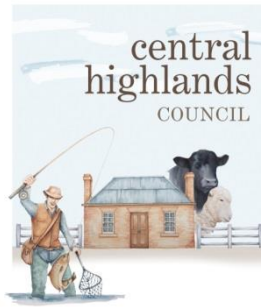




PLANNING COMMITTEE MEETING

AGENDA

Tuesday 12th July 2022



NOTICE OF MEETING

Council Representatives:
Clr Allwright (Chairperson); Mayor Triffitt, Clr Cassidy &
Clr Bailey (Clr Archer – Proxy)

Dear Councillors,

Notice is hereby given that the next Planning Committee Meeting will be held at the Council Chambers, 19 Alexander Street, Bothwell at 9.00 a.m. on Tuesday, 12th July 2022, to discuss business as printed below.

I certify that the contents of the reports have been provided in accordance with section 65 of the Local Government Act 1993.

Lyn Eyles
GENERAL MANAGER

PLANNING COMMITTEE AGENDA

1.0 PRESENT

2.0 APOLOGIES

3.0 PECUNIARY INTEREST DECLARATIONS

In accordance with Regulation 8 (7) of the Local Government (Meeting Procedures) Regulations 2015, the Chairman requests Councillors to indicate whether they or a close associate have, or are likely to have a pecuniary interest (any pecuniary or pecuniary detriment) in any item of the Agenda.

4.0 CONFIRMATION OF MINUTES

Moved **Clr**

Seconded **Clr**

THAT the Draft Minutes of the Planning Committee Meeting of Council held on Tuesday 14th June 2022 to be confirmed.

Carried

5.0 QUESTION TIME & DEPUTATIONS

10.00am Jason Lynch from Pinion

6.0 DA2022/32 : SUBDIVISION (3 LOTS) : 1160 ELLENDALE ROAD, ELLENDALE

Report by

Jacqui Tyson (Senior Planning Officer)

Applicant

Michael Walsh (Peter Binny Surveys)

Owner

T & K Rayner

Discretions

Rural Living Zone - 13.5 Subdivision

Proposal

The proposal is for subdivision of an existing title at 1160 Ellendale Road, Ellendale into three (3) lots.

The land is currently undeveloped other than farming improvements as it has been used for grazing and hay production in the past.

The property has frontage to Ellendale Road at the western side and adjoins Jones River at the eastern side.

Under the proposal three lots will be created as follows:

- Lot 1 – 1.368ha with over 50m frontage to Ellendale Road;
- Lot – 2.271ha with 20m frontage via an access strip between Lots 1 and 3; and
- Lot 3 – 1.169ha with 75m frontage to Ellendale Road.

Lot 3 will be accessed using an existing crossover at the southern end of the frontage to Ellendale Road. Lots 1 and 3 will be provided with a new access from Ellendale Road, co-located at the shared boundary.

The area is serviced by water infrastructure and all lots will be connected in accordance with Taswater requirements.

Subdivision is a Discretionary use and development in the Rural Living Zone.

Subject site and Locality.

The existing title is an irregularly shaped parcel with a total area of 4.808ha. The land is vacant and undeveloped other than farm fencing and basic infrastructure.

The property is located towards the northern end of the Ellendale settlement. Adjoining land to the north, south and across Ellendale Road to the west is also zoned Rural Living and used for a mix of residential and agricultural purposes. The land adjoins Jones River to the eastern side with farms and forest surrounding the area more broadly.

