and potential use of adjoining properties; (d) any proposed attenuation measures; and (e) any buffers created by natural or other features

**Draft Amendment 04 to the Northern Midlands Local Provisions Schedule**

**18 Wilmores Lane, 116, 120 & 140 Catherine Street, and 130 Brickendon Street, Longford**

Section 40K Report Northern Midlands Council Planning Authority to Tasmanian Planning Commission

Consideration is given to the following alternative zones:

- Rural Zone. Domestic Animal Breeding, Boarding or Training, and Storage, if for (a) a contractors yard; (b) freezing and cooling storage; (c) grain storage; (d) a liquid, solid or gas fuel depot; or (e) a woodyard are Permitted uses, with buildings for these uses to be setback at least 5m from all boundaries. Such permitted uses have the potential to impact on the amenity of the existing dwellings on adjoining land. Application of the Rural Zone to the land is therefore not supported.
- Low Density Residential Zone. This zone is considered inappropriate as it allows multiple dwellings as a discretionary use, with setbacks of at least 5m from all boundaries. It is noted that if the land was zoned Low Density Residential and the Longford Specific Area Plan NOR-S6.0 were applied to the land, multiple dwellings would be prohibited under clause NOR-S6.5 and lot size would be an absolute minimum of 8,000m<sup>2</sup> under clause NOR-S6.8.3.

The Northern Midlands Council Strategic Plan 2021-2027 was adopted at the Council meeting held on 16 August 2021. The Strategic Plan applies to the Northern Midlands Municipality and therefore applies to the subject lands. The draft amendment is not inconsistent with the Strategic Plan.

***(d) a statement as to whether it is satisfied that the draft amendment of an LPS meets the LPS criteria.***

Statement: The draft amendment meets the LPS criteria as discussed below.

In accordance with section 34 (2) of the *Land Use Planning and Approvals Act*, the LPS criteria to be met by a relevant planning instrument are that the instrument –

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

The proposed change in zoning sought by the draft amendment has no impact upon provisions required to be contained in an LPS.

*(b) is in accordance with section 32*

The consistency of the contents of the LPS's compliance with section 32 is not impacted on by the proposed change in zoning.

*(c) furthers the objectives set out in Schedule 1.*

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

*(a) to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity*

The proposed rezoning will allow for use and development in accordance with the provisions of the State Planning Provisions and the Northern Midlands Local Provisions Schedule and thereby promotes sustainable development.

*(b) to provide for the fair, orderly and sustainable use and development of air, land and water.*

The draft amendment is consistent with this objective as it appropriately applies the Rural Living C Zone to the land which has provisions for the protection of surrounding Agriculture Zone.

*(c) to encourage public involvement in resource management and planning.*

**Draft Amendment 04 to the Northern Midlands Local Provisions Schedule**

**18 Wilmores Lane, 116, 120 & 140 Catherine Street, and 130 Brickendon Street, Longford**

Section 40K Report Northern Midlands Council Planning Authority to Tasmanian Planning Commission

The draft amendment was placed on public notification. One representation from the public was received.

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

The rezoning to Rural Living will facilitate economic development consistent with this provision.

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

TasWater provided a Submission to Planning Authority Notice advising that it does not object to the draft amendment and advising it has no formal comments for the Tasmanian Planning Commission in relation to this matter.

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

- (a) to require sound strategic planning and co-ordinated action by State and local government.*

The proposal is consistent with the Northern Tasmania Regional Land Use Strategy which identifies:

*RSN-A20*

*Rural living land use patterns will be identified based on a predominance of residential land use on large lots in rural settings with limited service capacity.*

*RSN-A24*

*Future locations of the Rural Living Zone should not require extension of Urban Growth Areas, or unreasonably compromise the productivity of agricultural lands and natural productive resources (within Rural Areas).*

- (b) to establish a system of planning instruments to be the principal way of setting objectives, policies and controls for the use, development and protection of land.*

The Tasmanian Planning Scheme – Northern Midlands is the planning instrument applying to the land.

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

The land has been recognised for future urban development and is not recognised as being of environmental importance. As such the proposal will have little effect on the environment.

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

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

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

The proposal is not inconsistent with this objective.

**Draft Amendment 04 to the Northern Midlands Local Provisions Schedule**

**18 Wilmores Lane, 116, 120 & 140 Catherine Street, and 130 Brickendon Street, Longford**

Section 40K Report Northern Midlands Council Planning Authority to Tasmanian Planning Commission

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

The proposal allows for additional dwellings in close walking distance to bus services and within reasonable distance to employment and recreation opportunities, consistent with this objective.

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

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

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

TasWater provided a Submission to Planning Authority Notice advising that it does not object to the draft amendment and advising it has no formal comments for the Tasmanian Planning Commission in relation to this matter. It is therefore considered that the draft amendment is consistent with this requirement with regard to water and sewer infrastructure. The Department of State Growth did not provide a submission. It is therefore considered that the draft amendment is consistent with this objective.

*(i) to provide a planning framework which fully considers land capability.*

The Tasmanian Planning Scheme – Northern Midlands considers land capability through the application of the Agriculture Zone and Rural Zone. The land is currently zoned Future Urban. The proposal is not inconsistent with this objective.

*(d) is consistent with each State policy.*

**State Policy on the Protection of Agricultural Land (PAL) 2009**

The Policy applies to all agricultural land in Tasmania and defines agricultural land as all land that is in agricultural use or has the potential for agricultural use, that has not been zoned or developed for another use or would not be unduly restricted for agricultural use by its size, shape and proximity to adjoining non-agricultural uses. Except for 116 Catherine Street - potentially constrained criteria 3 due to adjoining a residential zone - the land has been developed with single dwellings and therefore the policy does not apply.

**Tasmanian State Coastal Policy (SCP) 1996**

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

**State Policy on Water Quality Management 1997**

Future development in accordance with the provisions of the State Planning Provisions will be consistent with this State policy.

**National Environmental Protection Measures (NEPMs)**

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

*Air Toxics*

*Ambient Air Quality*

**Draft Amendment 04 to the Northern Midlands Local Provisions Schedule**  
**18 Wilmores Lane, 116, 120 & 140 Catherine Street, and 130 Brickendon Street, Longford**  
Section 40K Report Northern Midlands Council Planning Authority to Tasmanian Planning Commission

*Assessment of Site Contamination*

*Diesel Vehicle Emissions*

*Movement of Controlled Waste between States and Territories*

*National Pollutant Inventory*

*Used Packaging Materials*

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

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

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

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

**Northern Tasmania Regional Land Use Strategy**

The proposal is consistent with the Northern Tasmania Regional Land Use Strategy which identifies:

*RSN-A20*

*Rural living land use patterns will be identified based on a predominance of residential land use on large lots in rural settings with limited service capacity.*

*RSN-A24*

*Future locations of the Rural Living Zone should not require extension of Urban Growth Areas, or unreasonably compromise the productivity of agricultural lands and natural productive resources (within Rural Areas).*

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

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

Lead: Serve with honesty, integrity, innovation and pride

Progress: Economic health and wealth – grow and prosper

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

Place: Nurture our heritage environment

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

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

Relevantly, the key priority of Place requires Tasmanian Planning Scheme Integration.

**Draft Amendment 04 to the Northern Midlands Local Provisions Schedule**

**18 Wilmores Lane, 116, 120 & 140 Catherine Street, and 130 Brickendon Street, Longford**

Section 40K Report Northern Midlands Council Planning Authority to Tasmanian Planning Commission

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

The subject site is not in proximity to another municipal area. The draft amendment does not affect the LPS's consistency with any LPSs that apply to adjoining municipalities.

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

Some of the properties are within the gas pipeline planning corridor. In accordance with sections 50 & 51 of the *Gas Industry Act 2019*, if an application is made under the *Land Use Planning and Approvals Act* for a permit for a development that is wholly or partly within a gas infrastructure planning corridor the planning authority must give to the gas infrastructure licensee –

(i) notice of the application; and

(ii) at least 14 days in which to advise the authority on the proposed development or make representation on the proposed development

***(e) any recommendations in relation to the draft amendment that the planning authority thinks fit.***

**RECOMMENDATIONS:**

- In relation to the merit of the representation, the planning authority is of the opinion that the draft amendment ought not to be modified; and
- The draft amendment meets the LPS criteria; and
- That the Tasmanian Planning Commission give its approval to the draft amendment.



General Manager  
Northern Midlands Council  
PO Box 156  
LONGFORD TAS 7301  
Via email: [planning@nmc.tas.gov.au](mailto:planning@nmc.tas.gov.au)

17 February 2023

Dear Mr. Jennings

**Representation to Draft Amendment No: 04, 18 Wilmores Lane, 116, 120 and 140  
Catherine Street and 130 Brickendon Street, Longford**

I have been engaged by the owners of 26 Wilmores Lane, Longford (CT54261/7) and Lot 6 Catherine Street, Longford (CT54260/6), Martin and Nerinda McConnon to lodge a representation on their behalf against the proposed draft amendment 04, to the Local Provisions Schedule of the *Tasmanian Planning Scheme – Northern Midlands*. My clients properties, are located immediately to the west of the lands subject to the draft amendment, together with a licenced portion of the unmade section of Wilmores Lane in which they are licensees (DPIPWE Ref: 256669).

In 2016 a residential use was approved by the Council (P16-154) at 18 Wilmores Lane within the Rural Resource Zone under the *Northern Midlands Interim Planning Scheme 2013*. The residential use (dwelling and sheds) was applied for and approved as the use was considered at the time of approval to not constrain or conflict with resource development uses on adjoining land, and vice versa. In 2017 a residential use was approved (P17-094) at 140 Catherine Street with the same justification as P16-154. Similarly, a new residence has been recently constructed at 130 Brickendon Street.

My clients sought and gained planning approval in February 2019 (PLN18-0312) on land at 26 Wilmores Lane for a dwelling and shed as it was demonstrated that the dwelling was integral and subservient to resource development under P1.1 a) of 26.3.2 of the *Northern Midlands Interim Planning Scheme 2013*. Intensive grazing was proposed, and hay production in relation to my clients established Hampshire Down sheep stud. To date the resource development use is established and the shed has been constructed.

My clients have concerns that a change in zoning from Agriculture to Rural Living C on the adjacent properties to the east will impose further constraints on their ability to use the land for resource development, and potential further uses that supports the use of the land for agricultural uses. [REDACTED]

[REDACTED]  
[REDACTED]  
[REDACTED] The Rural Living Zone use table allows a greater number of



permissible land uses, particularly of note is the No Permit Required use classification of a single dwelling, which would have no consideration of the constraints on adjoining land in the Agriculture zone a residential use may pose, where these two zones will be bordering each other.

The proposed zone change is inconsistent with the LPS criteria in that it is not consistent with the regional land use strategy and there is no strategic plan, prepared under section 66 of the *Local Government Act 1993*, that applies in relation to the subject lands. A strategic review of the settlement strategy of Longford must be undertaken firstly to determine if any changes to the zoning are warranted. This draft amendment is therefore premature.

It is noted that AZ6(e) of Guideline No.1 provides that land identified as potentially suitable for agriculture may be considered for alternative zoning if the land has limited or no potential for agriculture. This may be the case for the lands subject to the draft amendment, provided that agricultural assessment provides sufficient evidence to support the conclusion that the lands have limited agricultural potential and that the Rural Zone should be applied instead of the Rural Living Zone due to the lack of local strategic plans/ structure plans at this point in time for the area.

My clients therefore strongly oppose the draft amendment 04 for the Rural Living zone to be applied to land adjoining their properties due to demonstrated and future potential land use conflict and constraints for agricultural use(s) and believe that as there is a lack of local strategic plans for the area, the change is zoning is premature.

Kind Regards,



Rebecca Green

Senior Planning Consultant & Accredited Bushfire Hazard Assessor  
Rebecca Green & Associates  
m. 0409 284422  
P.O. Box 2108, Launceston, 7250





## Submission to Planning Authority Notice

<b>Council Planning Permit No.</b>	Draft Amendment 04	<b>Council notice date</b>	24/01/2023
<b>TasWater details</b>			
<b>TasWater Reference No.</b>	TWDA 2023/00093-NMC	<b>Date of response</b>	24/01/2023
<b>TasWater Contact</b>	David Boyle	<b>Phone No.</b>	0436 629 652
<b>Response issued to</b>			
<b>Council name</b>	NORTHERN MIDLANDS COUNCIL		
<b>Contact details</b>	Planning@nmc.tas.gov.au		
<b>Development details</b>			
<b>Address</b>	18 WILMORES RD, LONGFORD	<b>Property ID (PID)</b>	3492602
<b>Description of development</b>	Northern Midlands Local Provision Schedule - Draft Amendment 04		
<b>Conditions</b>			
Pursuant to the <i>Water and Sewerage Industry Act 2008</i> (TAS) Section 56S(2) TasWater makes the following submission(s):			
1. TasWater does not object and has no formal comments for the Tasmanian Planning Commission in relation to this matter and does not require to be notified of nor attend any subsequent hearings.			
<b>Advice</b>			
<b>General</b>			
For information on TasWater development standards, please visit <a href="https://www.taswater.com.au/building-and-development/technical-standards">https://www.taswater.com.au/building-and-development/technical-standards</a>			
For application forms please visit <a href="https://www.taswater.com.au/building-and-development/development-application-form">https://www.taswater.com.au/building-and-development/development-application-form</a>			
<b>Declaration</b>			
The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.			
<b>TasWater Contact Details</b>			
<b>Phone</b>	13 6992	<b>Email</b>	development@taswater.com.au
<b>Mail</b>	GPO Box 1393 Hobart TAS 7001	<b>Web</b>	www.taswater.com.au

**Draft Amendment 06 to the Northern Midlands Local Provisions Schedule**

**Folio of the Register 169994/41, Honeysuckle Road, Ross**

Section 40K Report Northern Midlands Council Planning Authority to Tasmanian Planning Commission

In accordance with section 40K(2) of the *Land Use Planning and Approvals Act 1993*, the report by a planning authority in relation to the draft amendment of an LPS is to contain –

***(a) a copy of each representation made under section 40J in relation to the draft amendment before the end of the exhibition period in relation to the draft amendment, or, if no such representations were made before the end of the exhibition period, a statement to that effect.***

One representation (attached), from Peter White on behalf of Peter, Jade and Brock White, was received during the exhibition period.

