



11.3 DRAFT AMENDMENT 12/2023, 75-77 HIGH ST CAMPBELL TOWN

File: 13/026/007/176; PLN23-0177

Responsible Officer: Des Jennings, General Manager

Report prepared by: Chloe Lyne, Planning Consultant

RECOMMENDATION

- 1 That, under section 40D(b) of the *Land Use Planning and Approvals Act 1993*, Council as planning authority agrees to prepare Amendment 12/2023 to the Northern Midlands Local Provisions Schedule; and
2. That, under section 40F(2)(a) of the *Land Use Planning and Approvals Act 1993*, Council as planning authority, certify draft amendment 12/2023 of the Northern Midlands Local Provisions Schedule as meeting the LPS criteria
3. Pursuant to Section 40G and 40H of the *Land Use Planning and Approvals Act 1993*, determines the period for public exhibition be 28 days

Draft Amendment 12/2023 of the Northern Midlands Local Provisions Schedule

- A. Rezone 75-77 High Street Campbell Town (Folio of the Register 149212/1 from Community Purposes to General Business

1 INTRODUCTION

This report assesses a draft amendment of the Northern Midlands Local Provisions Schedule to remove the land at 75-77 High Street, Campbell Town from the Community Purposes Zone and place it within the General Business Zone.

2 BACKGROUND

Applicant:

Northern Midlands Council

Zone:

27.0 Community Purpose

Classification under the Scheme:

Planning scheme amendment

Decision Date:

Not applicable

Owner:

Northern Midlands Council

Codes:

NOR-C6.2.1 Local Historic Heritage Code
Safeguarding of Airports Code
Natural Assets Code
NOR – 2.0 Campbell Town Specific Area Plan

Existing Use:

N/a

Recommendation:

That Council as planning authority agree to, and certify, the draft amendment 12/2023

Planning Instrument:

- *Tasmanian Planning Scheme - Northern Midlands, version 5, effective date 10 May 2023*

3 STATUTORY REQUIREMENTS

Land Use Planning and Approvals Act 1993

40D Preparation of draft amendments

A planning authority –



- (a) *must prepared a draft amendment of an LPS, and certify it under Section 40F, within 42 days after receiving the request made under section 37(1) to which the amendment relates, if –*
 - (i) *it decides under section 38(2) to prepare a draft amendment of an LPS; or*
 - (ii) *after reconsidering, in accordance with a direction under section 40B(4)(a), a request under section 47(1) whether to prepare a draft amendment of an LPS, it decides to prepare such an amendment; or*
- (b) *may, of its own motion, prepare a draft amendment of an LPS; or*
- (c) *must, if it receives under section 40C(1) a direction to do so, prepare a draft amendment of an LPS and submit it to the Commission within the period specified in the direction of a longer period allowed by the Commission.*

38. Decision in relation to request

- (1) *A planning authority, before deciding whether to prepare a draft amendment of an LPS in relation to a municipal area in accordance with a request under section 37(1), must be satisfied that such a draft amendment of an LPS will meet the LPS criteria.*
- (2) *A planning authority, within 42 days after receiving a request under section 37(1) or a longer period allowed by the Commission, must –*
 - (a) *decide to agree to the amendment and prepare a draft amendment of the LPS; or*
 - (b) *decide to refuse to prepare the draft amendment of the LPS.*

4 ASSESSMENT

4.1 Proposal

The application requests an amendment to the Northern Midlands Local Provisions Schedule as follows:

- remove the land at 75-77 High Street, Campbell Town from the Community Purposes Zone and place it within the General Business Zone.

Background

Council is seeking to rezone the property from Community Purposes to General Business as it is divesting the asset and it is no longer required for Community Purposes. The decision to divest the asset was made by Council following a review of the usage and potential opportunities for the Hall prepared on behalf of Council by Watershed Solutions.

The Review looked at two options for the Hall, being to sell the asset or retain as a community facility. Given the age and condition of the facility, the latter was viewed as not being economically viable, particularly given Council owns and manages the Campbell Town Multi Purpose Complex.