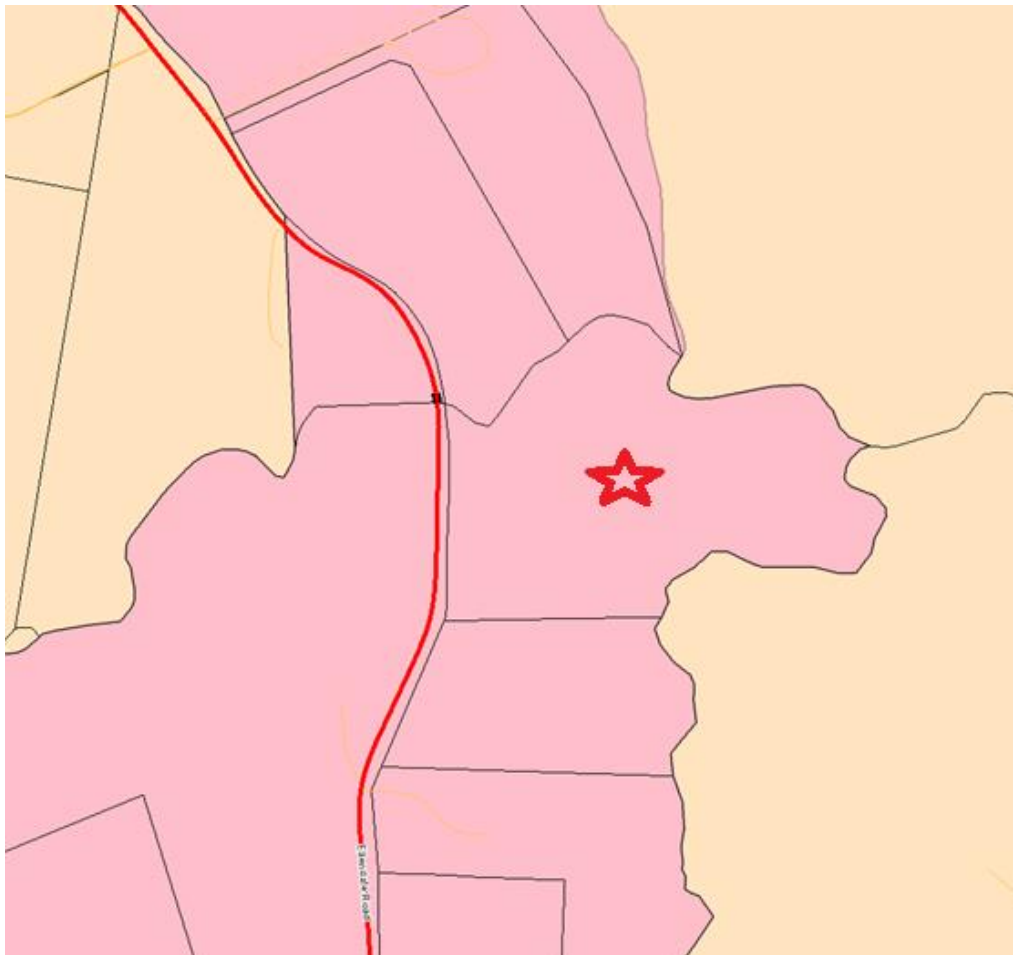


Fig 1. Location and zoning of the subject land (marked with a red star) in the Rural Living zone (pink). Surrounding land includes the Rural Resource Zone (cream). (Source: LISTmap)



Fig 2. Aerial photo of the subject land and surrounding area (Source: LISTmap)

Exemptions

Nil

Special Provisions

Nil

Rural Living Zone - Development standards for subdivision

The subject land is located in the Rural Living Zone. The proposal must satisfy the requirements of the following development standards, relevant to subdivisions:

| | | |
|---|--|---|
| <p>13.5.1 Lot design To provide for new lots that:</p> <ul style="list-style-type: none"> (a) have appropriate area and dimensions to accommodate development consistent with the Zone Purpose and any relevant Local Area Objectives or Desired Future Character Statements; (b) contain building areas which are suitable for residential development, located to avoid hazards and values and will not lead to land use conflict and fettering of resource development use on adjoining rural land; (c) are not internal lots, except if the only reasonable way to provide for infill development in existing subdivided areas. | | |
| Acceptable Solutions | Performance Criteria | OFFICER COMMENT |
| <p>A1</p> <p>The size of each lot must be no less than the following, except if for public open space, a riparian or littoral reserve, or a Utilities, Emergency services, or Community meeting and entertainment use class, by or on behalf of the State Government, a Council, a</p> | <p>P1</p> <p>No Performance Criteria.</p> | <p>All of the proposed lots exceed 1ha, complying with the Acceptable Solution.</p> |