***(b) a copy of each representation, made under section 40J in relation to the draft amendment after the end of the exhibition period in relation to the draft amendment, that the planning authority, in its discretion, includes in the report.***

No representations were made after the end of the exhibition period.

***(c) a statement of the planning authority's opinion as to the merit of each representation included under paragraph (a) or (b) in the report.***

The representation states:

*I wish to apply for a grazing permit to our land with reference folio of the Register 169994/1.*

*We have owned this land since April 2015 and now that I have retired, we need to be able to graze the property to generate some form of income.*

*This income is required to repair and, in most instances, replace the boundary fences that have had no attention for many years by the previous owners and adjoining neighbours.*

*We look forward to a favourable response to our request regarding grazing permission.*

In relation to grazing, the restrictive covenant states that the owner agrees not to introduce exotic species except livestock for grazing the land as the Minister authorises in writing. This applies regardless of zone the Land is in.

The Landscape Conservation Zone does not prohibit grazing. Rather, grazing (resource development) is a discretionary use in the Landscape Conservation Zone and must be compatible with landscape values having regard to the nature, scale and extent of the use, the characteristics and type of the use, the landscape values of the site, the landscape value of the surrounding area, and measures to minimize or mitigate impacts.

Grazing is 'no permit required' in the Rural zone and the Agriculture zone. Under the State Planning Provisions, a priority vegetation area can be applied to the Rural Zone and the Landscape Conservation Zone, but it cannot be applied to the Agriculture Zone.

***(d) a statement as to whether it is satisfied that the draft amendment of an LPS meets the LPS criteria.***

Statement: The draft amendment meets the LPS criteria as discussed below.

In accordance with section 34 (2) of the *Land Use Planning and Approvals Act*, the LPS criteria to be met by a relevant planning instrument are that the instrument –

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

**Draft Amendment 06 to the Northern Midlands Local Provisions Schedule**

**Folio of the Register 169994/41, Honeysuckle Road, Ross**

Section 40K Report Northern Midlands Council Planning Authority to Tasmanian Planning Commission

The proposed change in zoning sought by the draft amendment has no impact upon provisions required to be contained in an LPS.

*(b) is in accordance with section 32*

The consistency of the contents of the LPS's compliance with section 32 is not impacted on by the proposed change in zoning.

*(c) furthers the objectives set out in Schedule 1.*

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

*(a) to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity.*

The proposed rezoning to Landscape Conservation Zone allows the application of a priority vegetation area, consistent with this objective.

*(b) to provide for the fair, orderly and sustainable use and development of air, land and water.*

The draft amendment is consistent with this objective. By applying the Landscape Conservation Zone to the Land, the draft amendment allows the application of a priority vegetation area, while allowing resource development as a discretionary use.

*(c) to encourage public involvement in resource management and planning.*

The draft amendment was placed on public notification. One representation from the public was received.

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

The allowable uses in the Landscape Conservation Zone facilitate economic development, consistent with this objective.

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

TasWater provided a Submission to Planning Authority Notice advising that it does not object to the draft amendment and advising it has no formal comments for the Tasmanian Planning Commission in relation to this matter.

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

*(a) to require sound strategic planning and co-ordinated action by State and local government.*

The draft amendment is consistent with the Northern Tasmania Regional Land Use Strategy.

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

The Tasmanian Planning Scheme – Northern Midlands is the planning instrument applying to the land.

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

**Draft Amendment 06 to the Northern Midlands Local Provisions Schedule**

**Folio of the Register 169994/41, Honeysuckle Road, Ross**

Section 40K Report Northern Midlands Council Planning Authority to Tasmanian Planning Commission

The draft amendment to apply the Landscape Conservation Zone to the land means that the priority vegetation area also applies, consistent with this objective.

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

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

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

The proposal is not inconsistent with this objective.

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

The draft amendment is not inconsistent with this objective.

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

Application of the Landscape Conservation Zone is consistent with this objective.

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

TasWater provided a Submission to Planning Authority Notice advising that it does not object to the draft amendment and advising it has no formal comments for the Tasmanian Planning Commission in relation to this matter. It is therefore considered that the draft amendment is consistent with this requirement with regard to water and sewer infrastructure. The Department of State Growth did not provide a submission. It is therefore considered that the draft amendment is consistent with this objective.

*(i) to provide a planning framework which fully considers land capability.*

The title contains a conservation covenants and was excluded from the State land potentially suitable for the agriculture zone mapping.

*(d) is consistent with each State policy.*

**State Policy on the Protection of Agricultural Land (PAL) 2009**

The Policy applies to all agricultural land in Tasmania and defines agricultural land as all land that is in agricultural use or has the potential for agricultural use, that has not been zoned or developed for another use or would not be unduly restricted for agricultural use by its size, shape and proximity to adjoining non-agricultural uses. It defines "Agricultural use" means use of the land for propagating, cultivating or harvesting plants or for keeping and breeding of animals, excluding domestic animals and pets. It includes the handling, packing or storing of produce for dispatch to processors. It includes controlled environment agriculture and plantation forestry. Applying the Landscape Conservation Zone, where resource development is a discretionary use, is not inconsistent with the Policy.

**Tasmanian State Coastal Policy (SCP) 1996**

**Draft Amendment 06 to the Northern Midlands Local Provisions Schedule**

**Folio of the Register 169994/41, Honeysuckle Road, Ross**

Section 40K Report Northern Midlands Council Planning Authority to Tasmanian Planning Commission

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

**State Policy on Water Quality Management 1997**

The draft amendment is consistent with this State policy.

**National Environmental Protection Measures (NEPMs)**

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

*Air Toxics*

*Ambient Air Quality*

*Assessment of Site Contamination*

*Diesel Vehicle Emissions*

*Movement of Controlled Waste between States and Territories*

*National Pollutant Inventory*

*Used Packaging Materials*

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

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

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

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

**Northern Tasmania Regional Land Use Strategy**

The draft amendment to apply the Landscape Conservation Zone to the land, which is subject to a conservation covenant, is consistent with Policy BNV-P04 - Land use planning processes are to be consistent with any applicable conservation area management plans or natural resource management – of the Northern Tasmania Regional Land Use Strategy.

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

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

Lead: Serve with honesty, integrity, innovation and pride

Progress: Economic health and wealth – grow and prosper

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

Place: Nurture our heritage environment

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

**Draft Amendment 06 to the Northern Midlands Local Provisions Schedule**

**Folio of the Register 169994/41, Honeysuckle Road, Ross**

Section 40K Report Northern Midlands Council Planning Authority to Tasmanian Planning Commission

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

Relevantly, the key priority of Place requires Tasmanian Planning Scheme Integration.

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

The subject site is not in proximity to another municipal area. The draft amendment does not affect the LPS's consistency with any LPSs that apply to adjoining municipalities.

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

The subject site is not in proximity to the Tasmanian Gas Pipeline or network.

***(e) any recommendations in relation to the draft amendment that the planning authority thinks fit.***

**RECOMMENDATIONS:**

- In relation to the merit of the representation, the planning authority is of the opinion that the draft amendment ought not to be modified; and
- The draft amendment meets the LPS criteria; and
- That the Tasmanian Planning Commission give its approval to the draft amendment.

**From:**  
**Sent:** Thu, 16 Feb 2023 10:20:45 +1100  
**To:** "NMC Planning" <planning@nmc.tas.gov.au>  
**Cc:**  
**Subject:** Draft Amendment 06

General Manager  
Northern Midlands Council  
P O Box 156  
Longford Tas 7301

Draft Amendment 06 – folio of the Register 169994/1

Subject; Landscape Conservation Zone/Priority Vegetation Area

Dear Sir,

I wish to apply for a grazing permit to our land with reference folio of the Register 169994/1.

We have owned this land since April 2015 and now that I have retired, we need to be able to graze the property to generate some form of income.

This income is required to repair and, in most instances, replace the boundary fences that have had no attention for many years by the previous owners and adjoining neighbours.

We look forward to a favourable response to our request regarding grazing permission.

Regards,

Peter White on behalf of.

Peter, Jade, and Brock White.



## Submission to Planning Authority Notice

<b>Council Planning Permit No.</b>		<b>Council notice date</b>	24/01/2023
<b>TasWater details</b>			
<b>TasWater Reference No.</b>	TWDA 2023/00091-NMC		<b>Date of response</b>
<b>TasWater Contact</b>	David Boyle	<b>Phone No.</b>	0436 629 652
<b>Response issued to</b>			
<b>Council name</b>	NORTHERN MIDLANDS COUNCIL		
<b>Contact details</b>	Planning@nmc.tas.gov.au		
<b>Development details</b>			
<b>Address</b>	13 SMITH ST, LONGFORD	<b>Property ID (PID)</b>	6736908
<b>Description of development</b>	Draft Amendment 06 to the Northern Midlands Local Provisions Schedule		
<b>Conditions</b>			
Pursuant to the <i>Water and Sewerage Industry Act 2008</i> (TAS) Section 56S(2) TasWater makes the following submission(s):			
1. TasWater does not object and has no formal comments for the Tasmanian Planning Commission in relation to this matter and does not require to be notified of nor attend any subsequent hearings.			
<b>Advice</b>			
<b>General</b>			
For information on TasWater development standards, please visit <a href="https://www.taswater.com.au/building-and-development/technical-standards">https://www.taswater.com.au/building-and-development/technical-standards</a>			
For application forms please visit <a href="https://www.taswater.com.au/building-and-development/development-application-form">https://www.taswater.com.au/building-and-development/development-application-form</a>			
<b>Declaration</b>			
The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.			
<b>TasWater Contact Details</b>			
<b>Phone</b>	13 6992	<b>Email</b>	development@taswater.com.au
<b>Mail</b>	GPO Box 1393 Hobart TAS 7001	<b>Web</b>	www.taswater.com.au





AUSTRALIAN  
LOCAL GOVERNMENT  
ASSOCIATION

# 2023 NGA

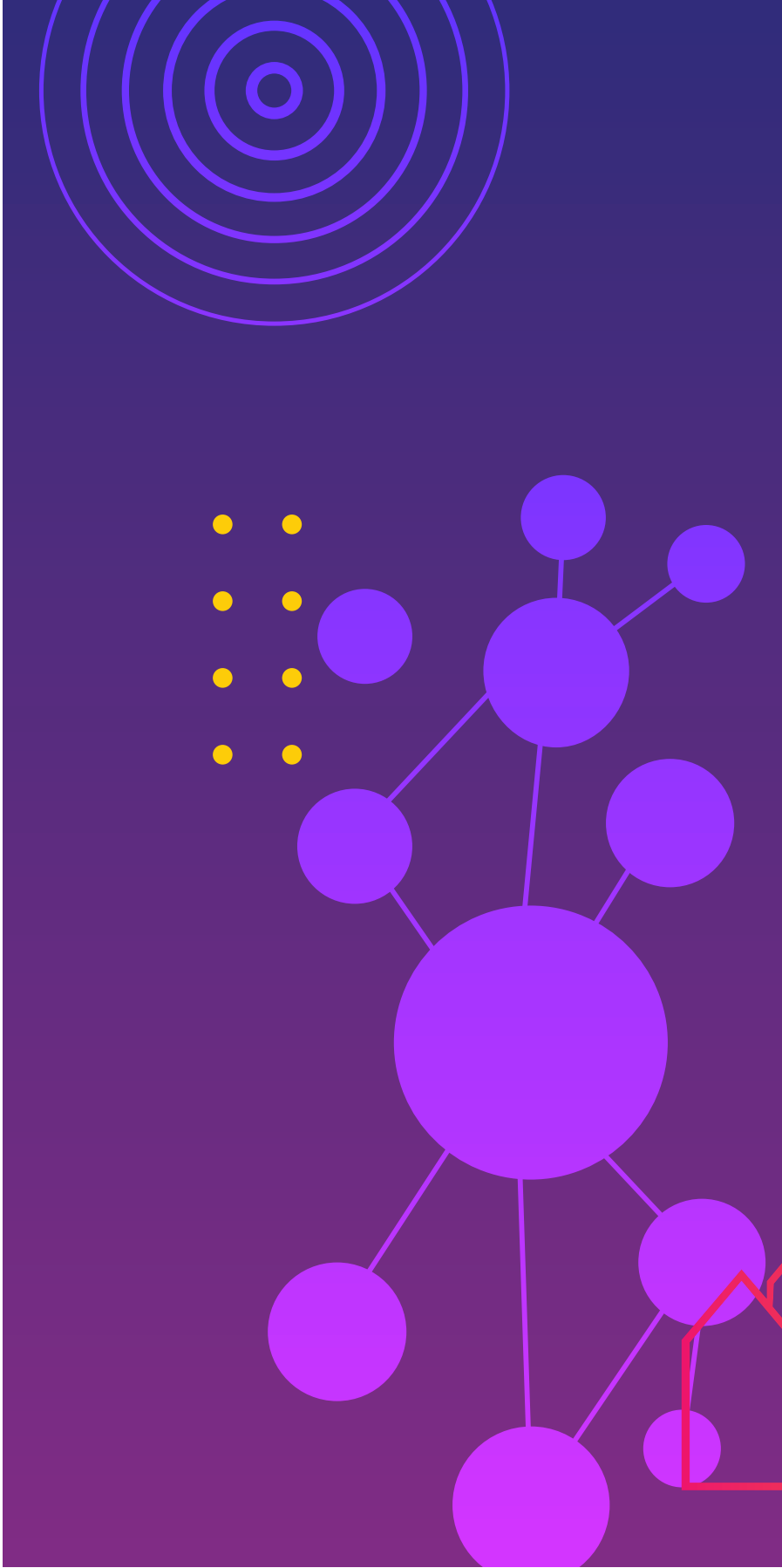
## OUR COMMUNITIES OUR FUTURE

### DISCUSSION PAPER Call for Motions

## JUNE 2023

NATIONAL CONVENTION CENTRE  
CANBERRA





The Australian Local Government Association (ALGA) is pleased to convene the 29<sup>th</sup> National General Assembly of Local Government (NGA), to be held in Canberra mid June 2023.