At its meeting on the 15th March 2021, Council resolved to sell the Campbell Town Hall.

That decision was then the subject of an Appeal to the Resource Management and Planning Appeals Tribunal which was unsuccessful on the merits.

At the 19 July 2021 Council Meeting, Council considered a report "Proposal to sell land: 75 – 77 High Street, Campbell Town – Campbell Town Hall" in Open Council. The purpose of this report was to consider a proposal to sell the Town Hall, Campbell Town. It was noted the Town Hall is classified as Public Land pursuant to section 177A of the Local Government Act 1993. At that meeting the Council resolved to sell the Campbell Town Hall.

That decision was again appealed to what is now the Tasmanian Civil and Administrative Tribunal (TASCAT).

On 9 March 2022, TASCAT released a decision *A McCullagh v Northern Midlands Council* [2022] TASCAT 24. TASCAT made the following Orders:

- a) *Pursuant to s 178B of the Local Government Act 1993, the Tribunal confirms the decision of Council to dispose of the land at 75-77 High Street, Campbell Town; and*



b) *Parties to apply for costs within 21 days.*

Council then embarked on a process of retaining a Real Estate Agent for the Sale of the Hall.

The current zoning of the property of Community Purpose limits future use and development potential and therefore limits the value of the asset and the number of prospective purchasers.

The purpose statements of the Community Purpose Zone direction as to the types of sites that it is a suitable zone to be applied to:

Clause 27.1 – Community Purpose Zone purpose

27.1.1 *To provide for key community facilities and services including health, educational, government, cultural and social facilities.*

27.1.2 *To encourage multi-purpose, flexible and adaptable social infrastructure.*

It is clear from the Zone purpose statements for the Community Purpose zone that it is to be applied to land which provides community facilities. As the Council has determined the Campbell Town Hall is no longer a viable asset to retain and it is to be sold into private ownership, it is entirely appropriate that the zoning be amended to reflect the fact it will no longer be utilised for community purposes.

For these reasons, at its meeting on 21st August 2023, Council voted to initiate an amendment of the property to rezone it to 'General Business'.

17.1 CLOSED COUNCIL DECISIONS RELEASED

4.1 SALE OF TOWN HALL, CAMPBELL TOWN

MINUTE NO. 23/0296

DECISION

Cr Adams/Cr Brooks

That Council

- a) initiate and commence the rezoning process of the property such that the property is zoned 'Business General';
- b) in relation to this matter
 - i) consider whether any discussion, decision, report or document is kept confidential or released to the public; and
 - ii) determined to **release the decision only** to the public.

Carried

Voting for the Motion:

Mayor Knowles, Deputy Mayor Lambert, Cr Adams, Cr Andrews, Cr Brooks and Cr Goss

Voting Against the Motion:

Cr Archer and Cr Terrett

Implications of the Amendment

The proposed rezoning amendment will allow for a broader range of uses to be allowable at the subject site.

Table 1 below provides a comparison of the 'no permit required', 'permitted' and 'discretionary' uses within the Community Purpose (existing) and General Business (proposed) zones. It is evident that except for 'Hospital Services' and 'Crematoria and Cemeteries', that all uses currently allowed under the Community Purposes Zone are also allowed under the General Business Zone. It is considered that the siting and design of the building means that it is unsuitable for Hospital Service or a Crematoria so the prohibition of these two uses does not present an issue in terms of the services available in the Campbell Town community. There is an existing hospital directly opposite the site which serves the community.