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| <p>statutory authority, or a corporation all the shares of which are held by or on behalf of the State or by a statutory authority:</p> <p>1 ha.</p> | | |
| <p>A2</p> <p>The design of each lot must provide a minimum building area that is rectangular in shape and complies with all of the following, except if for public open space, a riparian or littoral reserve or utilities;</p> <p>(a) clear of the frontage, side and rear boundary setbacks;</p> <p>(b) not subject to any codes in this planning scheme;</p> <p>(c) clear of title restrictions such as easements and restrictive covenants;</p> <p>(d) has an average slope of no more than 1 in 5;</p> <p>(e) has a separation distance no less than:</p> <p>(i) 100 m from land zoned Rural Resource;</p> <p>(ii) 200 m from land zoned Significant Agriculture;</p> <p>(f) has a setback from land zoned Environmental Management no less than 100 m.</p> <p>(g) is a minimum of 30 m x 30 m in size.</p> | <p>P2</p> <p>The design of each lot must contain a building area able to satisfy all of the following:</p> <p>(a) is reasonably capable of accommodating residential use and development;</p> <p>(b) meets any applicable standards in codes in this planning scheme;</p> <p>(c) enables future development to achieve reasonable solar access, given the slope and aspect of the land;</p> <p>(d) minimises the requirement for earth works, retaining walls, and cut & fill associated with future development;</p> <p>(d) is sufficiently separated from the land zoned Rural Resource and Significant Agriculture to prevent potential for land use conflict that would fetter non-sensitive use of that land, and the separation distance is no less than:</p> <p>(i) 40 m from land zoned Rural Resource;</p> <p>(ii) 80 m from land zoned Significant Agriculture;</p> <p>(d) is sufficiently separated from the land zoned Rural Resource and Significant Agriculture to prevent potential for land use conflict that would fetter non-sensitive use of that land, and</p> | <p>The proposed lots each contain a building area that complies with most of the design requirements of Acceptable Solution A2, however they will be located less than 100m from land in the Rural Resource Zone to the east. Therefore, assessment against the Performance Criteria is necessary.</p> <p>Each lot is shown to contain a 30m x 30m building envelope in an appropriate location and at least 40m from the boundary with the Rural Resource Zone.</p> <p>The Performance Criteria are met.</p> |

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| | <p>the separation distance is no less than:</p> <p>(i) 40 m from land zoned Rural Resource;</p> <p>(ii) 80 m from land zoned Significant Agriculture;</p> <p>(e) is sufficiently separated from the land zoned Rural Resource and Significant Agriculture to prevent potential for land use conflict that would fetter non-sensitive use of that land, and the separation distance is no less than:</p> <p>(i) 40 m from land zoned Rural Resource;</p> <p>(ii) 80 m from land zoned Significant Agriculture;</p> <p>(f) is setback from land zoned Environmental Management to satisfy all of the following:</p> <p>(i) there is no significant impact from the development on environmental values;</p> <p>(ii) the potential for the spread of weeds or soil pathogens onto the land zoned Environmental Management is minimised;</p> <p>(iii) there is minimal potential for contaminated or sedimented water runoff impacting the land zoned Environmental Management;</p> <p>(iv) there are no reasonable and practical alternatives to developing close to land zoned Environmental Management.</p> | |
| <p>A3</p> <p>The frontage for each lot must be no less than the following,</p> | <p>P3</p> <p>The frontage of each lot must provide opportunity for</p> | <p>Lots 1 and 3 have frontage of more than 40m to Ellendale</p> |

| | | |
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| <p>except if for public open space, a riparian or littoral reserve or utilities and except if an internal lot:</p> <p>40 m.</p> | <p>reasonable vehicular and pedestrian access and must be no less than:</p> <p>6m.</p> | <p>Road, complying with Acceptable Solution A3.</p> <p>Lot 2 however has 20m frontage to Ellendale Road. While this does not comply with the Acceptable Solution A3 it does comply with Performance Criterion P3.</p> <p>The requirements for frontage are therefore satisfied.</p> |
| <p>A4</p> <p>No lot is an internal lot.</p> | <p>P4</p> <p>An internal lot must satisfy all of the following:</p> <p>(a) access is from a road existing prior to the planning scheme coming into effect, unless site constraints make an internal lot configuration the only reasonable option to efficiently utilise land;</p> <p>(b) it is not reasonably possible to provide a new road to create a standard frontage lot;</p> <p>(c) the lot constitutes the only reasonable way to subdivide the rear of an existing lot;</p> <p>(d) the lot will contribute to the more efficient utilisation of rural living land;</p> <p>(e) the amenity of neighbouring land is unlikely to be unreasonably affected by subsequent development and use;</p> <p>(f) the lot has access to a road via an access strip, which is part of the lot, or a right-of-way, with a width of no less than 3.6m;</p> <p>(g) passing bays are provided at appropriate distances along the access strip to service the likely future use of the lot;</p> <p>(h) the access strip is adjacent to or combined with no more than three other internal lot access</p> | <p>Lot 2 is considered to be an internal lot, so assessment against the Performance Criteria is necessary.</p> <p>The proposed lot arrangement is an efficient use of the land and all lots will be provided with suitable access to a road.</p> <p>The proposed access strip if 20m wide and can easily contain a compliant driveway and services.</p> <p>The proposal complies with this standard.</p> |