This discussion paper contains essential information for Australian councils considering submitting motions for debate at the 2023 NGA.

It is recommended that all councils and delegates intending to attend this event familiarise themselves with the guidelines for motions contained in this paper.

## Key Dates

<b>December 2022</b>	<b>24 March 2023</b>	<b>June 2023 *</b>	<b>June 2023 *</b>
Opening of Call for Motions	Acceptance of Motions	Regional Cooperation & Development Forum	National General Assembly

\* Dates are subject to change depending on timing of Australian Council of Local Government

**To submit your motion,  
visit: [alga.com.au](https://alga.com.au)**

## Background to ALGA and the NGA

ALGA was established in 1947, and its structure is a federation of member state and territory local government associations.

Its mission is to champion and strengthen Australian councils by representing the agreed position of ALGA members, the seven local government associations from around Australia, who represent 537 Australian councils.

In 1994, the ALGA Board, in consultation with its member associations, established the NGA as a unique forum to engage with councils directly at the national level.

The purpose of the NGA was to build the profile of local government on the national stage and demonstrate to the Australian Government the strength and value of working with local government nationally.

As part of the NGA, debate on motions was introduced as a vehicle for councils from across the nation to canvas ideas, and solutions to the challenges facing Australia's councils and communities.

Outcomes of debate on motions (NGA Resolutions) could then be used by participating councils to inform their own policies and priorities, as well as their own advocacy to the Federal Government and Federal MPs.

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

## Changes for 2023

The ALGA Board has undertaken a comprehensive review of the motions process.

As a result, ALGA has allocated additional time for debate on motions at the 2023 NGA and amended the criteria with a view to improving the quality and relevance of motions included in the Business Papers.

The updated criteria for motions is listed on page 6.

ALGA's policies and priorities will continue to be informed by motions and determined by the ALGA Board and based on the positions of its member associations.

ALGA's Board thanks all councils for attending the NGA, and those that will take the time to submit motions for debate at this event.



## Submitting Motions

### The theme of the 2023 NGA: Our Communities, Our Future.

This theme conveys the critical importance of our communities, how they are the focus of our attention, and how they are at the centre of all our work.

Our communities are the reason that local governments exist, and it is the health and wellbeing of our communities that will shape Australia's future.

This discussion paper is a call for councils to submit motions for debate at the 2023 NGA, to be held in Canberra mid June 2023.

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

- Focus on practical and deliverable programs and policies that the Australian Government can support and work directly with the local government sector to build our communities; or
- New program ideas that would help the local government sector to deliver national objectives.

Motions should be concise, practical and able to be implemented.

They must also meet the guidelines for motions outlined in this paper.

You are encouraged to read all the sections of the paper but are not expected to respond to every issue or question. Your council's motion/s should address one or more of the issues identified in the discussion paper.

Motions must be lodged electronically using the online form available at [www.alga.com.au](http://www.alga.com.au) and be received no later than 11:59pm on Friday 24 March 2023.

All notices of motions will be reviewed by the NGA Subcommittee to ensure that they meet the criteria included in this paper.

The Subcommittee reserves the right to select, edit or amend notices of motions to facilitate the efficient and effective management of debate on motions at the NGA.

All NGA resolutions will be published on [www.nationalgeneralassembly.com.au](http://www.nationalgeneralassembly.com.au).

As the convenor of the NGA, the ALGA Board will communicate resolutions to the relevant Australian Government Minister and publish Ministerial responses as they are received on this website.

If your council does submit a motion, there is an expectation that a council representative will be present at the NGA to move and speak to that motion if required.

We look forward to hearing from you and seeing you at the 2023 NGA.



## Criteria for motions

To be eligible for inclusion in the NGA Business Papers, and subsequent debate on the floor of the NGA, motions must meet the following criteria:

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

Motions must commence with the following wording:

*This National General Assembly calls on the Australian Government to ...*

## Other things to consider

Please note that it is important to complete the background section on the form. Submitters of motions should not assume that NGA delegates will have background knowledge of the proposal.

The background section helps all delegates, including those with no previous knowledge of the issue, in their consideration of the motion.

Motions should not be prescriptive in directing how the matter should be pursued.

Try to keep motions practical, focussed, relatively simple and capable of being implemented to ensure that relevant Australian Government Ministers provide considered, thoughtful and timely responses.

Multi-point motions that require cross portfolio coordination have not historically received meaningful responses from the Government.

All motions submitted will be reviewed by the NGA Subcommittee, in consultation with state and territory local government associations, to determine their eligibility for inclusion in the NGA Business Papers.

When reviewing motions, the Subcommittee will consider the motions criteria, clarity of the motion and the importance and relevance of the issue to local government.

If there are any questions about the substance or intent of a motion, ALGA will raise these with the nominated contact officer. With the agreement of the submitting council, these motions may be edited before inclusion in the NGA Business Papers.

To ensure an efficient and effective debate where there are numerous motions on a similar issue, the Subcommittee will group motions together under an overarching strategic motion.

The strategic motions will have either been drafted by ALGA or will be based on a motion submitted by a council which best summarises the subject matter.

Debate will occur in accordance with the rules for debate on motions published in the Business Papers and will focus on the strategic motions.

Associated sub-motions will be debated by exception only or in accordance with the debating rules.

Any motion deemed to be primarily concerned with local or state issues will be referred to the relevant state or territory local government association and will not be included in the NGA Business Papers.

Motions should be lodged electronically using the online form available on the NGA website at: [www.alga.com.au](http://www.alga.com.au).

All motions require, among other things, a contact officer, a clear national objective, a summary of the key arguments in support of the motion, and endorsement of your council.

> **Motions should be received no later than 11:59pm on Friday 24 March 2023.**

## Setting the scene

*'Through a devastating pandemic, through a succession of dangerous and damaging natural disasters, through global uncertainty and painful price rises – The Australian people have demonstrated the best of our national character. Resolute and resilient in hard times. Practical and pragmatic about the challenges we confront. Optimistic and confident in a better future. And ready to work together to build it.'*

*The Hon Jim Chalmer MP, Federal Treasurer Budget Speech 2022–23*

The opening statement of the Federal Treasurer's first Budget Speech describes the backdrop against which the 2023 NGA will be held.

The 2022 NGA was held just weeks after the change in the Federal Government on 21 May 2022. On 25 October 2022, the new Government handed down its first Budget which updated the economic outlook, realigned priorities and outlined how the Government was to meet its election promises.

The Budget update foreshadows deteriorating economic conditions, citing global challenges, slowing growth, high inflation and higher interest rates, and acknowledges the mounting cost of living pressures on individuals, families and communities.

Key updates include:

- The economy is expected to grow solidly this financial year, by 3 ¼ percent – before slowing to 1 ½ percent growth for 2023/24, a full percentage point lower than what was forecast in March;
- That slowing growth will have an effect on employment, but jobs will continue to be created, and unemployment is expected to stay low by historical standards – at 4 ½ percent in 2023/24 and 2024/25;
- Inflation is expected to peak at 7 ¾ percent late in 2022, before moderating over time to 3 ½ percent through 2023/24, and returning to the Reserve Bank's target range in 2024/25; and that
- When that inflation moderates, real wages are expected to start growing again in 2024.



The Government is also committed to repairing the Budget in a 'measured and responsible' manner consistent with the objective of maintaining full employment and the delivery of essential services. It foreshadows that this will be achieved through spending restraint, with new spending focused on high-quality and targeted investments and building on the capability of the Australian people, expanding the productive capacity of the economy, and supporting action on climate change.

The Budget also included a focus on measuring and improving community wellbeing.

By the time of the 2023 NGA, the Government will have delivered its second Budget, which will provide further updates to the economic outlook and also refine its economic strategy going forward.

The 2023 NGA provides you – the elected representatives of Australia's local councils and communities – with the opportunity to engage with the Federal Government and key Ministers.

Further, it is your opportunity to advocate for new or extended programs and policy initiatives that could strengthen local governments' capacity to deliver services and infrastructure to communities across the nation.

This year's call for motions focusses on eight priority areas:

- Productivity;
- Local Government Infrastructure;
- Community Wellbeing;
- Local Government Workforce;
- Data, Digital Technology and Cyber Security;
- Climate Change and Renewable Energy;
- Natural Disasters; and
- Housing.



# 1. Productivity

In February 2022, the then Federal Treasurer asked the Productivity Commission to undertake an inquiry into Australia's productivity performance and provide recommendations on productivity enhancing reform.

This inquiry was the second of a regular series, undertaken at five-yearly intervals, and recognises that productivity growth is vital for Australia's future. Drawing on the Intergenerational Report the Treasurer notes that '... future growth in income and living standards will be driven from productivity growth as the participation effects of young migration are offset by an ageing population.'

ALGA engaged SGS Economics and Planning to undertake research to support its submissions to this inquiry.

SGS Principal and Partner Dr Marcus Spiller presented on some of the findings of this research at the 2022 NGA. In his presentation he identified that local governments generate local economic activity through employment, payment of wages and expenditure on goods and services in the local economy. In addition, SGS identified nine ways local government supports the productive capacity of the broader economy.

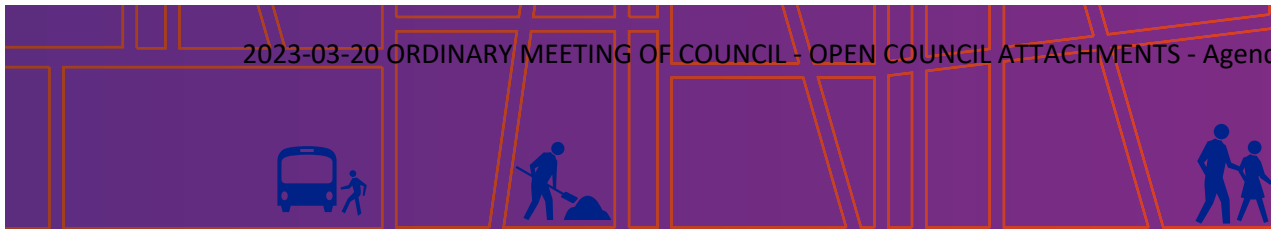
**Figure 1 – Nine ways local governments contribute to the productive capacity of the broader economy:**



Sources: Adapted from SGS Research for ALGA's Submission to Productivity Commission (2022)

*Are there programs and initiatives that the Commonwealth Government could implement to improve local government's capacity to support productivity growth?*

*Are there programs that could support one, or all of the identified ways local government contributes to productivity in the broader economy?*



## 2. Local Government Infrastructure

The 2021 National State of the Assets Report (NSoA) shone a spotlight on local government infrastructure assets. While the technical report shows that local government assets such as roads, bridges, buildings, parks and recreation, stormwater, water and wastewater and airports and aerodromes are generally in good to very good condition, around 10 percent are not fit for purpose, and around 20 – 25 percent are only fair and over time will need attention.

Over the past 12 months this situation has further deteriorated as a result of natural disasters, and particularly flooding across the eastern seaboard.

The technical report shows that in 2019/20 non-financial infrastructure assets were valued at \$342 billion and were depreciating at \$7.7 billion per year. Replacement costs of these infrastructure assets were in the order of \$533 billion.

While 86 percent of councils have adopted long term financial plans, one third of councils do not have asset management plans for their major assets, or if they do, they are out-of-date. Of the councils that do have asset management plans only 66 percent included financial projections in their financial plan.

Asset management and long-term financial planning are essential tools for councils to manage community assets now and into the future.

