



**NORTHERN
MIDLANDS
COUNCIL**

MINUTES

ORDINARY MEETING OF COUNCIL

MONDAY, 18 MARCH 2024



MINUTES of the Ordinary Meeting of the Northern Midlands Council held on 18 March 2024 at 5.00pm in person at the Council Chambers, 13 Smith Street, Longford

1 ATTENDANCE

PRESENT:

Mayor Mary Knowles OAM, Deputy Mayor Janet Lambert, Cr Dick Adams OAM, Cr Alison Andrews AM, Cr Richard Archer, Cr Matthew Brooks, Cr Andrew McCullagh, Cr Paul Terrett

In Attendance

Mr Des Jennings - General Manager, Miss Maree Bricknell - Corporate Services Manager, Mr Leigh McCullagh - Works Manager, Mr Paul Godier - Senior Planner (to 6.02pm), Ms Brandie Strickland - Statutory Planner (to 6.02pm), Mrs Erin Miles - Project Officer (to 6.02pm), Mr Kallun Willock - Executive Officer, Ms Victoria Veldhuizen - Executive Officer, Mr Ben Badcock - IT Trainee (to 7.30pm), Mrs Gail Eacher - Executive Assistant

APOLOGIES:

Nil

LEAVE OF ABSENCE:

Cr Richard Goss



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3 ACKNOWLEDGEMENT OF COUNTRY

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

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

Council RESOLVED to accept the following Declarations of Interest:

- Mayor Mary Knowles - Item 9 Public Question Time (re road closure)
- Councillor Dick Adams - Item 14.3 Longford Rail Bridge Pillar Restoration Project

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

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



5 PROCEDURAL

5.1 CONFIRMATION OF COUNCIL MEETING MINUTES

5.1.1 Confirmation Of Minutes: Ordinary Council Meeting

MINUTE NO. 24/082

DECISION

Cr Andrews/Cr McCullagh

That the Open Council Minutes of the Ordinary Meeting of the Northern Midlands Council held at the Council Chambers, Longford on Monday, 19 February 2024, be confirmed as a true record of proceedings.

Carried Unanimously

RECOMMENDATION

That the Open Council Minutes of the Ordinary Meeting of the Northern Midlands Council held at the Council Chambers, Longford on Monday, 19 February 2024, be confirmed as a true record of proceedings.

5.1.2 Confirmation Of Minutes: Special Council Meeting

MINUTE NO. 24/083

DECISION

Cr Terrett/Cr Andrews

That the Open Council Minutes of the Special Meeting of the Northern Midlands Council held at the Council Chambers, Longford on Thursday, 29 February 2024, be confirmed as a true record of proceedings.

Carried Unanimously

RECOMMENDATION

That the Open Council Minutes of the Special Meeting of the Northern Midlands Council held at the Council Chambers, Longford on Thursday, 29 February 2024, be confirmed as a true record of proceedings.

5.2 DATE OF NEXT COUNCIL MEETING

Mayor Knowles advised that the next Ordinary Council Meeting of the Northern Midlands Council would be held at 5.00pm on Monday, 22 April 2024.



6 COUNCIL COMMITTEES - CONFIRMATION OF MINUTES

MINUTE NO. 24/084

DECISION

Cr Terrett/Deputy Mayor Lambert

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

Carried Unanimously

Minutes of meetings of the following Committees are attached:

Date	Committee	Meeting
17 January 2024	Cressy Local District Committee	Ordinary
6 February 2024	Perth Community Centre Management Committee	Ordinary
11 February 2024	Devon Hills Neighbourhood Watch and Residents Management Committee	Ordinary
13 February 2024	Evandale Community Centre and Memorial Hall Management Committee	Ordinary
13 February 2024	Liffey Hall Management Committee	Ordinary
14 February 2024	Morven Park Management Committee	Ordinary
5 March 2024	Evandale Advisory Committee	Ordinary
5 March 2024	Campbell Town District Forum	Ordinary
6 March 2024	Longford Local District Committee	Ordinary
6 March 2024	Bicycle Advisory Committee	Ordinary

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

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



7 COUNCIL COMMITTEES - RECOMMENDATIONS

7.1 CAMPBELL TOWN DISTRICT FORUM

At the ordinary meeting of the Campbell Town District Forum held on 5 March 2024 the following motion/s were recorded for Council's consideration:

7.1.1 Entrance Signs

MINUTE NO. 24/085

DECISION

Cr Adams/Cr Archer

That Council takes no action as Campbell Town has entrance signs and that these were approved by Department of State Growth.

Carried

Voting for the Motion:

Mayor Knowles, Deputy Mayor Lambert, Cr Adams, Cr Archer and Cr McCullagh

Voting Against the Motion:

Cr Andrews, Cr Brooks and Cr Terrett

Officer Recommendation:

That Council takes no action as Campbell Town has entrance signs and that these were approved by Department of State Growth.

Committee Recommendation:

That the school be approached (teacher Jody Gleg) to design artworks for the entrance signs at the North and South of Campbell Town.

Officer Comment:

Campbell Town has entrance signs, these were approved by the Department of State Growth.

7.1.2 Closure Of West Street

MINUTE NO. 24/086

DECISION

Cr Archer/Cr McCullagh

That the Campbell Town District Forum be advised that West Street will remain open, has adequate signage and is still serviceable. There is a commitment to complete the repairs by the end of May 2024.