| | | |
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| | <p>strips and it is not appropriate to provide access via a public road;</p> <p>(i) a sealed driveway is provided on the access strip prior to the sealing of the final plan.</p> <p>(j) the lot addresses and provides for passive surveillance of public open space and public rights of way if it fronts such public spaces.</p> | |
| <p>A5</p> <p>Setback from a new boundary for an existing building must comply with the relevant Acceptable Solution for setback.</p> | <p>P5</p> <p>Setback from a new boundary for an existing building must satisfy the relevant Performance Criteria for setback.</p> | <p>There are no existing buildings on the land so this standard does not apply.</p> |

Codes

E1.0 Bushfire Prone Areas Code:

The site is located in a bushfire prone area. A bushfire assessment and bushfire management plan by a suitably qualified person has been provided with the application to demonstrate compliance with the Code requirements. A condition is included in the recommendation requiring the development to comply with the recommendations of this report.

E5.0 Road and Railway Assets Code:

This Code applies to use and development that involves changes to access arrangements.

Lots 1 and 2 will require a new access from Ellendale Road and Lot 3 will require an upgraded access from Ellendale Road. The design of the accesses will need to be in accordance with the standard drawings and conditions are recommended in regard to this.

Representations

The proposal was advertised for the statutory 14 days period.

No representations were received.

Conclusion

The proposal is for subdivision is assessed to comply with the applicable standards of the Rural Living Zone and the relevant codes of the *Central Highlands Interim Planning Scheme 2015* as outlined in the body of this report.

The proposal was advertised for public comment and no representations were received.

It is recommended that the application be approved, subject to conditions.

Legislative Context

The purpose of the report is to enable the Planning Authority to determine the Development Application DA2022/32 in accordance with the requirements of the *Land Use Planning and Approvals Act 1993* (LUPAA). The provisions of LUPAA require a Planning Authority to take all reasonable steps to ensure compliance with the Planning Scheme.

This report details the reasons for the officers Recommendation. The Planning Authority must consider the report but is not bound to adopt the Recommendation. Broadly, the Planning Authority can either:

(1) adopt the Recommendation, (2) vary the Recommendation by adding, modifying or removing recommended conditions or (3) replacing an approval with a refusal.

Any decision that is an alternative to the Recommendation requires a full statement of reasons to ensure compliance with the *Judicial Review Act 2000* and the *Local Government (Meeting Procedures) Regulations 2015*. Section 25 (2) of the *Local Government (Meeting Procedures) Regulations 2015* states:

25 (2): *The general manager is to ensure that the reasons for a decision by a council or council committee acting as a planning authority are recorded in the minutes of the meeting.*

Options

The Planning Authority must determine the Development Application DA2020/13 in accordance with one of the following options:

1. Approve in accordance with the Recommendation:-

In accordance with section 57 of the Land Use Planning and Approvals Act 1993 the Planning Authority **Approve** the Development Application DA2022/32 for subdivision (3 lots) at 1160 Ellendale Road, Ellendale, subject to conditions in accordance with the Recommendation.

2. Approve with altered conditions:-

In accordance with section 57 of the Land Use Planning and Approvals Act 1993 the Planning Authority **Approve** the Development Application DA2022/32 for subdivision (3 lots) at 1160 Ellendale Road, Ellendale, subject to conditions as specified below.

Should Council opt to approve the Development Application subject to conditions that are different to the Recommendation the modifications should be recorded below, as required by Section 25(2) of the Local Government (Meeting Procedures) Regulations 2015:

Alteration to Conditions:-

3. Refuse to grant a permit:-

In accordance with section 57 of the Land Use Planning and Approvals Act 1993 the Planning Authority **Refuse** the Development Application DA2022/32 for subdivision (3 lots) at 1160 Ellendale Road, Ellendale, for the reasons detailed below.