*Are there programs or initiatives that the Commonwealth Government could adopt to improve the long-term sustainability of council's infrastructure?*

*Are there programs or initiatives that the Commonwealth Government could provide to improve the sector's capacity to manage local government infrastructure and to integrate these plans into long-term financial plans?*



### 3. Community Wellbeing

While the NSoA focuses attention on physical assets, local governments also provide a wide range of important community services that improve local wellbeing. These services are provided at the discretion of councils based on local characteristics, needs, priorities and resources of the local community.

Australian Bureau of Statistics (ABS) data shows that local government annual expenditure in 2020/21 was \$43 billion. It is important to note that nationally local government is 83 percent self-sufficient. That is, the vast majority of local government services and infrastructure are funded at the local level either through rates, fees and charges, sale of goods and services, and interest, and only 17 percent comes from grants and subsidies from other levels of government. Unfortunately, many of these grants and subsidies are tied, and often require matching funding which restricts the ability to address local priorities in the way the council and community might like.

Local government community services are broadly defined and may include but not limited to:

- environmental health including food safety;
- childcare, early childhood education;
- aged care, senior citizens;
- services to the disabled;
- programs to address disadvantage, to reduce poverty and homelessness;
- sporting and recreational programs;
- arts and cultural activities, program and festivals;
- tourism and economic development activities; and
- library services.

Councils also play a key role making places that are attractive and liveable for current and future workers, and closing the gap between Indigenous and non-Indigenous Australians.

ALGA's research shows that almost one in four councils are heavily reliant on federal Financial Assistance Grants, which make up at least 20 percent of their annual operating revenue. Financial sustainability of local governments remains an ongoing issue which threatens local service provision and community wellbeing.

*Noting the funding arrangements for the provision of local government community services in your area and across the country, are there programs and initiatives that the Commonwealth Government could implement to improve the delivery of these services?*

*Are there changes to existing programs, including to administrative arrangements, that would significantly improve local government human service planning and provision of services and infrastructure across Australia?*

*Are there new programs the Australian Government could develop that would support councils to close the gap between Indigenous and non-Indigenous Australians?*

*What are the actions the Australian Government could take to support councils to improve their ongoing financial sustainability, and their capacity to deliver the services their communities need?*

## 4. Local Government Workforce

Local government is a major employer in Australia providing employment, career advancement and training opportunities for more than 190,800 Australians, across an estimated 400 occupations. In many communities, the council is one of the largest employers.

There are 537 local councils in Australia. Importantly, they are geographically dispersed and provide essential public administration to every corner of the nation.

According to the 2022 National Local Government Workforce Skills and Capability Survey, more than 90 percent of local governments are experiencing skills shortages, resulting in around two thirds of councils having their projects impacted or delayed.

Skills shortages occur for a variety of reasons including an inability to compete against the private sector, worker accommodation, support services for families, ageing of the workforce and geographic isolation. The attrition rate (or rate of turnover) of local government staff is estimated to be between 15 – 20 percent per annum.

The most cited skills shortages include engineers, urban planners, building surveyors, environmental officers and human resources professionals.

ALGA's submission to the Productivity Commission's Productivity Inquiry called on all levels of government to work together to improve training pathways and address skills and labour shortages for the benefit of councils, communities, and businesses right across Australia.

While local government must face its immediate workforce challenges, it must also anticipate the changing nature of work, and future skills needed to meet the changing needs of our communities.

*Are there programs or initiatives that the Commonwealth Government could implement that would enhance local government's capacity to attract and retain appropriately skilled staff now and into the future?*

*Are there programs or changes to existing programs that would increase local government's ability to employ apprentices and trainees?*

*Are there other initiatives that the Commonwealth Government could provide to improve the sector's ability to plan and develop skills fit for the future?*

## 5. Data, Digital Technology and Cyber Security

Provision of information technology to all Australians is vital for innovation, economic growth and social equity. However, it is potentially even more important to regional Australia where the tyranny of distance increases the inequity of services available – including education, health, economic and social.

Innovative technology is becoming more broadly available and has the ability to boost productivity and economic growth.

Councils around Australia continue to embrace new technologies to improve their service delivery standards and broaden consultation and engagement with their local communities. However, many councils lack basic technological infrastructure and have a shortage of necessary skills and resources.

In October 2022, cyber-attacks on major Australian corporate organisations including Optus and Medibank Private highlighted the critical importance of cyber security. It is a timely reminder as digital information, services and products become an increasing feature of modern business operation including in local government.

Like all risks, local government must manage the risk of cyber-attack and address cyber security. At a national level, there is a poor understanding of local government's vulnerability to cyber-attacks and a lack or inadequacy of risk management strategies and business continuity planning within the sector. While this is primarily a responsibility of the sector itself, governments at all levels must work together to ensure that the public have confidence in government information management systems and its security.

*Drawing upon your own council experience, and your knowledge of other councils within your state, or territory, are there programs and initiatives that the Commonwealth Government could implement to help local government develop its digital technology services and infrastructure and/or to improve cyber security within the sector?*

## 6. Climate Change and Renewable Energy

Local governments are playing an important leadership role in addressing climate change, supporting a wide range of programs to lower the carbon footprint of their own business operations and in their local communities.

As a sector, local government is leading the debate for lowering carbon emissions, sourcing renewable energy, responding creatively to reduce greenhouse gas emissions from landfills, and facilitating the construction of green buildings and water sensitive design of cities and towns.

Councils also have a role to play supporting communities in transition, moving away from fossil fuels to new industries.

Pragmatically, local government has been at the forefront of addressing the impacts of climate change and adapting to reduce its environmental footprint. These impacts include an increased number of days with high temperatures, less rainfall and more droughts in southern Australia, less snow, more intense rainfall and fire weather, stronger cyclones, and sea level rise. These changes will increase stress on Australia's infrastructure and physical assets and natural ecosystems that are already threatened, and significantly affect agriculture, forestry, fisheries, transport, health, tourism, finance and disaster risk management.

At the 2022 NGA, there were five Strategic Motions and 15 associated motions debated concerning this issue. Councils are encouraged to review these motions on ALGA's website prior to developing new motions for debate at the 2023 NGA.

*Noting the Government's commitment to reducing emissions, are there programs and initiatives that the Commonwealth Government could develop to assist councils in their work to address climate change and reduce emissions?*



## 7. Natural Disasters

Over the past five years, Australian communities have experienced unprecedented natural disasters. At the time of writing, almost every community in Australia, particularly those on the East Coast, had been adversely affected by wet weather conditions associated with the La Nina weather pattern.

Councils in Western Australia are still recovering from a cyclone in 2021, and the Black Summer bushfires in 2019/20 burned approximately 250,000 square kilometres across the country.

The impacts of heavy rainfall, record breaking floods and associated social disruption and damage to infrastructure have exposed weaknesses as well as the strength of current emergency management systems.

There have been numerous NGA motions in the past regarding natural disasters. This year, councils are encouraged to draw on their practical experience of the improvements that could be made to managing emergencies.

Please note, however, that many aspects of emergency management are state or territory responsibilities, and your motions should focus on how the Commonwealth Government could assist.

*What new programs could the Australian Government develop to partner with local government to improve the current natural disaster management systems to further assist in recovery and build resilience?*



## 8. Housing

A lack of affordable housing remains one of the biggest issues for Australian councils and communities.

There is less social and affordable housing stock available than there was a decade ago, and more low-income Australians are experiencing housing stress.

The shortage and rising costs of rental properties and affordable home ownership are having significant social and economic impacts in cities and towns across Australia, including rural and regional communities.

This is due to a range of factors including changes to recent migration patterns, cheap finance and labour and material shortages in the construction sector.

While the provision of affordable housing is not a local government responsibility, councils often facilitate affordable housing within their communities, operating within state/territory planning, financial and other legislation requirements.

Some councils are going further, addressing thin markets and developing land and housing themselves, delivering local solutions to meet the needs of their communities.

Local government also plays an important role addressing some of the causes of homelessness, including social inclusion programs that can assist mental health and family violence issues, as well as providing support for people currently experiencing homelessness.

*What new programs and policies could the Australian Government develop to partner with local government to support the provision of more affordable housing?*

*How can the Australian Government work with councils to address the causes and impacts of homelessness?*



## Conclusion

Thank you for taking the time to read this discussion paper and your support for the 2023 National General Assembly of Local Government.

### A FINAL REMINDER:

- » Motions should be lodged electronically at [www.alga.com.au](http://www.alga.com.au) and received no later than 11.59pm on Friday 24 March 2023.
- » Motions must meet the criteria published in this paper.
- » Motions should commence with the following wording: 'This National General Assembly calls on the Australian Government to...'
- » Motions should not be prescriptive in directing how the matter should be pursued
- » Motions should be practical, focussed and relatively simple.
- » It is important to complete the background section on the form.
- » Motions must not seek to advance an outcome that would result in a benefit to one group of councils to the detriment of another.
- » When your council submits a motion there is an expectation that a council representative will be present at the 2023 National General Assembly to move and speak to that motion if required.

We look forward to hearing from you and seeing you at the 2023 National General Assembly in Canberra.







AUSTRALIAN  
**LOCAL GOVERNMENT**  
ASSOCIATION

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# Northern Midlands Council Account Management Report

## Income & Expenditure Summary for the Period Ended 28 February 2023 (67% of Year Completed)

### Line Item Summary Totals

Line Item Summary Totals	Operating Statement												% of Budget
	Governance		Corporate Services		Regulatory & Community Serv		Development Services		Works & Infrastructure Services		Total Operating Statement		
	2022/23 Budget	2022/23 Actual	2022/23 Budget	2022/23 Actual	2022/23 Budget	2022/23 Actual	2022/23 Budget	2022/23 Actual	2022/23 Budget	2022/23 Actual	2022/23 Budget	2022/23 Actual	
1 Wages	539,920	307,503	1,125,174	730,295	249,599	135,427	462,140	321,277	1,857,539	1,267,310	4,234,372.00	2,761,812.00	65.22%
2 Material & Services Expenditure	619,888	402,817	838,515	563,165	239,274	190,704	385,179	240,980	3,970,926	2,737,744	6,053,782.00	4,135,410.00	68.31%
3 Depreciation Expenditure	69,709	38,572	90,940	68,597	29,488	19,688	19,640	13,080	6,441,938	4,294,618	6,651,715.00	4,434,555.00	66.67%
4 Government Levies & Charges	110,000	98,954	919,869	497,189	2,000	1,609	0	446	154,093	95,077	1,185,962.00	693,275.00	58.46%
5 Interest Expenditure	0	0	100,368	137,174	0	0	0	0	0	0	100,368.00	137,174.00	136.67%
7 Councillors Expenditure	217,390	59,108	0	0	0	0	0	0	0	0	217,390.00	59,108.00	27.19%
9 Other Expenditure	674,608	101,687	511,745	534,813	283,356	174,500	10,390	8,095	108,900	44,519	1,588,999.00	863,614.00	54.35%
11 Oncost	269,960	147,714	546,255	351,535	119,665	62,376	228,570	150,381	842,734	523,605	2,007,184.00	1,235,611.00	61.56%
12 Internal Plant Hire/Rental	21,760	2,325	26,540	8,519	29,350	11,252	21,490	2,007	1,045,970	829,434	1,145,110.00	853,537.00	74.54%
13 Internal Rental/Rates	0	0	1,860	2,151	0	0	0	0	6,890	3,879	8,750.00	6,030.00	68.91%
10 Other Internal Transfers Expenditure	0	0	7,371,573	4,919,671	0	0	0	0	(150)	(150)	7,371,423.00	4,919,521.00	66.74%
14 Oncosts Paid - Payroll	98,099	40,646	237,943	157,469	57,342	11,514	118,415	77,491	419,213	301,804	931,012.00	588,924.00	63.26%
15 Oncost Paid - Non Payroll	136,338	82,795	293,712	188,716	68,568	30,240	154,766	90,617	597,228	341,109	1,250,612.00	733,477.00	58.65%
16 Plant Expenditure Paid	4,236	3,635	17,844	10,199	7,630	5,801	18,829	12,125	520,955	454,850	569,494.00	486,610.00	85.45%
	2,761,908	1,285,756	12,082,338	8,169,493	1,086,272	643,111	1,419,419	916,499	15,966,236	10,893,799	33,316,173.00	21,908,658.00	65.76%
17 Rate Revenue	0	0	(11,900,556)	(12,006,131)	0	0	0	0	(1,064,804)	(1,083,084)	(12,965,360.00)	(13,089,215.00)	100.96%
18 Recurrent Grant Revenue	0	0	(1,819,002)	(981,395)	0	(35,305)	0	0	(2,796,316)	(584,818)	(4,615,318.00)	(1,601,518.00)	34.70%
19 Fees and Charges Revenue	(100)	(468)	(1,156,994)	(709,250)	(171,559)	(163,323)	(569,256)	(374,794)	(654,483)	(507,878)	(2,552,392.00)	(1,755,713.00)	68.79%
21 Interest Revenue	(636,650)	(114,102)	(329,243)	(211,935)	0	0	0	0	0	0	(965,893.00)	(326,037.00)	33.75%
22 Reimbursements Revenue	(2,000)	(1,033)	(26,416)	(16,344)	(7,976)	(26,192)	0	(3,565)	(8,233)	(7,479)	(44,625.00)	(54,613.00)	122.38%
Interest Expenditure Reimbursed	0	0	(101,728)	(137,174)	0	0	0	0	0	0	(101,728.00)	(137,174.00)	134.84%
Oncost Recoveries - Internal Tfer	(219,961)	(170,722)	(546,998)	(363,069)	(116,202)	(46,703)	(268,515)	(179,017)	(1,059,664)	(609,058)	(2,211,340.00)	(1,368,569.00)	61.89%
Plant Hire Income - Internal Tfer	(10,132)	0	(28,339)	0	0	0	(19,955)	0	(1,374,500)	(973,141)	(1,432,926.00)	(973,141.00)	67.91%
10 Other Internal Transfers Income	(141,625)	(94,025)	(542,932)	4,678	(635,077)	(428,844)	(487,095)	(328,839)	(6,086,926)	(4,025,676)	(7,893,655.00)	(4,872,706.00)	61.73%
23 Other Revenue	(468,000)	(233,935)	(16,999)	(17,896)	(373)	(266)	0	0	(51,618)	(46,904)	(536,990.00)	(299,001.00)	55.68%
	(1,478,488)	(614,285)	(16,469,207)	(14,438,516)	(931,187)	(700,633)	(1,344,821)	(886,215)	(13,096,544)	(7,838,038)	(33,320,227.00)	(24,477,687.00)	73.46%
Underlying (Surplus) / Deficit Before	1,283,440	671,471	(4,386,869)	(6,269,023)	155,085	(57,522)	74,598	30,284	2,869,692	3,055,761	(4,054)	(2,569,029)	
20 Gain on sale of Fixed Assets	0	0	(160,000)	0	0	0	0	0	0	0	(160,000)	0	
6 Loss on Sale of Fixed Assets	0	0	0	0	0	0	0	0	426,581	0	426,581	0	
Net Loss On Disposal of Fixed Assets	0	0	(160,000)	0	0	0	0	0	426,581	0	266,581	0	
Underlying (Surplus) / Deficit	1,283,440	671,471	(4,546,869)	(6,269,023)	155,085	(57,522)	74,598	30,284	3,296,273	3,055,761	262,527	(2,569,029)	
Capital Grant Revenue	(17,944)	(17,944)	0	0	(50,000)	0	0	0	(8,618,778)	(2,101,389)	(8,686,722)	(2,119,333)	
Subdivider & Capital Contributions	0	0	0	0	0	0	0	0	(345,649)	0	(345,649)	0	
	(17,944)	(17,944)	0	0	(50,000)	0	0	0	(8,964,427)	(2,101,389)	(9,032,371)	(2,119,333)	
Operating (Surplus) / Deficit	1,265,496	653,527	(4,546,869)	(6,269,023)	105,085	(57,522)	74,598	30,284	(5,668,154)	954,372	(8,769,844)	(4,688,362)	