Table 1 – Comparison between allowable uses under existing and proposed zones

Community Purpose Zone	General Business Zone
<i>No permit required</i>	
Natural and Cultural Values Management	Business and Professional Services
Passive Recreation	Food Services
Utilities (if for minor utilities)	General Retail and Hire
	Natural and Cultural Values Management
	Passive Recreation
	Residential (if for a home based business)
	Utilities (if for minor utilities)
<i>Permitted</i>	
Business and Professional Services (if for a medical centre, community based organisation, government offices or funeral parlour)	Bulky Goods Sales
Community Meeting and Entertainment	Community Meeting and Entertainment
Crematoria and Cemeteries (if for a cemetery)	Educational and Occasional Care
Educational and Occasional Care	Emergency Services
Emergency Services	Hotel Industry
Hospital Services	Pleasure Boat Facility (if for a boat ramp)
Residential (if for a residential care facility, respite centre, retirement village or assisted housing; or accommodation for staff or students of a use on the site.	Research and Development
Tourist Operation (if for a visitor centre)	Residential (if not listed at No Permit required or Permitted)
	Resource Processing (if for food or beverage production)
	Service Industry
	Sports and Recreation
	Storage
	Tourist Operation
	Transport Depot and Distribution (if for a public transport facility or distribution of goods to or from land within the zone)
	Utilities (if not listed as No Permit Required)
	Vehicle Fuel Sales and Service
	Vehicle Parking
Visitor Accommodation	

The expanded range of uses allowed under the General Business Zone provisions provides any future owners of the site more opportunities to repurpose the building. The site sits at the northern end of a strip of land zoned General Business along High Street in Campbell Town and although it will not directly abut General Business Zone land due to the library and fire station being situated to the south, it clearly sits within the defined main street business precinct within the township.

The proposed amendment does not seek to remove any of the existing overlays that cover the site and therefore all existing relevant Code provisions that would apply to any planning application will continue to do so following the rezoning.



The key change in the use provisions that would apply to future use of the site between the two zones is that the ‘permitted’ hours of operation (given the site is within 50m of General Residential Zone land) would be expanded as shown in Table 2:

Table 2: Comparison of permissible operating hours between the Community Purpose Zone and General Business Zone

Community Purpose Zone	General Business Zone
<i>Hours of operation for use within 50m of General Residential Zone</i>	
8.00am – 8.00 pm Monday to Friday; and 9.00am- 6.00pm Saturday and 10.00am – 5.00pm Sunday and public holidays	7.00am – 9.00 pm Monday to Saturday; and 8.00am- 9.00pm Sunday and public holidays

It is considered that the change will not have any unreasonable impact on the residential zoned properties to the rear of the site. It is likely that the front of the building will be the focus for any future use that requires patronage and this is sited some 53 metres from the nearest General Residential Zoned lot to the east. Notably this lot is currently vacant.

4.2 Zone and Land Use

The land is zoned Community Purposes and subject to the Local Heritage Precinct, Safeguarding of Airports Code, Airport obstacle limitation area, Campbell Town Specific Area Plan and partially within and is within a Priority Vegetation Area.