Should the Planning Authority opt to refuse to grant a permit contrary to the officers Recommendation, the reasons for the decision should be recorded below, as required by Section 25(2) of the Local Government (Meeting Procedures) Regulations 2015:

Reasons :-

Recommended Conditions

General

- 1) The subdivision layout or development must be carried out substantially in accordance with the application for planning approval, the endorsed drawings and with the conditions of this permit and must not be altered or extended without the further written approval of Council.
- 2) This permit shall not take effect and must not be acted on until 15 days after the date of receipt of this permit unless, as the applicant and the only person with a right of appeal, you notify Council in writing that you propose to commence the use or development before this date, in accordance with Section 53 of the Land Use Planning and Approvals Act 1993.

Public Open Space Contribution

- 3) Council requires that an amount equal to five percent (5%) of the unimproved value of the land be provided as cash-in-lieu of public open space in accordance with the provisions of Section 117 of the Local Government (Building & Miscellaneous Provisions) Act 1993. The subdivider must obtain a valuation for the unimproved value of the subdivision from a registered Valuer.

- 4) The cash-in-lieu of public open space must be in the form of a direct payment made before the sealing of the final plan of survey.

Bushfire Hazard Management

- 5) The development and works must be carried out in accordance with the approved Bushfire Hazard Report (Notre Dame Priory Bushfire Hazard Report, dated 11 May 2022, prepared by ERA Planning & Environment).

Services

- 6) The Subdivider must pay the cost of any alterations and/or reinstatement to existing services, Council infrastructure or private property incurred as a result of the proposed subdivision works. Any work required is to be specified or undertaken by the authority concerned.
- 7) Electrical and telecommunications services must be provided to each lot in accordance with the requirements of the responsible authority and the satisfaction of Council's General Manager.

Access

- 8) A sealed vehicle access must be provided from the road carriageway to each lot. The accesses must be located and constructed in accordance with the standards shown on standard drawings TSD-R09-v2 and the satisfaction of Council's Works Manager.
- 9) The access strips to the internal lot (Lot 2) is to be sealed from Ellendale Road to the lot proper and must incorporate stormwater drainage, to the satisfaction of Council's Manager Infrastructure and Works.
Note: This is required by Clause 13.5.1 P4 (i).

Easements

- 10) Easements must be created over all drains, pipelines, wayleaves and services in accordance with the requirements of the Council's Municipal Engineer. The cost of locating and creating the easements shall be at the subdivider's full cost.

Endorsements

- 11) The final plan of survey must be noted that Council cannot or will not provide a means of drainage to all lots shown on the plan of survey.

TasWater

- 12) Pursuant to the Water and Sewerage Industry Act 2008 (TAS) Section 56P (2) (b) TasWater impose conditions on the permit as per Form PL05P (attached).

Final plan

- 13) A final approved plan of survey and schedule of easements as necessary, together with one copy, must be submitted to Council for sealing. The final approved plan of survey must be substantially the same as the endorsed plan of subdivision and must be prepared in accordance with the requirements of the Recorder of Titles.
- 14) A fee of \$205.00, or as otherwise determined in accordance with Council's adopted fee schedule, must be paid to Council for the sealing of the final approved plan of survey.
- 15) All conditions of this permit, including either the completion of all works and maintenance or payment of security in accordance with this permit, must be satisfied before the Council seals the final plan of survey for each stage.
- 16) It is the subdivider's responsibility to notify Council in writing that the conditions of the permit have been satisfied and to arrange any required inspections.

The following advice applies to this permit:

- a) This permit does not imply that any other approval required under any other legislation has been granted.
- b) If you notify Council that you intend to commence the use or development before the date specified above you forfeit your right of appeal in relation to this permit.

6.1 PROPOSED BOTHWELL, OUSE, HAMILTON, GREтна & MIENA STRUCTURE PLANNING PROJECTS

Report By

Council Planning Consultant (SMC) Damian Mackey

Attachment

Project Plan – Draft 4, 6 July 2022

Purpose

The purpose of this report is to progress the initiative to develop 'structure plans' for the townships of Bothwell, Ouse, Hamilton and possibly Miena, Gretna and Ellendale.

It is now the appropriate time to appoint the Project Steering Committee. It is envisaged this will be made up of Council elected members and officers. It will be subject to overall direction from Council and will report back to Council at key points. The first task of the Project Steering Committee will be to finalise the Project Brief.

A second purpose of this report is to consider a recent proposal from the State Planning Office that Council undertaking the first stage of the project collectively with other rural councils in Southern Tasmania. This would be a departure from the early drafts of the Project Brief previously considered by Council.