Northern Midlands Council Account Management Report				Scheduled and Actual Works by Month												
				Actual Expenditure		Scheduled Work										
				B/fwd	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN
2022/23 for year to 28 February 2023																
Capital Expenditure - Governance																
Fleet, Plant & Equipment, Land and Buildings																
700009	Fleet - F9 Pool Vehicle	15,000	-													
780033	Property - Road Reserve - 1 Punt Road	-	4,580													
788035	Property - Public Open Space	130,000	-													
780006	Gov - Office Equipment Purchases	-	325													
		145,000	4,905													
			3%													
Capital Expenditure - Corporate Services																
Equipment & Buildings - Corporate Services																
700020	Fleet - F20 Child Care Van	35,000	-													
715300	Corp - Computer System Upgrade	216,372	96,035													
791110	Pth - Child Care Centre Fore Street Preliminaries	255,233	282,459													
791111	Pth - Child Care Centre Fore Street Construction Contract	3,514,831	2,385,317													
791112	Pth - Child Care Centre Fore Street Furniture & Fittings	-	2,714													
	Total Equipment & Buildings - Corporate Services	4,021,436	2,766,525													
		4,021,436	2,766,525													
			69%													
Capital Expenditure - Regulatory and Community and Development Services																
Fleet, Plant & Equipment																
700002	Fleet - F2 Pool Vehicle	15,000	1,023													
700008.6	Compliance - Body Camera	-	2,569													
700004	Fleet - F4 Development	15,000	-													
700008.6	Fleet - F8 Care-a-car	-	19,428													
715330	Plan & Dev - Purchase of Office Equipment	-	325													
	Total Fleet, Plant & Equipment	30,000	23,345													
		30,000	23,345													
			0%													
Capital Expenditure - Works Department																
Fleet, Plant & Depot																
700003	Fleet - F3 Works Supervisor	20,000	-													
700005	Fleet - F5 Works Manager Vehicle	22,000	12,818													
700023	Fleet - F23 Utility Litter & Garbage Collection	22,000	-													
700033	Fleet - F33 6 Yard Truck	156,000	-													
700042	Fleet - F42 Truck 6 Yard	156,000	-													
700144	Fleet - F144 Tandem Box Trailer	10,000	8,621													
700147	Fleet - F144 Single Axle Box Trailer	5,000	3,490													
700181	Fleet - F181 After Hours Emergency Vehicle	34,000	21,983													
700191	Fleet - F191 Ride on Mower Lake Leake	16,000	12,600													
700199	Fleet - F199 Vehicle Hoist Longford Depot	50,000	-													
700620	Fleet - Radio System upgrade Analogue to Digital	62,000	30,544													
715320	Works - Purchase Small Plant	40,000	15,875													
720200	Works - Longford Depot Improvements	50,000	28,686													
720201	Works - Ctown Depot Improvements	50,000	2,058													
	Total Fleet, Plant & Depot	693,000	136,675													
		693,000	136,675													
			20%													
All Areas - Street Tree program																
707814	BUDGET ONLY NO ORDERS All Areas - Street Tree Program	-	39,299													
	Total All Areas - Street Tree program	-	39,299													
		-	39,299													
			0%													
All Areas - Town Entrance Landscape/Beautification																
707855	BUDGET ONLY NO ORDERS All Areas - Town Entrance Landscaping/Beautification	-	-													
707899	BUDGET ONLY NO ORDERS All Areas - Signage Projects	15,000	806													
707899.3	Ctown - Town Entrance Signs North and South	27,444	32,171													
	Total All Areas - Town Entrance Landscape/Beautification	42,444	32,977													
		42,444	32,977													
			78%													
All Areas - Street Furniture																
715255	BUDGET ONLY NO ORDERS All Areas - Street Furniture	50,000	-													
715255.11	Avoca - Street Furniture Seat Purchase and Installation	-	10,350													
715255.12	Lfd - Park Furniture Seat Purchase and Installation Cairns Park	-	4,194													
715255.13	Ctown - Street Furniture Seat Purchase and Installation Queen St	-	11,036													
715255.14	Ross - Street Furniture Seat Purchase and Installation Church St	-	5,044													

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751614	Lfd - Entrance Roundabout Landscaping	-	1,225	0%
751614.6	W/Junct - Hobart Road Shared Path Way	250,000	-	0%
752010	Perth Bypass - Planting Vegetation Corridors	-	959	0%
752015	Perth - Bypass Associated Works	-	134,864	0%
752016	Perth Bypass - Planting Vegetation Corridors Land	-	900	0%
752017	Budget Only Perth Bypass Roundabout Landscaping	300,000	-	0%
752017.1	Perth Bypass Roundabout Landscaping - Eskleigh	-	23,848	0%
752017.2	Perth Bypass Roundabout Landscaping - Seccombe Street	-	3,639	0%
752025	Pth - Main Street Program	1,141,000	103,160	9%
	<b>Perth Bypass - Associated Works</b>	1,901,138	482,694	25%
<b>Resealing Program</b>				
715005	Roads - Resealing All Areas	806,284	-	
715005.0564	Lfd - Reseal High St Ch 0.784 to 0.845	-	29,595	
	<b>Total Resealing Program</b>	806,284	29,595	4%
<b>Resheeting Program</b>				
715125	Southern - Resheeting	244,007	34,165	
715460	Roads Northern - Resheeting	244,007	47,162	
	<b>Total Resheeting Program</b>	488,014	81,327	17%
<b>Footpath Construction Program</b>				
750000	BUDGET ONLY NO ORDERS All Areas - Asphalt Footpath Replacements	42,000	-	0%
750092.6	Evan - Barclay St No 46 towards White Hills Rd Eastern Side Gravel Footpath	46,000	-	0%
750213.6	Lfd - Bulwer St Wellington to 0.172 footpath south side	45,000	-	0%
750214.6	Lfd - Bulwer St 0.172 to Laycock footpath south side	49,000	-	0%
750215.6	Lfd - Bulwer St Laycock to Stocker footpath south side	20,000	-	0%
750216.6	Lfd - Bulwer St Stocker to Marlborough footpath south side	70,000	-	0%
750395.6	Pth - Edward St Napoleon to Cromwell footpath north side	62,000	-	0%
750458.6	Pth - Footpath Frederick St, Scone to Clarence North Side	46,000	-	0%
750507.6	Lfd - Goderich St William to Archer Footpath	17,500	-	0%
750713.6	Pth - Little Mulgrave St Main to north footpath western side	40,000	-	0%
750796.6	Cry - Main St Saundridge to Church St Footpath	70,000	-	0%
750910.8	Evan - Murray St Off Street Parking Pioneer Park	57,000	662	1%
750977.6	Lfd - Pakenham St Hobhouse to Bulwer footpath eastern side	-	-	0%
751037.6	Lfd - Pultney Street Wellington to Marlborough Footpath North Side	-	152	0%
751038	Lfd - Pultney Street Wellington to Marlborough Kerb associated with F/Path Works North Side	-	8,191	0%
751038.6	Lfd - Pultney Street Marlborough to Pakenham Footpath North Side	136,000	70,638	52%
751040.6	Lfd - Pultney Street Catherine to Burghley Footpath North Side	55,000	112,383	204%
751498.6	Pth - Drummond St No 58D to Drummond Crescent Footpath	98,000	55,809	57%
751498.8	Pth - Drummond St K&G and Verge Seal No 58d to Drummond Cres Driveways	-	21,522	0%
751498.9	Pth - Drummond St K&G and Verge Seal No 58d to Drummond Cres Other	-	17,050	0%
751498.91	Pth - Drummond St K&G and Verge Seal No 58d to Drummond Cres Stormwater	-	3,622	0%
751613	Pth - William St Reserve Footpath Bridge Access	40,000	12,694	32%
751613.6	Pth - William St Reserve Footbridge Footpath	-	-	0%
	<b>Total Footpath Construction Program</b>	893,500	302,723	34%
<b>Other Road Projects</b>				
707805.88	Ctown - War Memorial Oval Public Toilet Carpark Sealing	126,000	106,812	85%
707899.2	Ross - Signage Project Highway	10,000	455	5%
707987	Lfd - Urban Street Design Wellington StmFootpaths Outstands Landscaping	1,293,628	-	0%
750131	Lfd - Bishopsbourne Re Ch 5.080 to 7.375 Reconstruction	504,900	-	0%
750441	Avoca - Falmouth St Churchill to Gray Kerb & Gutter and Verge Replacement	50,000	-	0%
750536	Lfd - Hay Street Park to End Reconstruct Verge	70,000	97	0%
750536.1	Lfd - Hay Street Park to End Reconstruct Verge Excavation	-	8,155	0%
750536.2	Lfd - Hay Street Park to End Reconstruct Verge Subbase	-	1,124	0%
750544	Ctown - High St Streetscape Improvements (Bridge St to King St) Inc Rec Ground Turning Lane	1,450,000	158,323	11%
750559	Lfd - High St Burghley to Carpark K&G & Verge	30,000	-	0%
750579	Lfd - Hobhouse St Reconstruction Catherine to Burghley	121,000	-	0%
750910	Evan - Murray St & Scone St Verge Parking Spaces	50,000	-	0%
751043	Ctown - Queen St On Street Car Parking Upgrades	-	1,317	0%
751043.9	Ctown - Queen St Pedestrian Safety Fencing	-	26,932	0%
751354	Lfd - Wellington and Laycock St Verge K&G and Footpath Around Public Open Space	80,000	54,307	68%
751354.1	Lfd - Wellington and Laycock St Excavation	-	1,764	0%
751354.2	Lfd - Wellington and Laycock St Subbase	-	3,123	0%
751354.3	Lfd - Wellington and Laycock St Base	-	1,357	0%
751354.4	Lfd - Wellington and Laycock St Prep for Seal	-	4,360	0%
751354.5	Lfd - Wellington and Laycock St Seal	-	12,870	0%
751354.92	Lfd - Wellington and Laycock St Landscaping	-	1,726	0%
751615	Lfd - Waste Transfer Station Sealing of Entrance & Ramps plus Eastern Security Fence	80,500	-	0%
751616	Pth - Rec Ground Carpark	167,100	35,878	21%
	<b>Total Other Road Projects</b>	4,033,128	418,600	10%

[illegible]

**Subject:** FW: Perth Community Centre - attachment email trail

**From:** Chandler, Brett [REDACTED]  
**Sent:** Tuesday, March 7, 2023 1:28 PM  
**To:** Maree Bricknell <maree.bricknell@perc.wa.gov.au>  
**Cc:** Des Jennings <des.jennings@perc.wa.gov.au>; Jan Spencer <jan.spencer@perc.wa.gov.au>; Cr Janet Lambert  
**Subject:** RE: Perth Community Centre - 173 Fairtlough Street Perth