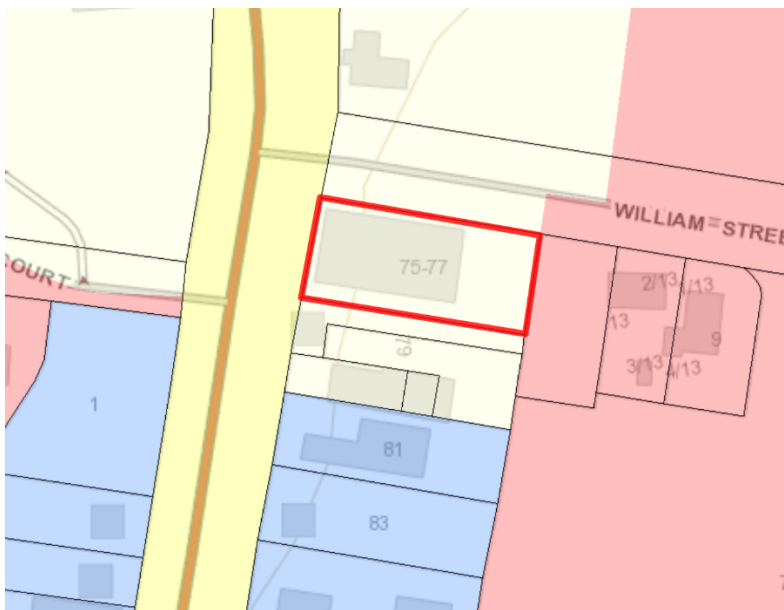


Figure 1: Zoning Plan

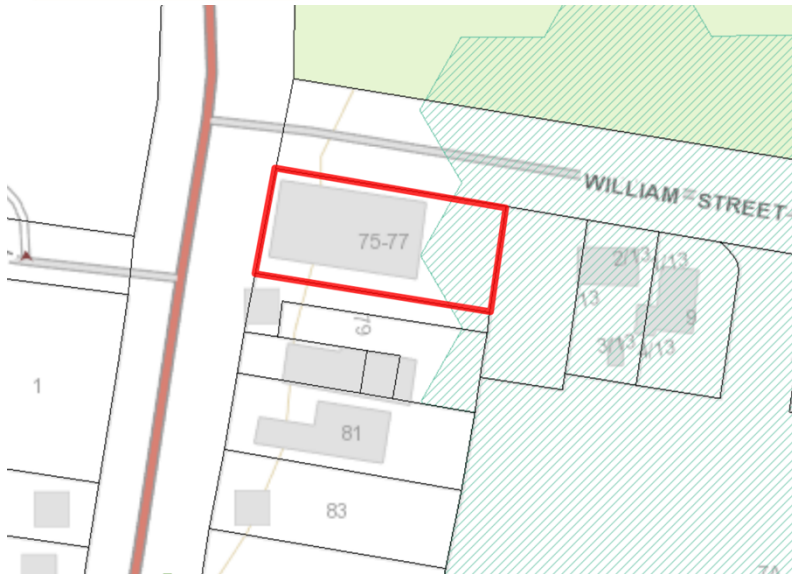


Figure 2: Extent of site subject to Priority Vegetation Overlay

4.3 Subject Site and Locality

The author of this report conducted a site visit on 7th November 2023

The subject site is a 1419m² rectangular shaped lot situated on the corner of High Street and William Street.

The site contains the Campbell Town Hall building which was constructed in 1939 with vehicular access to the site via William Street to the rear of the building.

The Current usage of the facility includes Services Tasmania, a volunteer visitor information centre, museum and a monthly community market.

The site is situated opposite the Anglican Church Hall to the north, a vacant residential lot to the east, the Fire Station to the south and the Campbell Town Health Service on the opposite side of High Street. The site is located on the northern end of the business district that runs along High Street in the township.

Photograph of subject site:



Photograph 1: View of the front of the Campbell Town Hall from High Street



Photo 2: View of the rear of the Campbell Town Hall with the fire station in the background



Aerial View of Subject Site

4.4 Permit/Site History

Includes:

- 1962 library
- P14-323 Signage for Campbell Town Museum
- P16-090 signage for Campbell Town Museum

4.5 Notice to agencies and State authorities

If Council as planning authority certifies the draft amendment, before exhibiting the draft amendment of an LPS, Section 40FA of the Land Use Planning and Approvals Act requires the planning authority to notify:

(a) the relevant agencies; and



(b) those State Service Agencies, or State authorities, that the planning authority considers may have an interest in the draft amendment of the LPS.

4.6 Notice of exhibition in relation to the draft amendment

Section 40G of the Land Use Planning and Approvals Act requires:

(1) A planning authority, as soon as practicable after providing to the Commission a copy of a draft amendment of an LPS, must ensure an exhibition notice in relation to the draft amendment of an LPS is published in accordance with this section.

(2) The exhibition notice is to be published once before, and once within 14 days after, the first day of the exhibition period, in a newspaper that is published in Tasmania and circulates generally in the area to which the draft amendment of an LPS relates.

(3) The exhibition notice is to –

(a) specify the period that is to be the exhibition period in relation to the draft amendment of the LPS; and

(b) specify that the draft amendment of the LPS is or will be –

(i) available for viewing by the public, during the exhibition period, at premises, that are offices of the planning authority, specified in the notice; and

(ii) available for viewing and downloading by the public, during the exhibition period, at an electronic address specified in the exhibition notice; and

(c) contain an invitation to all persons and bodies to, within the exhibition period, make to the planning authority a representation in relation to the draft amendment of the LPS by submitting the representation to –

(i) the premises specified in the notice in accordance with paragraph (b)(i) ; or

(ii) an electronic address specified in the notice.