Carried Unanimously

Voting for the Motion:

Mayor Knowles, Deputy Mayor Lambert, Cr Adams, Cr Andrews, Cr Archer, Cr Brooks, Cr McCullagh and Cr Terrett

Voting Against the Motion:

Nil

Officer Recommendation:

That the Campbell Town District Forum be advised that West Street will remain open, has adequate signage and is still serviceable. There is a commitment to complete the repairs by the end of May 2024.

Committee Recommendation:

That Council should consider the closure of West Street until such time as the roads are repaired.



Officer Comment:

Boral have made comment that they are committed to complete the repairs, the plan is to get Gradco/Crossroads to complete works, aiming to have these work completed by the end of May 2024.

Council staff will monitor the potholes and signage, this road needs to remain open as a 12-tonne load limit applies to Pedder St.

7.1.3 Blackburn Park

MINUTE NO. 24/087

DECISION

Cr Terrett/Cr Adams

That it be noted that Council Officers are preparing a report for Council's consideration.

Carried Unanimously

Voting for the Motion:

Mayor Knowles, Deputy Mayor Lambert, Cr Adams, Cr Andrews, Cr Archer, Cr Brooks, Cr McCullagh and Cr Terrett

Voting Against the Motion:

Nil

Officer Recommendation:

That it be noted that Council Officers are preparing a report for Council's consideration.

Committee Recommendation:

That Council investigates building a toilet facility at the park near the BBQ and playground area.

Officer Comment:

A report is to be prepared for Council's consideration.

7.1.4 Campbell Town Tourist Park

MINUTE NO. 24/088

DECISION

Cr Andrews/Deputy Mayor Lambert

That Council Officers present to the Campbell Town District Forum on the proposed Campbell Town Tourist Park.

Carried Unanimously

Voting for the Motion:

Mayor Knowles, Deputy Mayor Lambert, Cr Adams, Cr Andrews, Cr Archer, Cr Brooks, Cr McCullagh and Cr Terrett

Voting Against the Motion:

Nil

Officer Recommendation:

That Council Officers present to the Campbell Town District Forum on the proposed Campbell Town Tourist Park.

Committee Recommendation:

That Council note the Campbell Town District Forum supports the preliminary plan and would like to have a Council Officer to come down and present the latest plans.

Officer Comment:

The Council notes the CTDF support and will endeavor to meet with the committee to discuss it further.



7.2 EVANDALE ADVISORY COMMITTEE

At the ordinary meeting of the Evandale Advisory Committee held on 5 March 2024, the following motion/s were recorded for Council's consideration:

7.2.1 Pioneer Park Master Plan Update

MINUTE NO. 24/089

DECISION

Cr Terrett/Cr Adams

That the Committee's request is noted by Council, and the Evandale Advisory Committee be consulted prior to the Master Plan being finalised.

Carried Unanimously

Voting for the Motion:

Mayor Knowles, Deputy Mayor Lambert, Cr Adams, Cr Andrews, Cr Archer, Cr Brooks, Cr McCullagh and Cr Terrett

Voting Against the Motion:

Nil

Officer Recommendation:

That the Committee's request is noted by Council, and the Evandale Advisory Committee be consulted prior to the Master Plan being finalised.

Committee Recommendation:

The EAC is requesting an update on the Pioneer Park Master Plan and seek an opportunity to comment on the Plan before it is accepted by Council.

Officer Comment:

The EAC put a very similar motion to Council at its February 2024 meeting and their request for consultation was noted by the Council. It is recommended this further request again be noted, and that the Evandale Advisory Committee be consulted prior to the Master Plan being finalised.

7.2.2 Honeysuckle Banks Dump Point

MINUTE NO. 24/090

DECISION

Deputy Mayor Lambert/Cr Terrett

That the Committee's request is noted by Council, and the Evandale Advisory Committee be advised that the Development Application for the dump point is anticipated to be lodged in April 2024 and of Council's actions in relation to excrement at the location.

Carried Unanimously

Voting for the Motion:

Mayor Knowles, Deputy Mayor Lambert, Cr Adams, Cr Andrews, Cr Archer, Cr Brooks, Cr McCullagh and Cr Terrett

Voting Against the Motion:

Nil

Officer Recommendation:

That the Committee's request is noted by Council, and the Evandale Advisory Committee be advised that the Development Application for the dump point is anticipated to be lodged in April 2024 and of Council's actions in relation to excrement at the location.

Committee Recommendation:

The EAC requests an update on the dump site and toilets at Honeysuckle Banks as a matter of urgency, especially



considering the untreated sewerage is being discharged in that area and it is a matter of public health and safety.

Officer Comment:

It is anticipated that the Development Application for the dump point will be finalised and submitted in April 2024. It will then be available for consultation.

Council is aware of the public health issue arising from campers depositing untreated sewerage/sullage and defecating on the river bank at this, and other, camping locations in the municipality. Council Officers are actively monitoring this issue, including with assistance from Tasmania Police.

7.2.3 Pioneer Park Toilets

MINUTE NO. 24/091

DECISION

Cr Terrett/Cr McCullagh

That the Evandale Advisory Committee's request be noted by Council, and Officer's provide the Committee with advice as to Council's project planning process.

Carried Unanimously

Voting for the Motion:

Mayor Knowles, Deputy Mayor Lambert, Cr Adams, Cr Andrews, Cr Archer, Cr Brooks, Cr McCullagh and Cr Terrett

Voting Against the Motion:

Nil

Officer Recommendation:

That the Evandale Advisory Committee's request be noted by Council, and Officer's provide the Committee with advice as to Council's project planning process.

Committee Recommendation:

The EAC requests that specific dates be monitored in light of key tourist events in Evandale and Works constructions is undertaken around those key dates.