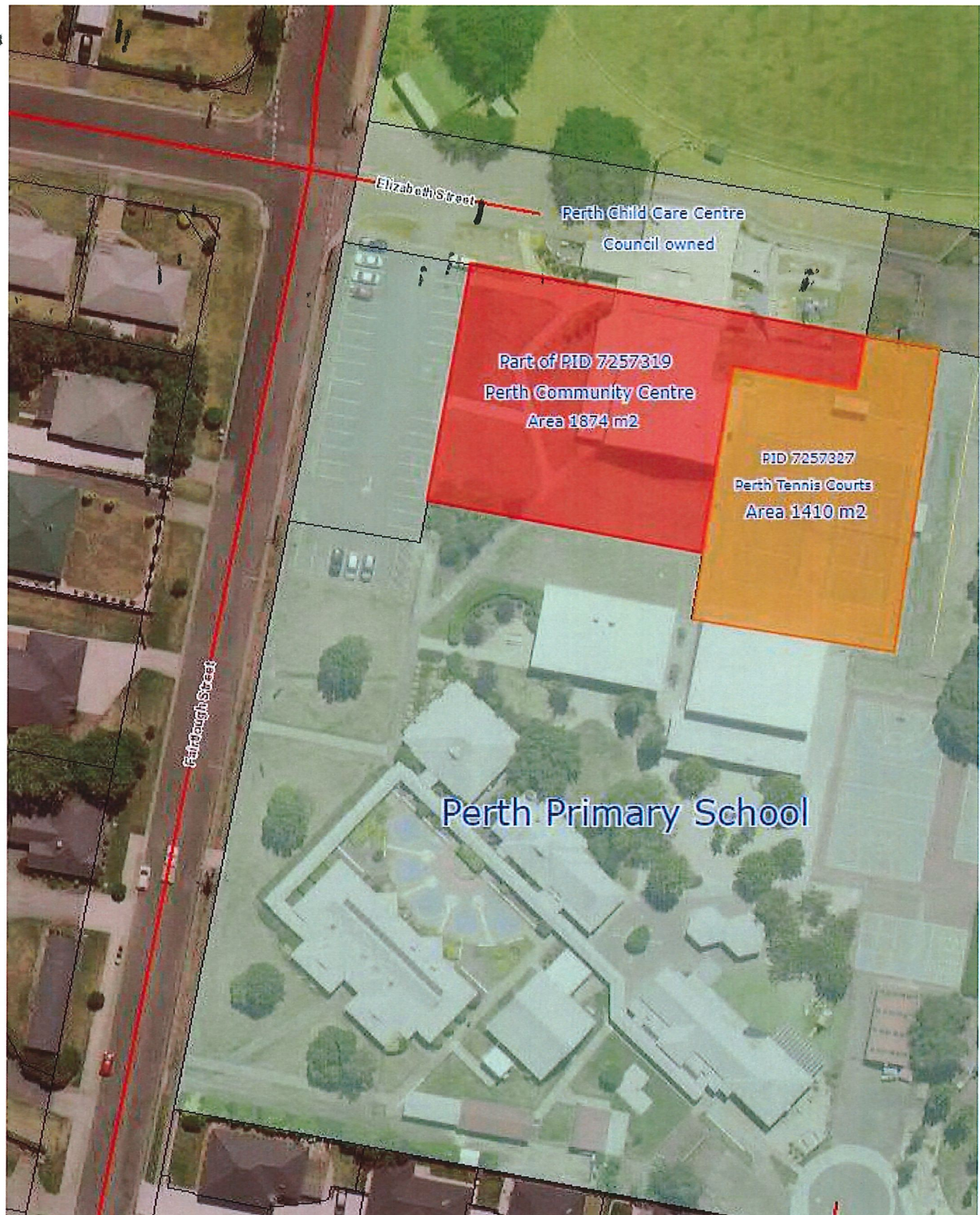
Hi Maree

We have had a slight re-think of the car park situation and would prefer to keep the car park's ownership with us.

We would look to transfer the bulk of the Community Centre and the tennis courts to Council. See red and orange areas in image below.

The School Association is in the process of determining their support to transfer the Community Centre and tennis courts to Council.

I look forward to hearing back from you regarding Council's acceptance, or otherwise, of this transfer of land.



Regards

Brett Chandler

Senior Asset Data and Systems Consultant

Facility Services

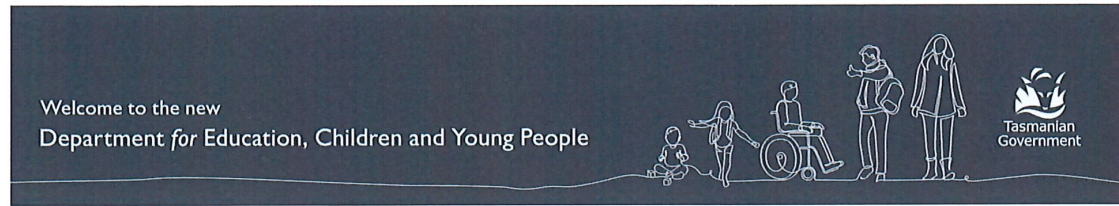
Department for Education, Children and Young People

Email: [brett.chandler@dec.wa.gov.au](mailto:brett.chandler@dec.wa.gov.au)



P: (03) 6165 6327

Letitia House Olinda Grove Mt Nelson TAS 7000  
GPO Box 169 HOBART TAS 7001



**From:** Maree Bricknell <maree.bricknell@nmc.tas.gov.au>  
**Sent:** Monday, 6 March 2023 11:18 AM  
**To:** Chandler, Brett <brett.chandler@decyp.tas.gov.au>  
**Cc:** Des Jennings <des.jennings@nmc.tas.gov.au>; Jan Spencer <jan.spencer@decyp.tas.gov.au>; Cr Janet Lambert <janet.lambert@decyp.tas.gov.au>  
**Subject:** FW: Perth Community Centre - 173 Fairtlough Street Perth  
**Importance:** High

Hello Brett

I refer to your email below regarding the possibility of transferring the Community Centre and carpark area from DOE to Council.

Council would also like the Tennis Court area if possible (marked yellow hashed area on attached plan).

We have a strong Tennis Club that under Council ownership would be eligible for grant funding to improve this site.

We look forward to your favourable response as soon as possible, then I can take to Council for formal decision.

Kind regards  
Maree

*Maree Bricknell*



Corporate Services Manager | Northern Midlands Council  
Council Office, 13 Smith Street (PO Box 156), Longford Tasmania 7301  
T: (03) 6397 7303 | F: (03) 6397 7331

E: <[redacted]> | W: [www.northernmidlands.tas.gov.au](http://www.northernmidlands.tas.gov.au)



**employer  
of choice**

**From:** Maree Bricknell  
**Sent:** Wednesday, March 1, 2023 2:13 PM  
**To:** Chandler, Brett <brett.chandler@decyp.tas.gov.au>  
**Cc:** Grace, Craig <craig.grace@decyp.tas.gov.au>; Todd, Sam <sam.todd@decyp.tas.gov.au>; Des Jennings <des.jennings@nmc.tas.gov.au>  
**Subject:** RE: Perth Community Centre - 173 Fairtlough Street Perth

Hello Brett

The yellow highlighted area I think would be acceptable.

Regards  
Maree

Maree Bricknell



Corporate Services Manager | Northern Midlands Council  
Council Office, 13 Smith Street (PO Box 156), Longford Tasmania 7301  
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**employer  
of choice**

**From:** Chandler, Brett <[brett.chandler@decyptas.gov.au](mailto:brett.chandler@decyptas.gov.au)>  
**Sent:** Wednesday, March 1, 2023 1:19 PM  
**To:** Maree Bricknell <[maree.bricknell@nmc.tas.gov.au](mailto:maree.bricknell@nmc.tas.gov.au)>  
**Cc:** Grace, Craig <[craig.grace@decyptas.gov.au](mailto:craig.grace@decyptas.gov.au)>; Todd / Sam <[sam.todd@decyptas.gov.au](mailto:sam.todd@decyptas.gov.au)>  
**Subject:** RE: Perth Community Centre - 173 Fairtlough Street Perth

Hi Maree

Thank you for your responses, greatly appreciated.

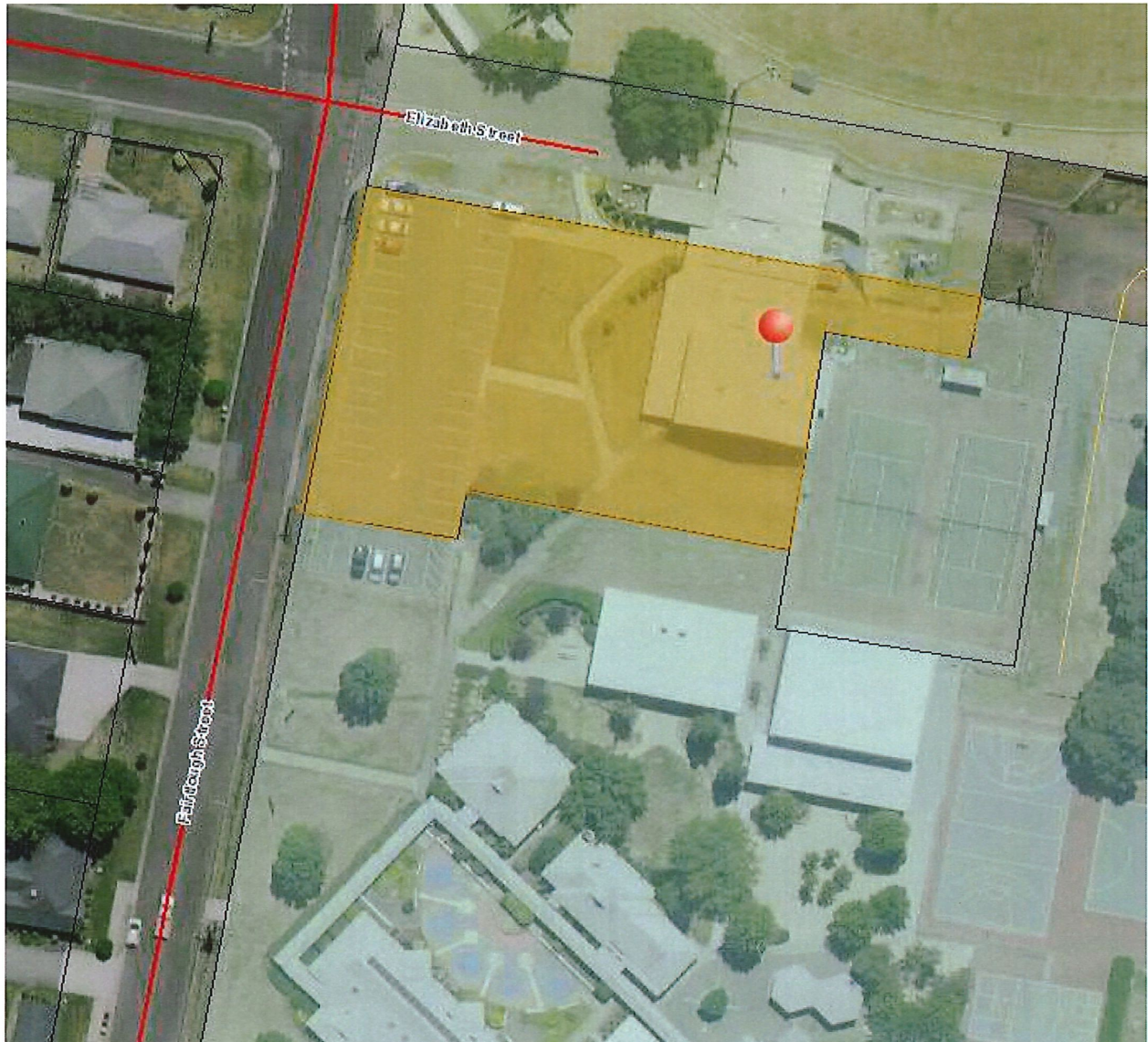
We will look at possibly transferring our portion of the building to Council as a Sect 12 Land Transfer under the Crown Lands Act 1976 if that would suit you.

Is Council happy to take on ownership of the car park as well under the arrangement that parents of children going to the school could park there to pick up their children from school? I would see it that Council as the agency for the community would not have an issue with this, and that it would not differ from any other Council owned car park.

I Have cc'd my manager Craig and colleague Sam who looks after leases into this email. Please reach out to us if you have any questions or need a point of contact.

The image below shows the area we could possibly transfer to Council (in yellow).





Regards

Brett Chandler

[REDACTED]  
[REDACTED]

Department for Education, Children and Young People

Email: [brett.chandler@tas.gov.au](mailto:brett.chandler@tas.gov.au)

P: (03) 6161 6000

Letitia House Olinda Grove Mt Nelson TAS 7000  
GPO Box 169 HOBART TAS 7001

Welcome to the new  
Department for Education, Children and Young People





**From:** Maree Bricknell <maree.bricknell@northernmidlands.tas.gov.au>  
**Sent:** Wednesday, 1 March 2023 12:52 PM  
**To:** Chandler, Brett <brett.chandler@northernmidlands.tas.gov.au>  
**Subject:** FW: Perth Community Centre - 173 Fairtlough Street Perth

Hello Brett

There seems to be some confusion regarding this matter, but we intend to keep using the entire building.