The Planning Committee's recommendations on the above issues will form a report to the next Council meeting.

Background

The feedback received during last year's public notification of the Central Highlands Draft Local Provisions Schedule brought into focus a need to undertake strategic land use planning exercises for the townships of Bothwell and Ouse.

It is now standard practice for the Tasmanian Planning Commission to require that proposed planning scheme amendments within towns are supported by wholistic strategic planning. In other words: 'structure plans. With this in mind, the project scope has been expanded to include other towns in the municipality.

To pursue the above, a submission and draft project plan was prepared and forwarded to the State Planning Office (SPO) within the Department of Premier and Cabinet. The SPO subsequently advised it has funds available to assist Councils with this work. A total budget of \$240,000 was foreshadowed by Council over two years and the SPO confirmed it will provide up to \$140,000, with the first financial year's allocation of \$70,000 confirmed.

Through the recent budgeting workshop process, Council has allocated the necessary funds for the coming financial year.

The Structure Planning Process

The development of a structure plan is generally undertaken by suitable qualified and experienced independent consultants appointed by Council and working under the direction of a Council-appointed Project Steering Committee.

Prior to seeking proposals from potential consultants, the Steering Committee would finalise the Project Brief which would set out the key parts of the project, such as timeframes, community consultation components, any specific matters that need to be addressed, specific and general outputs and the project budget.

Substantial community involvement is essential to ensure the vision developed for a town is the best it can be, and the local community ultimately have a level of ownership of it. There are usually two phases

of community involvement. The first phase is a structured process run by the consultants calling for all manner of ideas, issues, problems, risks, opportunities, etc, from the community. This usually involves a community workshop and a submission process for those unable to attend. The second phase of community consultation is undertaken after the consultants (with Council endorsement) have developed a draft of the structure plan which is then put out to the community for comment.

Other inputs besides that from the community include research on population growth forecasts, residential land demand & supply analysis, demographic trends, gaps in social services, key infrastructure issues and system capacities (water, sewer, roads, etc.), employment trends including existing and future industry sectors and a range of other issues.

All inputs contribute to a collective 'visioning' phase of the process

Benefits

The final structure plans would set out an agreed vision for each town. Desirable zone changes will be highlighted and the strategic planning rationale underpinning these changes explained. Recommendations may also go to community infrastructure and/or facilities that may be missing or inadequate and where there is a demonstrated need. Where such facilities are within Council's purview, these recommendations can inform Council's future works program and budgeting and/or support grant applications to State or Federal Government. Where such facilities are State-level responsibilities, then the structure plan can be used to form the basis of Council's lobbying efforts.

Governance

Full Council will always provide high level governance and make/endorse key decisions. The Steering Committee will provide regular direction and governance, and report back to full Council at key decision points, which will be specified in the Project Brief.

The Steering Committee would oversee the process to seek proposals from interested consultants, interview those on a short-listed and make a recommendation to Council for the appoint of the successful consultant.

Day-to-day liaison with the project consultants will be through a Project Manager, who will report to the Project Steering Committee.

Budget Considerations

It is proposed that the project be split into Part 1 and Part 2 with each part occurring in each of the two coming financial years. The total cost of the project is anticipated to be \$240,000, with the State providing \$140,000 and Council providing \$100,000, across the two financial years.

The State Planning Office has advised that it is prepared to provide \$70,000 this coming financial year, to assist with Part 1 of the project. This represents half of the \$140,000 requested by Council. The remainder would be provided in the following financial year for Part 2, and would be up to the remaining \$70,000, depending on the scope and breadth of the Part 2.

Draft Project Brief

Draft 4 of the Project Brief is attached for information. Once the Project Steering Committee is appointed, it will then finalise the Project Brief and forward it to full Council for endorsement.

As mentioned above, it is proposed that the project be split into two parts.

- Part 1 – conducted across the municipality:
 - The background research: population growth forecasts, residential land demand & supply analysis, demographic trends, gaps in social services, key infrastructure issues and system capacities (water, sewer, roads, etc.), employment trends including existing and future industry sectors and a range of other issues., and
 - Identifying the issues and opportunities for each of the settlements. This would include the first phase of the public consultation for each town.