Officer Comment:

At the 19 February 2024 Council meeting, Councillor Terrett submitted the following Questions on Notice in relation to this topic which have been answered by Officers to explain the building maintenance and works schedule.

It is recommended this information be provided to the Committee for their information.

Q: Why did work commence on the demolition of the Evandale toilets in Pioneer Park prior to the Evandale Village Fair and National Penny Farthing Championships?

A: As previously advised by the General Manager to the Councillors on 8 February 2024, the works commenced in line with Council's works schedule. There is never an ideal time for council works to be undertaken given the number of public events. Council officers need to balance other competing projects it has on, including balancing priorities, contractor/staff availability, availability of materials etc. A further consideration is grant funding – Council received a grant of \$100,000 towards this project with the project needing to be completed before end 30 June 2024 in order to receive the grant funding.

Council secured alternative toilets which are new and in a better condition than the existing amenities in Pioneer Park. There has not been a reduction in the number of facilities available. The works will not impact on the Village Fair or Penny Farthing festival.

Q: Was the Evandale community consulted prior to the works commencing? If so, when?

A: Yes, Council officers have liaised with event organisers to achieve a desirable outcome. Consultation commenced at the end of January 2024 via social media, and at the start of February 2024 with Evandale Village Fair Inc (event organiser).

Q: Why wasn't the works scheduled until after the event?

A: As per the answer for question 3. It is recognized that Evandale has a number of events occurring, including the Veranda music festival, John Glover Art Exhibition in March, the upcoming flower show, along with the weekly Sunday markets. Council is of the view there isn't an ideal time for the works to be undertaken and must work to the grant funding deadline.



7.3 LONGFORD LOCAL DISTRICT COMMITTEE

At the ordinary meeting of the Longford Local District Committee held on 6 March 2024 the following motion/s were recorded for Council's consideration:

7.3.1 Motor Racing Themed Signage

MINUTE NO. 24/092

DECISION

Cr Adams/Cr McCullagh

That Council note the motion of the Committee.

Carried Unanimously

Voting for the Motion:

Mayor Knowles, Deputy Mayor Lambert, Cr Adams, Cr Andrews, Cr Archer, Cr Brooks, Cr McCullagh and Cr Terrett

Voting Against the Motion:

Nil

Officer Recommendation:

That Council note the motion of the Committee.

Committee Recommendation:

LLDC accepts the sample motor racing themed sign, thanks Council, and asks that Council proceed with installation.

Officer Comment:

That the motion is noted.

7.3.2 Speed Limit Change: Illawarra Road

DECISION

Cr Adams

That Council not support the recommendation of the Committee and take no further action.

The Motion lapsed for want of a seconder

MINUTE NO. 24/093

DECISION

Cr Brooks/Cr Terrett

That Council request Department of State Growth to reduce the speed limit from 100km/h to 90 km/h from the start of Bishopsbourne Road to the municipal boundary on Illawarra Road to bring it in line with the other section of Illawarra Road from Bishopsbourne Road to the intersection of the Perth interchange.

Carried Unanimously

Voting for the Motion:

Mayor Knowles, Deputy Mayor Lambert, Cr Adams, Cr Andrews, Cr Archer, Cr Brooks, Cr McCullagh and Cr Terrett

Voting Against the Motion:

Nil

Officer Recommendation:

That Council not support the recommendation of the Committee and take no further action.

Committee Recommendation:

LLDC requests that the NMC approach the Department of State Growth to extend the 90kmh zone from the existing 90kmh to the Northern Midlands/Meander Valley boundary (boundary sign).



Officer Comment:

Illawarra Road forms part of the National Highway and National Highway standards and associated speed limits should therefore be maintained. The Department of State Growth has recently undertaken a review of the speed limits on Illawarra Road and installed signage as appropriate.

It is recommended that Council not support the Committee's motion to reduce the speed limit and that no action be taken in this regard.



7.4 BICYCLE ADVISORY COMMITTEE

At the ordinary meeting of the Bicycle Advisory Committee held on 6 March 2024 the following motion/s were recorded for Council's consideration:

7.4.1 Stormwater Infrastructure: Identification And Reporting Of Issues

MINUTE NO. 24/094

DECISION

Deputy Mayor Lambert/Cr Andrews

That Council officers investigate the matter and report to Council.

Carried Unanimously

Voting for the Motion:

Mayor Knowles, Deputy Mayor Lambert, Cr Adams, Cr Andrews, Cr Archer, Cr Brooks, Cr McCullagh and Cr Terrett

Voting Against the Motion:

Nil

Officer Recommendation:

That Council officers investigate the matter.

Committee Recommendation:

Council to implement a program to identify and replace stormwater grating throughout the municipality. Program to align with Council/Committee endorsed cycle routes. Budget allocation to be made for commencement of program. A mechanism for the public to identify any infrastructure for replacement to be included in the program, this could be through an App, GPS coordinates or through Councils customer request portal online.

Officer Comment:

That Council officers investigate the matter.

7.4.2 Access For Cyclist To The Mill Dam & Tannery Straight Area

MINUTE NO. 24/095

DECISION

Deputy Mayor Lambert/Cr McCullagh

That Officers investigate the recommendation and report back to Council and the Committee.

Carried Unanimously

Voting for the Motion:

Mayor Knowles, Deputy Mayor Lambert, Cr Adams, Cr Andrews, Cr Archer, Cr Brooks, Cr McCullagh and Cr Terrett

Voting Against the Motion:

Nil

NOTE: At approximately 5.30pm, following conclusion of discussion and decision on item 7.4.2, Council commenced with Item 9. Public Question & Statements and Items listed under Items 11 and 12 relating to Planning as listed in the Agenda for the meeting.