(4) The exhibition period, in relation to a draft amendment of an LPS, is to be a period of 28 days –

(a) beginning on the day on which the draft amendment of the LPS begins to be available for viewing by the public at exhibition premises in accordance with section 40H ; and

(b) excluding any days on which the exhibition premises are closed during normal business hours.

Any representations received during the exhibition period will be considered by the Council as planning authority for reporting on to the Tasmanian Planning Commission.

4.7 Assessment Against LPS Criteria

34(2) 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 rezoning has no impact on provisions required to be contained in an LPS.

(b) is in accordance with section 32

Under section 32:

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



(a) a particular purpose zone...

(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.

(c) a site-specific qualification, being a provision, or provisions, in relation to a particular area of land, that modify, are in substitution for, or are in addition to, a provision, or provisions, of the SPPs.

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

(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.

The draft amendment is in accordance with section 32. It is not proposed to include a Specific Area Plan, Particular Purpose Zone or a site specific qualification as part of the draft amendment.

(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 not impact the attainment of this objective. The eastern end of the site is subject to the Priority Habitat Overlay and this will remain in place and therefore any works within that portion of the site will be subject to the Natural Assets Code. The site is an urban lot.

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

The proposed rezoning of the land from Community Purpose to General Business represents a fair, orderly and sustainable use of air, land and water. As the name implies, the Community Purpose Zone is to provide for community facilities. The Council as the current owner of the asset has determined that the site is no longer required or financially viable to be continue to be used for public purposes and is to be sold. The town now has a Multi Purpose Facility which offers function/gathering areas that were previously provided within the Hall so there is no loss of the availability of such facilities in the town when the site is sold on. The rezoning to General Business provides any future purchaser with more opportunities to use and develop the site and is consistent with the zoning of properties along High Street.

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

If the draft amendment is certified by the planning authority it will be placed on public notification in accordance with the Land Use Planning and Approvals Act allowing for representations to the draft amendment to be submitted.

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

The rezoning will allow a future owner of the site more opportunities to use and develop the site given the broader range of uses permissible within the General Business Zone. The rezoning therefore creates the opportunity for future economic development in the town.

(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.



Notice of the draft amendment has been given to relevant agencies and State authorities.

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 which identifies Campbell Town as a District Service Centre (SAC) under Section E the Regional Planning Policies. Table E.2 identifies the role and functions of the SAC as shown in Table 3:

District Service Centre (SAC)	George Town, Longford, Scottsdale, St Helens, Deloraine, Campbell Town and Exeter
Role	To provide predominantly non-urban communities with a range of goods and services to meet their daily and weekly needs. Provides that trips to larger centres are only required occasionally.
Employment	Highest concentration of employment for the sub-region, with a diversity of employment across business and industrial sectors.
Land Uses	
Commercial and Retail	Should offer at least one major supermarket, or a combination of independent supermarkets and a range of speciality shops. Local or district level commercial office space servicing the community. May include district offices of government functions if strong correlation to features of the surrounding location.
Government and Community	Should offer a range of health and cultural facilities required to support rural community including District Health Centre, Service Tasmania outlet, Community Centre/Community Hall.

With respect to Government and Community it is noted that even without the Campbell Town Hall in operation as a community hall, Campbell Town still offers all the recommended range of health and cultural facilities including:

- Campbell Town District Health Centre;
- Campbell Town Recreation Ground Complex; and
- Campbell Town Guide Hall.
- Service Tasmania – noting that Council is in negotiations with any potential new owners of the building for a lease arrangement to continue for Service Tasmania to remain at the site.

Section E of the NRLUS also provides a range of policies and actions around Social Infrastructure and Community.

SI-A05 states:

‘Planning Schemes are to support the co-location of community facilities and services, while encouraging multi-purpose, flexible and adaptable social infrastructure. ‘

Whilst the proposed rezoning doesn’t go to the core of this Action item, it is noted that the Campbell Town Recreation Ground Complex does provide a multi-purpose community facility and the proposal to rezone the subject site from Community Purposes to General Business does not change the use status of Community meeting and entertainment use class which is permitted under both zones. The proposed rezoning is therefore not precluding the attainment of SI-A05.