- Is Council interested in taking possession of the old Community Centre building in its entirety? **Yes, definitely Council want to continue to use the old section as our Perth Community Centre.**
- Is Council interested in taking out another lease for the use of the portion of the old Community Centre owned by the Department of Education? **Yes, or can it be transferred or adhered to Council's ownership. This was going to happen under a State Government scheme some years ago but seems to have not been finalised.**
- Is the building going to continue to be utilised for activities supporting your local community? **Yes, most certainly.**
- If the building is to be vacated, when do you expect this to occur? **Not applicable – will not be vacated, facility will continue to accommodate community events and services.**
- Is Council considering any future or prospective use of this building including the portion owned by the Department of Education? **The Childcare section will remain as an overflow childcare space, and the community centre portion of the building will continue to operate as it has been for the last 40 years as a town community centre for functions, events, and services.**

Hope this is of assistance.

Regards  
 Maree

*Maree Bricknell*



Corporate Services Manager | Northern Midlands Council  
 Council Office, 13 Smith Street (PO Box 156), Longford Tasmania 7301  
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 E: [maree.bricknell@northernmidlands.tas.gov.au](mailto:maree.bricknell@northernmidlands.tas.gov.au) | W: [www.northernmidlands.tas.gov.au](http://www.northernmidlands.tas.gov.au)



**employer  
 of choice**

**From:** Chandler, Brett <brett.chandler@northernmidlands.tas.gov.au>  
**Sent:** Monday, 20 February 2023 3:16 PM  
**To:** Northern Midlands Council <info@northernmidlands.tas.gov.au>  
**Cc:** Grace, Craig <craig.grace@northernmidlands.tas.gov.au>; Todd, Sam <sam.todd@northernmidlands.tas.gov.au>  
**Subject:** Perth Community Centre - 173 Fairtlough Street Perth

Hi Folks

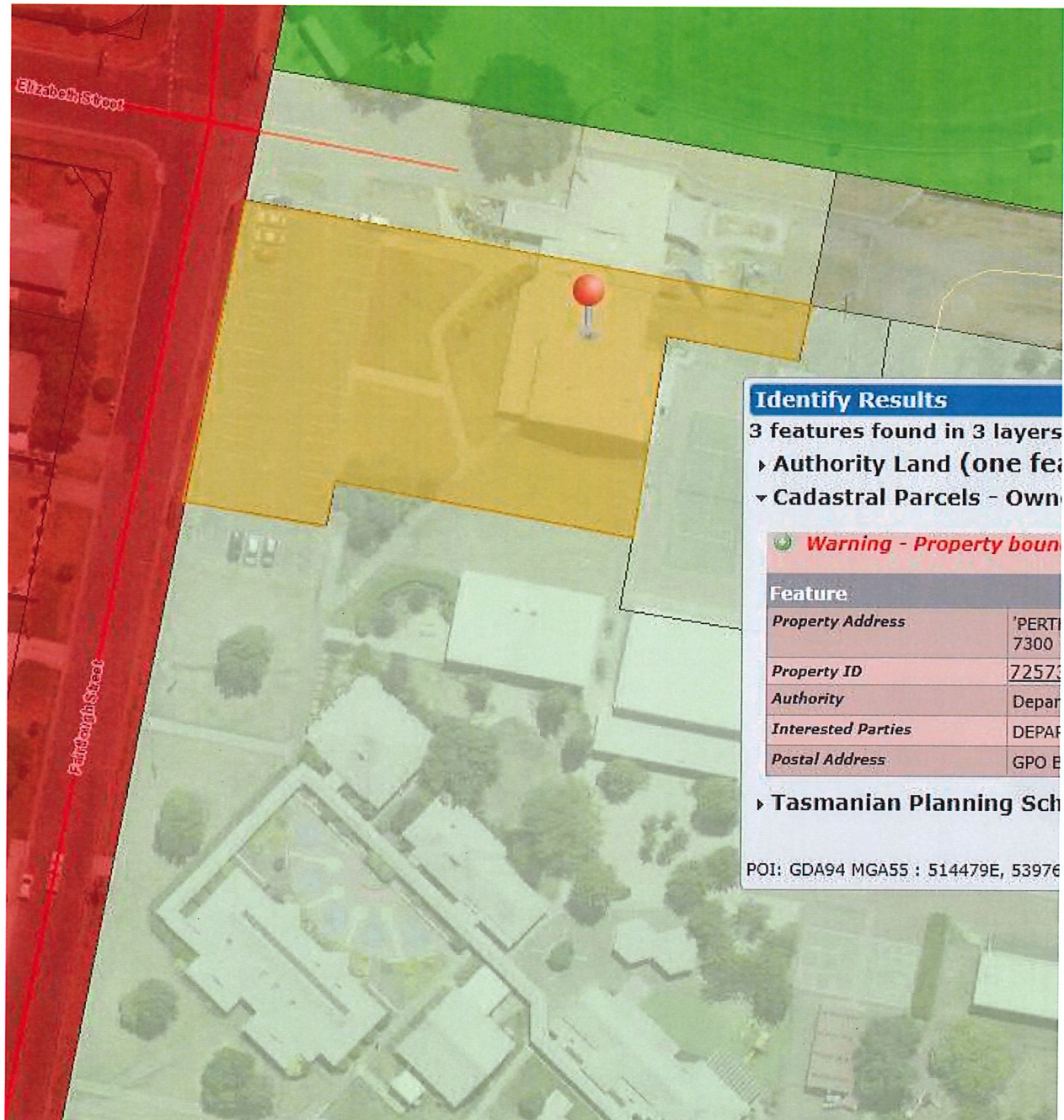
In 1981 a 25 year lease was established between the Crown (Dept of Education) and the Northern Midlands Council for part of the Perth Community Centre which is part owned by the Department of Education. Our records do not show the adoption of a new lease for this part of the building.

Now that Council have developed the site at 2A Fore Street Perth, we are wondering what Council's intent is for the portion of the old Community Centre owned by the Department of Education and have the following questions which we would like some clarity around please;

- Is Council interested in taking possession of the old Community Centre building in its entirety? Or,



- Is Council interested in taking out another lease for the use of the portion of the old Community Centre owned by the Department of Education?
- Is the building going to continue to be utilised for activities supporting your local community?
- If the building is to be vacated, when do you expect this to occur?
- Is Council considering any future or prospective use of this building including the portion owned by the Department of Education?



Regards

Brett Chandler

Department of Primary Industries, Parks, Water and the Environment  
HERITAGE TASMANIA



14 February 2023

File: 10-86-92 THC

Mr John Izzard  
'Berriedale'  
44 Wellington Street  
Longford TAS 7301

Dear Mr Izzard,

As requested, by way of this letter I provide a heritage impact assessment of the boxes recently placed in the road reservation fronting the heritage building at 1-3 Marlborough Street, Longford; which I consent to your sharing with the Northern Midlands Council.

Prior to this, Heritage Tasmania had not undertaken any formal assessment of the development because it is not within the boundary of a place that is entered in the Tasmanian Heritage Register (THR). The *Historic Cultural Heritage Act 1995* was therefore not engaged by the development.

#### THE AFFECTED PLACE

The nearest place that is entered in the THR is the property at 1-3 Marlborough Street, Longford, (THR # 5118 for #1 and 5119 for #3), the boundary of which is described by certificate of title 52310/1. For the purposes of this letter, 1-3 Marlborough Street will be referred to as 'the affected place'.

Nearby, on another side of the intersection, is the Longford Jubilee Lamp and Jubilee Fountain (THR # 5175), and within the immediate context are the Queen's Arms Hotel at 69 Wellington Street (THR # 5165), Longford Municipal Hall at 67 Wellington Street (THR # 5164) and The Big Store at 73 Wellington Street (THR # 5167). The property on the opposite side of Marlborough Street, the former Longford Hotel at 1-3 William Street, dates to 1827 but is not entered in the THR.

There is a dense concentration of heritage places around the intersection which has been known as 'Heritage Corner' (see image in Wikipedia entry for 'Longford, Tasmania'). In a statement relating to social values, the THR datasheet for the Longford Jubilee Lamp and Jubilee Fountain describes the setting as "an historic precinct on the most prominent intersection in Longford, a town noted for its Georgian and Victorian architecture."

Prior to the THR coming into existence, 'Longford Historic Town' was entered in the Register of the National Estate (ref. *The Heritage of Australia: The Illustrated Register of the National Estate*, published by The Macmillan Company, 1981, page 7/132) which functioned as a statutory heritage list from 1976 to 2012.

By 1984, the National Trust had also Classified the affected place, providing the basis for the Heritage Council's registration which was gazetted 14 years later, on 9/12/1998.

The THR entry for the affected place provides scant information as to its historic cultural heritage values. Statements are given against criterion (d) and (f), the latter being relevant to the matter at hand: "This building is of historic heritage significance because its townscape associations are regarded as important to the community's sense of place."

#### ***Protecting Tasmania's Historic Environment***

Level 1, Public Buildings 53 St John Street LAUNCESTON TAS 7250 Australia  
Ph (03) 6165 3700 | Email enquiries@heritage.tas.gov.au | Web [www.heritage.tas.gov.au](http://www.heritage.tas.gov.au)

### **HISTORY OF THE AFFECTED PLACE**

It is known that the affected place was formerly 'The London Inn', later trading as 'The Plough Inn'. It is thought to have been built in the 1830s. A photograph published in the *Weekly Courier* of 14/12/1922 shows the building already with its distinctive balcony but not the ground level verandah. In that image, bollards defined the edge of the carriageway.

The ground level verandah is likely to have been added soon after the 1922 photograph was taken, and was certainly in existence by 1949 when a photograph from the underside was taken by a member of the Thwaites family (SLT - NS3195-1-664).

In 1998, when the place was entered in the THR, the roads and footpath had a bitumen seal, separated at the rounding of the corner by a concrete kerb placed on the surface and painted white.

More recently, the footpath has been paved at a level above that of the adjoining carriageway, and in late 2022 the pedestrian zone was extended northwards with corresponding narrowing of the carriageway.

### **THE DEVELOPMENT**

The development comprises (a) the re-alignment of the kerb line to enlarge the pedestrian zone on the southern side of the intersection of Wellington and Marlborough Streets, and (b) the placement of five planter boxes in this zone.

It is estimated that the boxes are 1.2 metres square and stand around 0.8 metre tall. As such, they are relatively bulky street furniture. It is estimated that they are placed at distances of between 1.5 to 3 metres from the verandah perimeter of the affected place.

The boxes are documented in drawings by JMG Engineers & Planners as pre-cast concrete shells containing a ballast of concrete and hollow space filled with soil in which plants may be grown. The boxes are clad in rusted steel sheeting (Corten), into which decorative leaf motifs have been cut out on each side.

Visible parts of the boxes' concrete are painted dark green.

### **HERITAGE ACT NOT ENGAGED**

The development is outside the boundaries of a registered place, and consequently the *Historic Cultural Heritage Act 1995* was not engaged in the development application process. For this reason, when Northern Midlands Council referred the development application to the Tasmanian Heritage Council (THC) the THC delegate responded with a notice of 'no interest' pursuant to section 36(3)(a) of the Act.

### **IMPACT ON HERITAGE VALUES**

The most visible component of the development may be described as new street furniture comprising five planter boxes. These have been placed at a focal point of a town that has long been recognised for its heritage character. The boxes have as their backdrop one of the town's most distinctive buildings, a place that is entered in the Tasmanian Heritage Register for its architecture and townscape contribution.

The boxes present as dark objects against the light to mid-tone backdrop of the affected heritage place. They are bulky and starkly rectilinear elements that have little in common with the scale and delicate ornamental character of the town's existing street furniture.

In my considered opinion, the development detracts from the historic townscape character.

## DISCUSSION

The development is understood to be a response to concerns for the safety of pedestrians, café patrons, and the heritage building on the south side of the intersection between Wellington and Marlborough Streets. It is known that the building has on occasion been damaged by vehicles leaving the carriageway.

Information on the frequency and cause of such events was not available to the author at the time of preparing this assessment, but it is assumed to be a fact that vehicle movement through this intersection presents an elevated risk to persons and property.

Public authorities have a duty of care to take any action they reasonably can to reduce to an acceptable level risks of the kind that are assumed to exist at this intersection. In doing so, authorities must consider the range of available risk mitigation options, each with its effectiveness and impacts including cost. In deliberating on the subject development, impact on heritage values would have been an important factor.

Heritage Tasmania does not have access to information on how the available risk mitigation options were evaluated by the Northern Midlands Council, and what weighting they gave to the protection of heritage values.

An option that could have been considered was to close off the carriageway nearest the affected building, simplifying traffic movements in the intersection and increasing the traffic-free zone where the boxes are presently located. The development does not preclude this option being reconsidered in the future.

The boxes are one design solution for a traffic barrier, but other options could be devised that would be less visually obtrusive; for example, engineered bollards (with or without linking cables or chains). The development does not preclude this option being reconsidered in the future.

For the box barrier solution that was pursued, various options exist for cladding treatment. The rusted steel plate cladding was probably chosen because it is known to visually blend into natural environments. However, a more effective camouflage for the boxes as they are situated is a paint colour matching the walls of the heritage building that forms its backdrop. A change of cladding would not be difficult or costly to effect. With any change in cladding, the existing decorative motifs need not be retained as they have no obvious relevance to the setting nor do they noticeably enhance the aesthetic of the boxes.