Officer Recommendation:

That Officers investigate the recommendation and report back to Council and the Committee.



Committee Recommendation:

Move to redesign all accesses to Mill Dam area including on Tannery straight at the roundabout and gate area, allowing access for push bikes, electric bikes and to restrict access for motor/trail bikes.

Officer Comment:

That Officers investigate the recommendation and report back to Council and the Committee.



7.5 OTHER COMMITTEE RECOMMENDATIONS

Mayor Knowles reconvened the meeting after the meal break at 6.31pm.

7.5.1 Devon Hills Neighbourhood Watch And Residents' Committee: Basketball Court

At the ordinary meeting of the Devon Hills Neighbourhood Watch and Residents Committee held on 11 February 2024, the following motion/s were recorded for Council's consideration:

MINUTE NO. 24/0100

DECISION

Deputy Mayor Lambert/Cr Terrett

That the Works Manager meet with the Devon Hills Neighbourhood Watch and Residents Committee at a future date to discuss the Committees concerns, and that the final decision on the installation of a basketball court in Devon Hills will be a Council decision based on the Officer's recommendation, and the Devon Hills Neighbourhood Watch and Residents Committee be advised of this.

Carried Unanimously

Voting for the Motion:

Mayor Knowles, Deputy Mayor Lambert, Cr Adams, Cr Andrews, Cr Archer, Cr Brooks, Cr McCullagh and Cr Terrett

Voting Against the Motion:

Nil

Officer Recommendation:

That the Works Manager meet with the Devon Hills Neighbourhood Watch and Residents Committee at a future date to discuss the Committees concerns, and that the final decision on the installation of a basketball court in Devon Hills will be a Council decision based on the Officer's recommendation, and the Devon Hills Neighbourhood Watch and Residents Committee be advised of this.

Committee Recommendation:

In response to Council Officer's comments and the Councils previous response to a Motion put forward by the Devon Hills Neighbourhood Watch and Residents Committee at the 29 January 2024 meeting, the Devon Hills Neighbourhood Watch and Residents Committee has put forward a further motion with background, as follows:

[Officers Comments] Basketball Court:

The proposed location for a basketball slab and hoop is not appropriate as it is in the bus turning circle area. It also poses a safety risk to potential users due to the proximity to traffic.

It is acknowledged that a half-court basketball court is being installed in Perth. Due to this proximity, it is therefore recommended that the proposed Perth half-court be utilised without an additional half-court being constructed.

That no further actions be taken.

We do not accept this response from Northern Midlands Council and will continue to push for the basketball area.

Motion: Requesting Northern Midlands Council General Manager and Works Manager meet with members of Devon Hills Committee at the Devon Hills Community Green to discuss the response to previous motion, look at possible location, and discuss safety concern and the impracticality of children using Perth facilities.

For Northern Midlands Council to look into appropriate funding/grants to support development of facility.

Officer Comment:

On 29 January 2024, Council considered a previous request for budgetary consideration of a basketball court to be installed in Devon Hills. The above Officer's Comments was included. On that date, Council resolved as follows:

Cr Terrett declared an interest in item 7.5 and left the meeting at 7.22pm

MINUTE NO. 24/023

DECISION

Cr Adams/Cr Goss



That no further action be taken on this motion and the Devon Hills Neighbourhood Watch and Residents Management Committee be advised of the reasons.

Carried

Voting for the Motion:

Mayor Knowles, Cr Adams, Cr Andrews, Cr Archer, Cr Brooks, Cr Goss and Cr McCullagh

Voting Against the Motion:

Deputy Mayor Lambert.

The Officer's maintain their comments from the January 2024 agenda and do not consider the proposed location at the Devon Hills Community Area to be a suitable location and that the proposed basketball facilities in Perth will be available for use.



8 INFORMATION ITEMS

MINUTE NO. 24/0101

DECISION

Cr Adams/Cr Terrett

That the Open Council Information Items be received.

Carried Unanimously

Voting for the Motion:

Mayor Knowles, Deputy Mayor Lambert, Cr Adams, Cr Andrews, Cr Archer, Cr Brooks, Cr McCullagh and Cr Terrett

Voting Against the Motion:

Nil

NOTE: Following Item 8, Council continued with consideration of the remainder of the items listed in the agenda, namely Items 13 to 18.

8.1 COUNCIL WORKSHOPS/MEETINGS HELD SINCE THE LAST ORDINARY MEETING

Responsible Officer: Des Jennings, General Manager

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

Date Held	Purpose of Workshop
2024-02-29	Special Council Meeting
2024-03-04	Council Workshop Presentations <ul style="list-style-type: none">Liberal Party Candidate attendance – Susie BowerEV Charging at RossLongford Library Discussion included: <ul style="list-style-type: none">Evandale Doctor’s SurgeryBlackburn Park, Campbell TownConara ParkMill Dam, LongfordParking, Evandale
2024-03-18	Council Workshop Discussion: <ul style="list-style-type: none">Council Meeting Agenda items
	Council Meeting

8.2 MAYOR'S ACTIVITIES ATTENDED & PLANNED

Mayor’s Activities Attended & Planned for the period 15 February 2024 to 12 March 2024 are as follows:

Date	Activity
15 February 2024	Attended Heritage Highway Association meeting, Poatina
15 February 2024	Attended Northern Tasmania Croquet Mayoral Challenge, St Leonards
17 February 2024	Attended Penny Farthing Championships and Village Fair, Evandale
18 February 2024	Officiated at ‘Scot Day Oot’ Pipe Band event, Longford
19 February 2024	Attended Red Cross meeting, Longford
19 February 2024	Attended Workshop and Council Meeting, Longford
21 February 2024	Attended ALGWA Mental Health and Wellbeing seminar, Gipps Creek
22 February 2024	Attended Tas Community Fund Strategic Planning meeting, Longford



Date	Activity
22 February 2024	Attended Avoca, Rossarden & Royal George LDC meeting, Avoca
22 February 2024	Attended Ross Men's Shed meeting, Ross
22 February 2024	Attended meeting with Campbell Town resident, Campbell Town
22 February 2024	Officiated at the Campervan & Motorhome Club Australia Tasmania State Rally Official Opening, Campbell Town
23 February 2024	Attended Official Opening of UTAS Workshop & Levee Studios, Inveresk
27 February 2024	Attended meeting with Council Officers, Longford
27 February 2024	Attended Launceston Civic Function 170 Years City Mission Celebration, Launceston
28 February 2024	Attended Multicultural Advisory Group online meeting, Gipps Creek
28 February 2024	Attended Holy Trinity Induction of Rev Lee Shirvill (for Evandale parish) Launceston
29 February 2024	Attended Theo Cloudsdale, Primary School Tree Planting meeting, Longford
29 February 2024	Attended Special Meeting of Council, Longford
29 February 2024	Attended Local District Committee Chair Joint Meeting, Longford
1 March 2024	Attended Taua Ritiata Seasonal Workers Program meeting, Longford
2 March 2024	Attended Longford Grand Prix Racetrack Induction into Tasmania Motorsport Hall of Fame, Symmons Plains
3 March 2024	Officiated at 2024 Truck Run Opening, Longford
4 March 2024	Attended meeting with Susie Bower and Stephanie Cameron, Longford
4 March 2024	Attended Council Workshop, Longford
6 March 2024	Attended LGAT Finance and Asset Management online Workshop, Gipps Creek
6 March 2024	Attended Fingal Valley Joint area Fire Brigade meeting, Fingal
8 March 2024	Attended International Women's Day lunch, Fingal Valley Neighbourhood House, Fingal
11 March 2024	Attended Landcare meeting, Rossarden
11 March 2024	Attended meeting with Guy Barnett, Cressy
12 March 2024	Attended meeting with John Tucker, Longford
12 March 2024	Attended LGAT Population Health Data Presentation by Teams online, Longford
	Attended to email, phone, media and mail inquiries

8.3 GENERAL MANAGER'S ACTIVITIES

General Manager's Activities Attended & Planned for the period 13 February to 11 March 2024 are as follows:

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

Date	Activity
14 February	Attended .id data presentation, Launceston
15 February	Met with developer, Longford
22 February	Attended conciliation conference, Launceston
22 February	Met with CEO, Visit Northern Tasmania
22 February	Met with Councillor Alison Andrews
23 February	Attended Northern Tasmania Waste Management Group committee meeting, Launceston
23 February	Attended Northern General Manager's meeting
29 February	Attended Special Council Meeting
29 February	Attended Local District Committees chairperson meeting
4 March	Council Workshop
6 March	Attended State Grants Commission Hearings
6 March	Attended Airport Emergency Committee meeting
6 March	Attended Regional Land Use Strategy discussion
7 March	Attended Office of Local Government workshop



8.4 PETITIONS

PURPOSE OF REPORT

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

OFFICER'S COMMENT

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

Section 57. Petitions

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

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

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

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

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

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

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

(e) at the end of the petition –

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

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

(3) In this section –

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

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

petition means a paper petition or electronic petition;

signatory means –

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

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

58. Tabling petition

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

(a)

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

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

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

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

(b) it is defamatory; or

(c) any action it proposes is unlawful.

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

PETITIONS

No petitions received.

ATTACHMENTS

Nil

8.5 CONFERENCES & SEMINARS: REPORT ON ATTENDANCE BY COUNCIL DELEGATES

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

8.6 132 & 337 CERTIFICATES ISSUED

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

S132. Certificate of liabilities

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

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



land;

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

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

5337. Council land information certificate

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

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

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

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

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

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

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

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

(9) In this section –

land includes –

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

(b) land covered with water; and

(c) water covering land; and

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

	No. of Certificates Issued 2022/2023 year												Total	Total	Total
	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	2023/2024 YTD	2022/2023	2021/2022
132	88	63	68	71	67	46	63	39					505	763	995
337	23	34	29	41	34	19	19	31					230	391	530

8.7 ANIMAL CONTROL

Prepared by: Maree Bricknell, Corporate Services Manager

Item	Income/Issues 2022/2023		Income/Issues for February 2024		Income/Issues year to date 2023/2024	
	No.	\$	No.	\$	No.	\$
Dogs Registered	4,229	\$108,313	52	\$1,383	4,013	\$105,754
Dogs Impounded	44	\$3,545			7	\$1,110
Euthanised	2				2	
Re-claimed	36				5	
Re-homed/Dogs Home	6					
New Kennel Applications	10	\$745	7	\$546	4	\$858
Renewed Kennel Licences	83	\$3,818			82	\$3,844
Infringement Notices (paid in full)	53	\$9,465	24	\$4,680	76	\$16,547
Legal Action						
Livestock Impounded						
TOTAL		\$125,886		\$6,609		\$128,113

Audits:

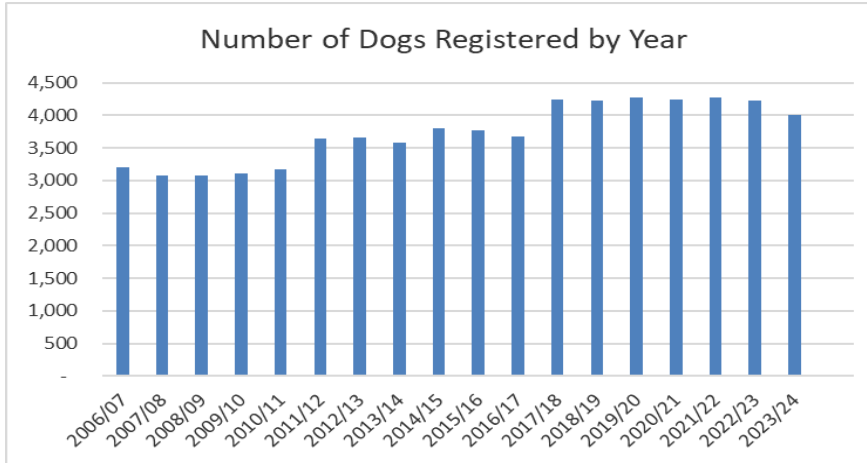
Ongoing including Dangerous Dogs, Kennel Licences, Fire Hazards.

Microchips:

0 dogs microchipped.

Attacks:

0 attack - 1 under investigation.



8.8 ENVIRONMENTAL HEALTH SERVICES

Prepared by: Kate Clark, Environmental Health Officer

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

Ensure safe standards of food offered for sale are maintained.

Investigations/ Licences Issued	Inspections/ 2020/2021	Prior Years	
		2021/2022	2022/2023
Notifiable Diseases	0	1	8
Inspection of Food Premises	67	170	133
Place of Assembly Approvals	1	14	9

Actions	2023/2024												
	YTD	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June
Routine Fixed Food Inspections	101/ 231	10	15	25	17	15	10	4	5				
Routine Mobile/Market stall Food Inspections	20	5	2	6	4	2	1	0	0				
Preliminary Site Visits – Licensed Premises	1	0	1	0	0	0	0	0	0				
On-site wastewater Assessments	34	4	5	4	3	5	6	7	5				
Complaints/Enquiries – All Types	499	67	75	72	68	73	69	75	84				
Place of Assembly approvals	5	0	0	1	1	1	1	1	1				
Notifiable Diseases	8	1	1	2	3	1	0	0	0				

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

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

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

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

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

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

The following is applicable regarding food business registrations:

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



- Further inspections may be required to ensure any non-compliance issued have been addressed.

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

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

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

8.9 CUSTOMER REQUEST RECEIPTS

Operational Area	20/21	21/22	22/23	YTD 23/24	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Animal Control	35	26	28	21	4	3	4	3	2	5	3	5				
Building & Planning	17	77	52	20	9	6	2	1	1	1	3	1				
Community Services	26	54	44	32	5	2	4	1	7	13	7	3				
Corporate Services	13	48	23	18	2	5	4	-	2	5	2	2				
Governance	6	15	21	7	2	-	1	-	2	2	3	-				
Waste	1	12	11	4	-	4	-	-	-	-	1	3				
Works	352	368	352	204	31	27	28	50	52	16	25	24				

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

Date	Recipient	Purpose	Amount \$
18-Jul-23	Danielle Smith	Representation - International Netball Festival	\$100.00
18-Jul-23	Courtney Goss	Representation - International Netball Festival	\$100.00
18-Jul-23	Hunter McGee	Representation - Tas Thunder State Touch Football Team	\$100.00
18-Jul-23	Lucy Johnston	Representation - Tas Interschools Equestrian Team	\$100.00
23-Aug-23	Poppy Beaumont	Representation - Tas Touch Football Girls U14 Team	\$100.00
8-Nov-23	Ryan Sansom	Donation - Tasmanian Junior 8-ball Nationals - Jan 2024	\$100.00
8-Nov-23	Jordan Sansom	Donation - Tasmanian Junior 8-ball Nationals - Jan 2024	\$100.00
11-Oct-23	Perth Fire Brigade	Contribution towards Christmas Lolly Run 2023	\$100.00
11-Oct-23	Longford Fire Brigade	Contribution towards Christmas Lolly Run 2023	\$100.00
11-Oct-23	Campbell Town District High School	Contribution for end of year school presentation - Secondary	\$100.00
11-Oct-23	Campbell Town District High School	Contribution for end of year school presentation - Primary	\$50.00
11-Oct-23	Perth Primary School	Contribution for end of year school presentation	\$50.00
11-Oct-23	Longford Primary School	Contribution for end of year school presentation	\$50.00
11-Oct-23	Cressy District High School	Contribution for end of year school presentation - Secondary	\$100.00
11-Oct-23	Cressy District High School	Contribution for end of year school presentation - Primary	\$50.00
11-Oct-23	Evandale Primary School	Contribution for end of year school presentation	\$50.00
8-Nov-23	Helping Hand Association	Contribution	\$1,500.00
22-Nov-23	Longford Care-a-car	Contribution	\$1,000.00
22-Nov-23	Danielle Smith	Education Bursary - 2nd instalment	\$1,000.00
6-Dec-2023	Charlotte McLennan	Education Bursary - 2nd instalment	\$1,000.00
6-Dec-2023	Jessica Hutton	Education Bursary - 2nd instalment	\$1,000.00
6-Dec-2023	Riley Flood	Education Bursary - 2 nd instalment	\$1,000.00
17-Jan-2024	Dylan Copolov	Education Bursary - 1 st instalment	\$1,000.00
17-Jan-2024	Breeanna Farrell	Education Bursary - 1 st instalment	\$1,000.00
24-Dec-2024	Isacc Chapman	Education Bursary - 1 st instalment	\$1,000.00
15-Feb-2024	Oliver Walker	Education Bursary - 1 st instalment	\$1,000.00
		TOTAL	\$11,825.00