(a) 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

Consistent with that system, the planning authority determines whether to prepare the draft amendment. If the TPC approves the rezoning amendment, future use and development at the subject site will be subject to the General Business Zone provisions and remain subject to the existing relevant Code provisions.

(b) 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 site is connected to full reticulated services. The effects on the environment are low. The amendment will have positive social and economic outcomes in that it will allow a broader range of uses to occur in what is currently an under utilised building.

- (c) 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.

- (d) 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 Act allows for a development application to be assessed in conjunction with a scheme amendment. However, the application is for a scheme amendment only.

- (e) 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 General Business Zone provisions are appropriate to control use and development at the site in the future to ensure a pleasant, efficient and safe environment for working, living and recreation.

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

The Local Heritage Precinct overlay will remain which will protect the building from development that is not consistent with the Heritage Precinct.

- (g) 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*

The draft amendment will not have a negative impact on public infrastructure. The site is connected to existing services.

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

LIST Map shows that the site was excluded from the study area of the land potentially suitable for agriculture zone.

(d) is consistent with each State policy

State Policy on the Protection of Agricultural Land 2009

LIST Map shows that the site was excluded from the study area of the land potentially suitable for agriculture zone. The draft amendment does not impact on the State Policy on the Protection of Agricultural Land.

Tasmanian State Coastal Policy 1996

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

State Policy on Water Quality Management 1997

The site is connected to existing reticulated stormwater and sewerage services. 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 NEMP is taken to be a State Policy. The following NEMPs 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 amendment.

(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

The draft amendment is consistent with the Northern Tasmania Regional Land Use Strategy as discussed in response to Schedule 1, Part 2 A.

(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 the Council aims to achieve, and that are consistent with its vision.

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

(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

While the site is not in close proximity to another municipal area, the draft amendment's consistency with the RLUS ensures a similar consistency and co-ordination with the LPSs of adjacent municipal areas.



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

The site is not in the vicinity of the Tasmanian Gas Pipeline.

7 OPTIONS

Decision in relation to request

The planning authority can:

- decide to agree to the amendment and prepare a draft amendment of the LPS; or
- decide to refuse to prepare the draft amendment of the LPS.

Preparation of draft amendment

If the planning authority decides to agree to the amendment, it must prepare a draft amendment. A draft amendment has been prepared as shown in the recommendation of this report.

Certification of draft amendment


- The planning authority must consider whether it is satisfied that the draft amendment meets the LPS criteria, see section 4.7.
- If the planning authority satisfied that the draft amendment meets the LPS criteria, it must certify the draft as meeting the requirements of the Land Use Planning and Approvals Act; or
- If the planning authority is not satisfied that the draft amendment meets the LPS criteria it must modify the draft so that it meets the requirements and then certify the draft as meeting those requirements.

8 DISCUSSION

As discussed in this report, the draft amendment is in accordance with the LPS criteria. It is recommended that the planning authority certify the draft amendment. The draft amendment will then be placed on public exhibition and any representations received considered by the planning authority before providing a report on the representations to the Tasmanian Planning Commission.

9 ATTACHMENTS

1. 2023-08-21 Open Council Minutes [11.3.1 - 1 page]
2. Folio Plan-149212-1 [11.3.2 - 1 page]
3. Folio Text-149212-1 [11.3.3 - 1 page]

 Erin Miles obo Chloe Lyne, Planning Consultant Date: 13 November 2023	Des Jennings General Manager Date:
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17.1 CLOSED COUNCIL DECISIONS RELEASED

4.1 SALE OF TOWN HALL, CAMPBELL TOWN

MINUTE NO. 23/0296

DECISION

Cr Adams/Cr Brooks

That Council

- a) initiate and commence the rezoning process of the property such that the property is zoned 'Business General';
- b) in relation to this matter
 - i) consider whether any discussion, decision, report or document is kept confidential or released to the public; and
 - ii) determined to **release the decision only** to the public.