- Part 2' – The creation of the individual town structure plans.
 - The Part 1 would inform the scope and breadth of Part 2.
 - For example, it may be determined that one or more of the towns do not need a full structure planning process – but something less. (Noting that Bothwell, Hamilton and Ouse would almost certainly be identified as needing the full process).

State Planning Office Proposed Change

The State Planning Office has recently suggested that Council consider undertaking Part 1 collectively with other rural councils in the Southern Region. This idea has arisen because the SPO has received requests from many of the rural councils for funding to assist in township structure planning. The reasoning is provided in the following excerpt from the SPO's recent email:

- *The State Planning Office is currently funding a number of regional and local strategic planning studies to inform the review of the three regional land use strategies in Tasmania.*
- *Last year's State Budget delivered \$3.45 million over 3 years for the regional land use strategy reviews.*
- *A number of projects are currently underway to inform the review of the Southern Tasmania Regional Land Use Strategy (STRLUS).*
- *For the metropolitan area, the Greater Hobart Plan has examined residential demand and supply for the four metropolitan councils in Greater Hobart (Hobart, Clarence, Glenorchy and Kingborough) specifically in relation to the current urban growth boundary. The Greater Hobart Plan has been managed through the Hobart City Deal under the Greater Hobart Act 2018.*
- *Complementary work has also recently commenced for the Outer Hobart Residential Demand and Supply Study to examine the urban areas of Greater Hobart outside the scope Greater Hobart Plan (Brighton and Sorell and the remaining areas Clarence (e.g. Lauderdale) and Margate and Snug in Kingborough) along with the settlements within a 45 minute commute from the Hobart CBD (e.g. Huonville, New Norfolk, Richmond, Bagdad, Campania).*
- *On the back of a number of requests for local strategic planning funding for the rural council areas in the Southern Region, the State Planning Office is currently considering options for funding a further complementary demand and supply study to be managed as sub-regional project for the remaining settlements in the Southern Region – the Outlying Settlements.*
- *Running this as a coordinated project provides value in terms of resourcing, time and cost savings and greater consistency in the collection and analysis of data.*
- *There is the potential to consider demand and supply in the context of the three different sub-regional segments in the Southern Region – for example an East Coast Sub-Region, a Huon Valley/Channel Sub-Region, Midlands/Highlands/Derwent Valley Sub-region.*
- *The completion of the residential demand and supply studies will inform the review of the STRLUS and local strategic planning work (e.g. the preparation of structure plans).*
- *The studies will also complement those underway and proposed in the Northern and Cradle Coast regions and create a full picture of residential demand and supply in the State, providing a baseline for the ongoing monitoring and implementation of the regional land use strategies.*

This proposal is to be further discussed at the Planning Committee.

RECOMMENDATION

THAT:

A Appoint a Project Steering Committee made up of the following:

| | |
|------------------|-----------------|
| Chair: | Councillor ...? |
| Member: | Councillor ...? |
| Member: | Councillor ...? |
| Member: | Council Planner |
| Project Manager: | Damian Mackey |

Note: All other councillors welcome to attend steering committee meetings as observers.

6.2 CENTRAL HIGHLANDS DRAFT LOCAL PROVISIONS SCHEDULE : RURAL-AGRICULTURE ZONE REVIEW

Report By

Council Planning Consultant (SMC) Damian Mackey

Attachment

Draft Report - Pinion Advisory (to be provided)

Purpose

The purpose of this report is to consider the draft report from Pinion Advisory reviewing Council's methodology in allocating the Rural and Agriculture Zones in the Central Highlands Draft Local Provisions Schedule.

Background

In March the Tasmanian Planning Commission directed Council to engage a suitably qualified independent consultant to review its methodology in allocating the Rural and Agriculture Zones in the Central Highlands Draft Local Provisions Schedule.

Council sought proposals, including timeframes and costs estimates, from two companies considered capable of undertaking this kind of work, and appointed Pinion Advisory Services.

Discussion

The draft report will be presented to the Planning Committee meeting on 12 July by Jason Lynch from Pinion. It will be distributed to Councillors on 8 July.

RECOMMENDATION

(Subject to discussion)

Moved: Clr

Seconded: Clr

THAT it be recommended to Council that it accept the report from Pinion Advisory dated , reviewing Council's methodology in allocating the Rural and Agriculture Zones in the Central Highlands Draft Local Provisions Schedule, and forward the report to the Tasmanian Planning Commission.

7.0 OTHER BUSINESS

8.0 CLOSURE