8.11 ACTION ITEMS: COUNCIL MINUTES

Meeting Date	Item No.	Item	Status	Action Required	Assignees	Action Taken
19/02/2024	15.2	2024/2025 Municipal Budget	Completed	Action as per resolution. A) That Council adhere to its previously adopted Budget process as detailed below and endorse the following 2024/2025 Draft Budget parameters. B) ... budget parameters for ... 2024/2025 Budget for Council consideration, review and endorsement - note Hobart's December 2023 annual movement of CPI was 3.3 percent (National 4.2 percent). ...	Corporate Services Manager	12/03/2024 Corporate Services Manager
19/02/2024	5 3.1	Notice of Motion: St Giles - Property at Rossarden	Completed	That a full report be tabled at the next council meeting regarding all relevant issues pertaining to the Rossarden block contested by St Giles.	Corporate Services Manager	12/03/2024 Executive Assistant Report to Council.
19/02/2024	7 1.1	Footpaths for New Developments	Completed	That Council note the recommendation - Committee request: NMC to urgently look at footpaths to service new developments in William, East, Pedder and Bedford Streets.	Corporate Services Manager, Executive & Communications Officer, Works Manager	12/03/2024 Executive Assistant To be considered as part of the footpath replacement program.
19/02/2024	15.3	Policy Review: Cemeteries	Completed	That Council endorse the amended Cemeteries Policy.	Corporate Services Manager, Executive Assistant	23/02/2024 Executive Assistant Policy manual updated.
19/02/2024	16.1	Policy Review: On-Site Stormwater Detention	Completed	That Council endorse the amendments to the On-Site Stormwater Detention Policy.	Engineering Officer, Engineering Supervisor, Executive Assistant	23/02/2024 Executive Assistant Policy manual updated.
21/08/2023	7 3.2	EAC Recommendation: Speed Zones Around the Leighlands Road and High Street Intersection - 1 August 2023	Completed	That Council notes the concerns of the Evandale Advisory Committee and writes to the Department of State Growth in support of the speed zone changes requested.	Engineering Officer, Works Manager	28/09/2023 Executive Assistant Matter being progressed with DSG. 06/10/2023 Engineering Officer Council officers have written to the Traffic Engineering Branch at the Department of State Growth, awaiting response. 13/11/2023 Engineering Officer No response received to date. 01/12/2023 Engineering Officer Awaiting response from the Department of State Growth 1/12/23 14/02/2024 Executive Assistant Further correspondence sent to DSG.
19/02/2024	7 2.2	Baker Group Development	Completed	That Council note the motion - Committee request: That the Evandale Advisory Group receive an update re the Baker Group's proposed development in Evandale.	Executive & Communications Officer	12/03/2024 Executive Assistant Advice to be provided when available.
19/02/2024	7 2.3	Traders in Purple	Completed	That Council note the motion - Committee request: That the Evandale Advisory committee be provided with an update regarding Traders in Purple's proposed development in Evandale.	Executive & Communications Officer	12/03/2024 Executive Assistant Advice to be provided when available.
16/10/2023	7 3.2	Request to place a Public Shower at the Memorial Hall	Completed	That Council investigate the need for a public shower within Longford and if appropriate, including a suitable location by way of a future report to Council; and that Helping Hand and other community groups be included in the discussions.	Executive & Communications Officer, Project Officer	22/01/2024 Executive Assistant Report to January 2024 Council meeting.
11/12/2023	7 2.1	Other Committee - Longford Railway	Completed	That a) the Longford Railway Sesquicentary Committee including TasRail representatives, be invited to	Executive Assistant	15/12/2023 Executive Assistant Invitation sent to Committee to attend the 5 February 2024 Council workshop.