Carried

Voting for the Motion:

Mayor Knowles, Deputy Mayor Lambert, Cr Adams, Cr Andrews, Cr Brooks and Cr Goss

Voting Against the Motion:

Cr Archer and Cr Terrett

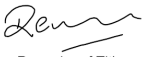


FOLIO PLAN

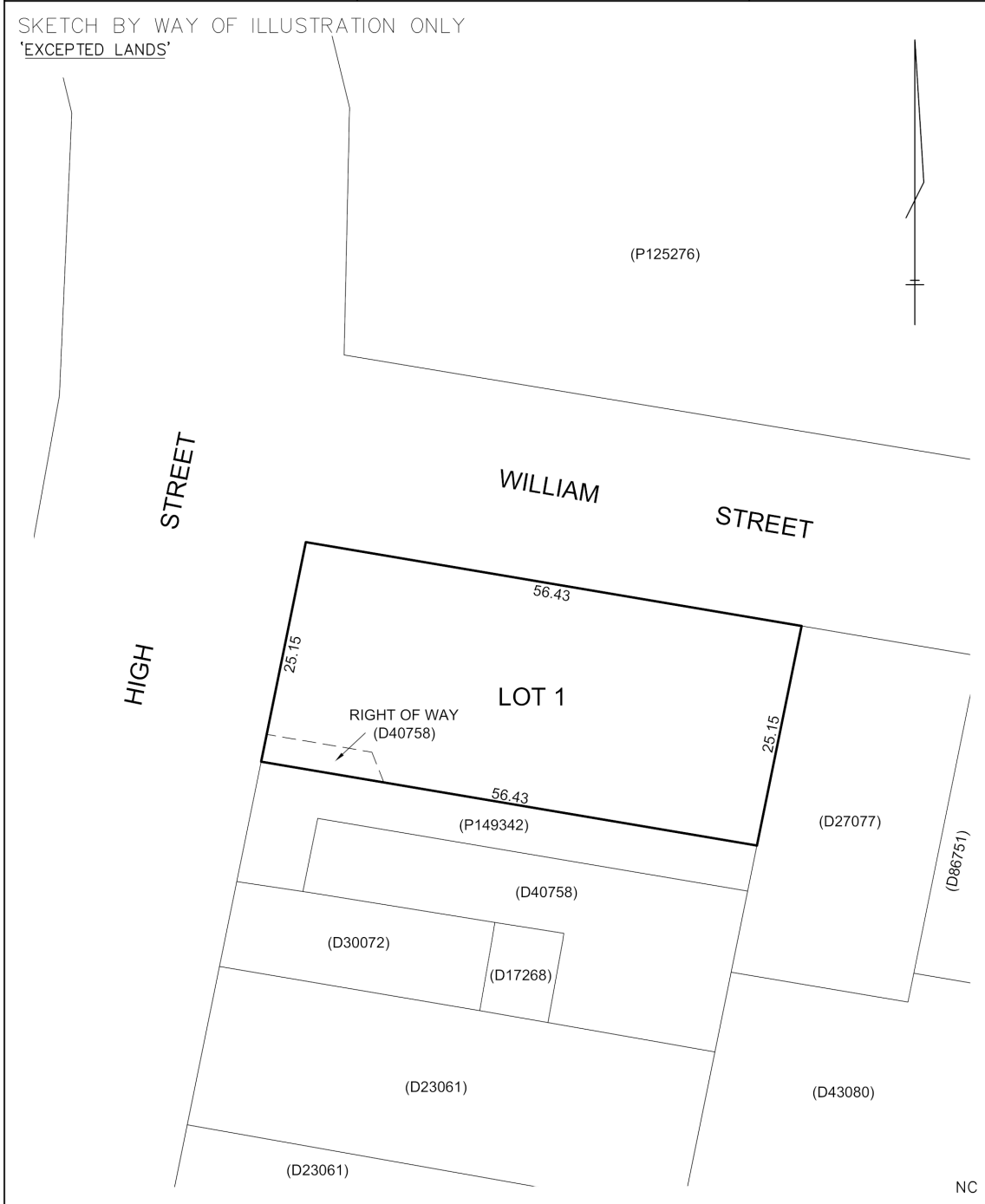
RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