## CONCLUSION

The conclusions that I draw from having inspected the completed development and having re-examined the development application as referred to the Tasmanian Heritage Council on 23/05/2022, are that: (a) the boxes detract from the historic townscape character of Longford and more particularly, detract from the presentation of one of the town's most important heritage locations; (b) the visual impact of the boxes that exist can be reduced by a changing their colour to match that of the heritage building that forms their primary backdrop; and, (c) other risk mitigation options that are more sympathetic to the heritage townscape may yet be found to be feasible, and so, in future as and when circumstances allow, a search for better alternatives should be continued.

Yours sincerely



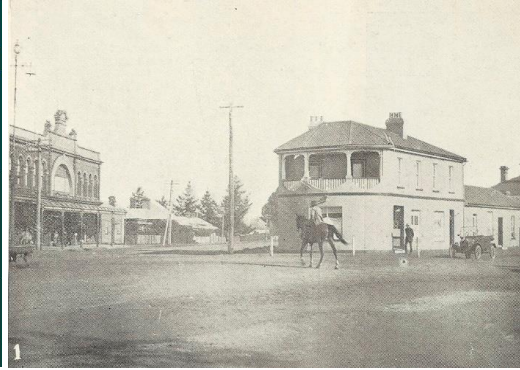
**Ian Boersma**  
Works Manager, Heritage Tasmania



## APPENDIX – SUPPORTING IMAGES



1. LIST layer showing concentration of THR places in the central part of Longford. Subject site indicated by red arrow.



2. Image published in the *Weekly Courier* of 14/12/1922.



3. Under verandah, 1949 (SLT - NS3195-1-664).



4. View looking south, c1950. (SLT - LPIC147-4-269)



5 & 6. Images taken circa 1998 (Tasmanian Heritage Council).



7. The affected place with raised footpath of brick paving and small planter boxes at each verandah post, circa 2021.  
Source: <https://www.ourtasmania.com.au/launceston/longford-walk.html>



8. Photograph taken 8/02/2023, after the widening of the footpath and placement of five planter boxes.



9. Looking south, 8/02/2023.



10. Looking west, 8/02/2023.



11. Looking south, 8/02/2023.



Mr Des Jennings  
General Manager  
Northern Midlands Council  
Smith Street  
Longford  
7301

5th December 2022.

Dear Des,

NORTHERN MIDLANDS COUNCIL					
File No.					
Property					
Attachments					
REC'D 5 DEC 2022					
	I	A		I	A
GM			PLN		
PADM			BLO		
CBM			MYR		
WM			EA		
HR					
HCT					

### **Sticky Beaks Corner Council works.**

Attached please find document titled "What have you done to your Corner" which has been sent to Councillors and other interested parties.

I did send correspondence to Mayor Knowles prior to the November Full Council meeting, seeking her intervention, but received no reply from her. This email was an attempt to avoid a major conflict between Council and upset ratepayers; which now seems to be unavoidable.

The campaign has today started, seeking Council's intervention. It will now unfortunately involve much community discussion, agitation and despair. It didn't have to be this way.

Could you please ensure that the attached documents are considered at today's Workshop, and then, placed on the agenda for the Council meeting on the 12 of December 2022.

Sincerely,

John Izzard

"Berriedale  
44 Wellington Street  
Longford.

0438 123 123



# What Have You Done to Our Corner?



By permission of David Lake.

[davidlakepaintings.com](http://davidlakepaintings.com)



The object of this document is to request the Mayor and Councillors of the Northern Midlands Council, to undertake a review of the 'brutalistic' concrete structures' installed on the corner of Wellington and Marlborough Streets, and direct the removal of the concrete structures and replace them with 'black bollards; as originally proposed by JMG Engineering.

The original suggestion by JMG, of installing black traffic bollards was the correct one, offering both protection for the historically important Sticky Beaks Corner, and also protecting the 'streetscape' and integrity of one of the oldest colonial buildings in Longford.

There is no doubt that in approving a Planning Permit for the construction of these industrial concrete structures ( most likely based on sewerage inspection wells (or some sort of industrial use), Council is in serious conflict with its own Planning Scheme.

While the Northern Midlands Council is extraordinarily well run and offers exceptional service to the community, its appears to have a blind spot when it comes to the the provisions and protections of the Heritage section of its own planning scheme.

It is almost as though the Heritage Section and the strict Historical Precinct provisions in the NMC Planning Scheme are written in invisible ink.

Although I can guarantee you that I have absolutely no practical experience in road engineering, traffic safety skills or architectural design, the flaws and dangers of the present solution for the Sticky Beaks Corner, I believe are self-evident.

Please consider...!



**Sticky Beaks corner with incomplete works as of 2nd December 2022.**



**Sticky Beaks Corner as it has generally looked from 1830's to November 2022.**



The building that is now called Sticky Beaks was most likely built sometime in the early 1830's and is almost certainly one of the first commercial building in Longford.

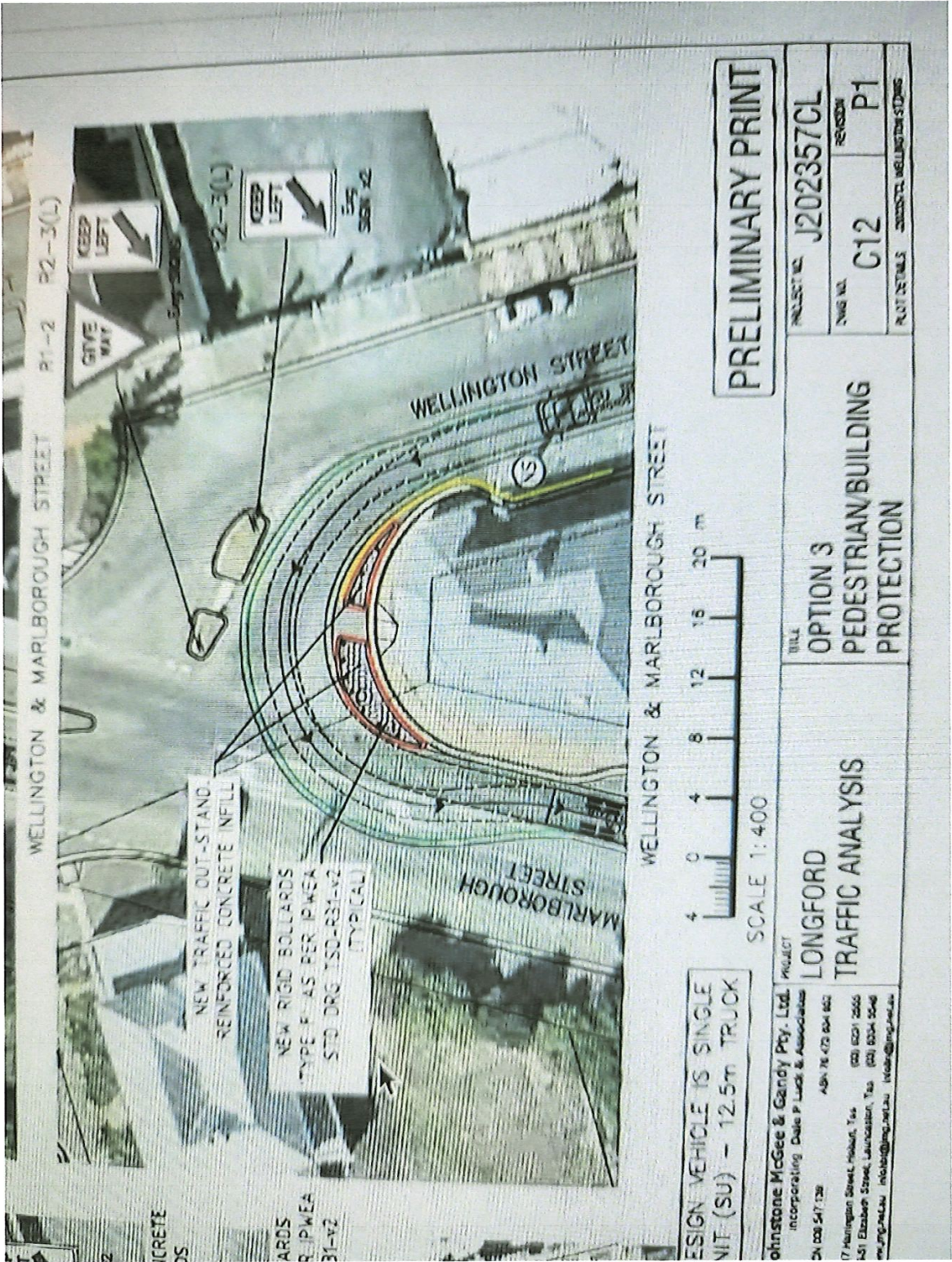
The complex has, during its lifetime, been a country shop, The London and later the Plow Inn, a skittle alley, a chemist and a watchmakers premises. It now operates as a restaurant with a sewing centre and commercial offices at the rear. The rear section in an earlier time was a tin smiths workshop and retail shop.

Sticky Beaks (or Heritage Corner) is the focal point of what is considered the second most historically important intersection in Tasmania, after Hobart's Arthur Circus. The visual combination of Brown's Store, The Queens Arms hotel and the old antique shop on the William/Wellington street corner, combine to make what is some of the most interesting and important historical man-made images available to visitors to Northern Tasmania.

In theory, the irreplaceable combination of the historic building within the Longford Historic precinct are guaranteed legal protection under provisions of the Historic Section of the Northern Midlands Interim Planning scheme and the Longford Historic Precinct.







JMG Engineering showing ‘bollard’ only option.



**The JMG 'pedestrian/building protection' (previous page) diagram showing the option of using black bollards, was apparently abandoned because of so-called issues with public utilities beneath the footpath and road reserve, mainly the critical water main.**

**Readily available in Australia, safety certified bollards capable of stopping a 7.5 tonnes truck travelling up to 64km/h.**

**Also available are certified and crash rated plant/flower boxes which could have been considered.**



**As some of these bollards only required to be buried 200mm below the pavement/road surface, the issue of public utilities, ceases to be an issue.**



### **Traffic Island alternative.**

**The JMG drawing showing the bollard option (page 5) also indicates an other notion (not considered), that, is the existing 'traffic islands'.**

**The traffic islands could have been utilised as the primary interception for a rogue vehicle, with the bollards in front of Sticky Beaks being the secondary line of protection.**

**If the traffic islands were/are used, at the last section of the barrier on Marlborough Street, there may need to be a certified planter box installed as the traffic islands are slightly short of full coverage at the Give Way sign.**

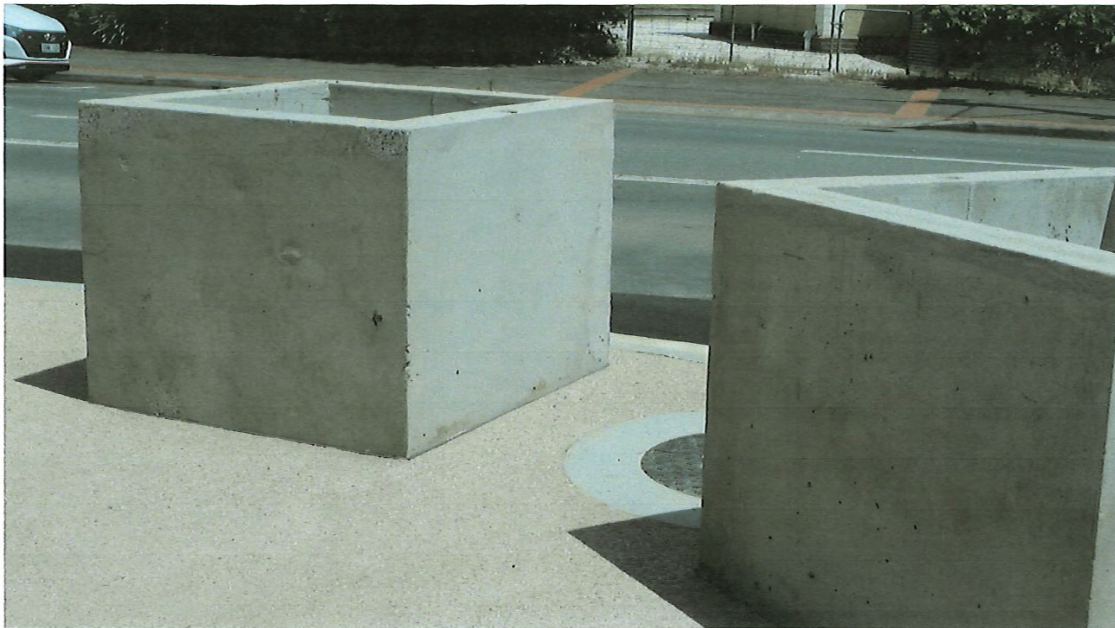


**Examples of a carefully considered motor vehicle interception concept can be found at the bollard/planter box interception at the Launceston Town Hall where the eastern garden and library complex is located.**



**Bollards and planter boxes are low and unobtrusive and are in keeping with the historical setting.**





**The size and design of the Sticky Beaks boxes are brutal and totally inappropriate for the both the Sticky Beaks Corner in particular and their placement within Longford's Historical Precinct, in general.**

**The Concrete boxes, for some inexplicable reason are not equally spaced and are designed with absolutely no appreciation of the Georgian and Victorian period, that grace most of central Longford.**



**At least the existing Council flower boxes in Wellington and Marlborough street make some attempt at blending in with their existing cultural environment.**