FILE NUMBER: A23002 GRANTEE: PART OF 5A-0R-0P GTD TO JOHN HELDER WEDGE.	CONVERSION PLAN LOCATION: TOWN OF CAMPBELL TOWN (SECTION E) CONVERTED FROM: 20/5821 NOT TO SCALE LENGTHS IN METRES	Registered Number P.149212
		APPROVED 2 JUL 2021  Recorder of Titles

SKETCH BY WAY OF ILLUSTRATION ONLY
'EXCEPTED LANDS'





RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



SEARCH OF TORRENS TITLE

VOLUME 149212	FOLIO 1
EDITION 1	DATE OF ISSUE 12-Oct-2022

SEARCH DATE : 09-Nov-2023

SEARCH TIME : 03.39 PM

DESCRIPTION OF LAND

Town of CAMPBELL TOWN
 Lot 1 on Plan 149212
 Being the land described in Conveyance No.20/5821
 Derivation : Part of 5A-0R-0P Gtd to John Helder Wedge
 Derived from A23002

SCHEDULE 1

NORTHERN MIDLANDS COUNCIL

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 65/6198 BURDENING EASEMENT: Right of Carriageway (appurtenant
 to Lot 1 on D.40758) over the Right of Way shown on
 Plan No.149212

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



11.3 DRAFT AMENDMENT 12/2023: 75-77 HIGH STREET, CAMPBELL TOWN

File: 13/026/007/176; PLN23-0177
Responsible Officer: Des Jennings, General Manager
Report prepared by: Chloe Lyne, Planning Consultant

Cr McCullagh declared an interest in Item 11.3, signed the register and left the meeting at 6.01pm, and Mr Ayers left the meeting at this time.

MINUTE NO. 23/0407

DECISION

Cr Goss/Cr Archer

1. That, under section 40D(b) of the *Land Use Planning and Approvals Act 1993*, Council as planning authority agrees to prepare Amendment 12/2023 to the Northern Midlands Local Provisions Schedule; and
2. That, under section 40F(2)(a) of the *Land Use Planning and Approvals Act 1993*, Council as planning authority, certify draft amendment 12/2023 of the Northern Midlands Local Provisions Schedule as meeting the LPS criteria
3. Pursuant to Section 40G and 40H of the *Land Use Planning and Approvals Act 1993*, determines the period for public exhibition be 28 days

Draft Amendment 12/2023 of the Northern Midlands Local Provisions Schedule

- A. Rezone 75-77 High Street Campbell Town (Folio of the Register 149212/1 from Community Purposes to General Business

Carried

Voting for the Motion:

Mayor Knowles, Deputy Mayor Lambert, Cr Adams, Cr Andrews, Cr Archer, Cr Brooks and Cr Goss

Voting Against the Motion:

Cr Terrett

RECOMMENDATION

1. That, under section 40D(b) of the *Land Use Planning and Approvals Act 1993*, Council as planning authority agrees to prepare Amendment 12/2023 to the Northern Midlands Local Provisions Schedule; and
2. That, under section 40F(2)(a) of the *Land Use Planning and Approvals Act 1993*, Council as planning authority, certify draft amendment 12/2023 of the Northern Midlands Local Provisions Schedule as meeting the LPS criteria
3. Pursuant to Section 40G and 40H of the *Land Use Planning and Approvals Act 1993*, determines the period for public exhibition be 28 days

Draft Amendment 12/2023 of the Northern Midlands Local Provisions Schedule

- A. Rezone 75-77 High Street Campbell Town (Folio of the Register 149212/1 from Community Purposes to General Business

1 INTRODUCTION

This report assesses a draft amendment of the Northern Midlands Local Provisions Schedule to remove the land at 75-77 High Street, Campbell Town from the Community Purposes Zone and place it within the General Business Zone.