Meeting Date	Item No.	Item	Status	Action Required	Assignees	Action Taken
		Sesquicentary Committee Funding Request		present to the February 2024 Council at a workshop presentation to include costings and updated quotes; and b) Subject to the outcome of the Council workshop, a further report to Council be provided inclusive of funding options, for consideration.		14/02/2024 Executive Assistant Attended 5 February 2024 workshop. Report to be prepared for March Council meeting. 12/03/2024 Executive Assistant Report to Council.
19/02/2024	7 4.1	Playground Shade	Completed	That Council take no action. Committee request: We request a review of the policy in relation to playgrounds located in Perth such as the Seccombe St Playground with a focus on shade making the equipment safe to Cancer Council standards, safe to touch and useable all year round.	Executive Assistant	23/02/2024 Executive Assistant Advice provided to PLDC Chair.
19/02/2024	14.1	Policy Review: Gifts and Benefits	Completed	That Council endorse the minor amendments to the Gift and Benefits Policy as submitted.	Executive Assistant, People & Culture Business Partner	23/02/2024 People & Culture Business Partner Noted. Completed.
19/02/2024	7 4.2	Relocation of Planter Boxes	Completed	That the planter boxes remain in situ and form part of the overall design of the Main Street. Advise the committee of Councils decision. Committee request: We request that the council move the Local volunteers would like to see the planter boxes positioned at the Train Park for ease of care and accessibility of water.	Executive Assistant, Project & Building Compliance Manager	23/02/2024 Executive Assistant Advice provided to PLDC Chair.
19/02/2024	13.2	Policy Review: Public Open Space Contribution	Completed	Please action as per resolution.	Executive Assistant, Project Officer	27/02/2024 Project Officer Policy provided for update.
19/02/2024	7 5.1	Longford Main Street #1	Completed	That Officers report back to the Bicycle Advisory Committee detailing all the considerations Council took into account with the proposal.	Project & Building Compliance Manager	04/03/2024 Project & Building Compliance Manager Item added in Committee agenda
19/02/2024	7 5.2	Longford Main Street #2	Completed	That the redesign is tabled at the next available Bicycle Advisory Committee meeting. Committee to move a motion for Councils consideration. If a Bicycle Advisory committee quorum is not met due to insufficient members that the Committees comments/discussion be include for Councils Consideration.	Project & Building Compliance Manager	04/03/2024 Project & Building Compliance Manager Item added in Committee agenda
11/12/2023	5 4.1	Notice of Motion: Community for Walkability - Evandale Report	Completed	That Council Officer's prepare a report on the notice of motion to be presented to a future Council Meeting in 2024, inclusive of cost estimates to review the Communities for Walkability - Evandale Report.	Tourism & Events Officer	24/01/2024 Executive Assistant Matter to be progressed. 14/02/2024 Executive Assistant Quote received, to be report to March 2024 Council meeting. 12/03/2024 Executive Assistant Report to Council.
19/02/2024	5 3.2	Notice of Motion: South Esk River Parklands, Perth	In progress	That Council modify the South Esk River Parklands, Perth - Master Plan to include a small boat ramp which can be utilized by kayaks, canoes, and small boats; and that the matter be included in the 2024/2025 budget deliberations.	Corporate Services Manager, Engineering Officer, Project & Building Compliance Manager	12/03/2024 Executive Assistant Correspondence sent to MAST seeking comment.
20/11/2023	5 3.2	Notice of Motion: Workforce Planning Strategy	In progress	That the matter of preparing a Workforce Planning Strategy be listed for the 2024/2025 Budget deliberations.	Corporate Services Manager, People & Culture Business Partner	29/11/2023 People & Culture Business Partner Quotes being sourced from consultants. 14/02/2024 Executive Assistant Officer preparing Workforce Plan.
20/11/2023	16.2	Preferred Contractors Register for Civil	In progress	That Council implement a Preferred Contractor Register for civil works in Council's road reserves.	Engineering Officer	01/12/2023 Engineering Officer Council Officers have commenced developing the procedures required for this register



Meeting Date	Item No.	Item	Status	Action Required	Assignees	Action Taken
		Works				06/03/2024 Engineering Officer In progress
19/02/2024	7 3.1	Reduction in Speed Limit	In progress	That Council requests the Department of State Growth to carry out a review of the speed limits in Wellington and Marlborough Streets in Longford. Committee request: LLDC request NMC to approach local state members and the Minister for State Growth to reduce the speed limit on Longford's main roads being, Marlborough Street, and Wellington Street to Woolmers Lane, from 60kmh to 50kmh.	Engineering Officer, Executive & Communications Officer	12/03/2024 Executive Assistant Letter sent to Minister.
20/03/2023	16.1	Sticky Beaks Cafe Corner (cnr Wellington and Marlborough Streets): Upgrades and Safety	In progress	That the JMG report Option Two (steel bollards) be revisited and that a timeline be put in place to implement this recommendation should that be an approved solution. Further that a report be undertaken to develop a detailed analysis for the intersection and the traffic flows in the centre of Longford.	Engineering Officer, General Manager, Works Manager	23/03/2023 Executive Assistant Meeting arranged with Garry Hills, Dept. of State Growth. 17/04/2023 Engineering Officer Council officers met with Garry Hills on March 30, 2023. The Department of State Growth has agreed to do engage a consultant to carry out an independent traffic study of the intersection. Awaiting further information from the Department of State Growth. 04/05/2023 Engineering Officer Garry Hills from the Department of State Growth has advised that they are in the process of organising and independent report on the safety of the intersection 15/06/2023 Executive Assistant Further contact made with DSG, requested that a timeline be provided for provision of the independent traffic study for Sticky Beaks Corner. 11/07/2023 Executive Assistant Subject to available funding, DSG have advised they have an in-principle agreement in place to review the works. 10/08/2023 Engineering Officer Council officers have requested an update on when this project will commence from the Department of State Growth and are still awaiting a response 28/09/2023 Executive Assistant Further correspondence sent to General Manager of State Roads requesting update and timeline for review. 26/10/2023 Engineering Officer Awaiting response from Department of State Growth 13/11/2023 Engineering Officer Awaiting response from State Growth 01/12/2023 Engineering Officer Awaiting response from Department of State Growth 1/12/23 14/02/2024 Executive Assistant Letter sent to Minister.
20/11/2023	7 2.2	Longford Promotional Signs Welcome to Longford	In progress	That Council notes the LLDC request and refers the matter to the appropriate officer.	Engineering Officer, Tourism & Events Officer	05/12/2023 Executive Assistant Investigation to commence early 2024.
19/02/2024	7 2.4	Dump Point at Honeysuckle Banks	In progress	That Council note the motion - Committee request: That the Evandale Advisory Committee be provided with an update re the progress of the proposed Dump Point and Toilet Block at Honeysuckle Banks.	Executive & Communications Officer, Works Manager	07/03/2024 Executive Assistant DA anticipated in April 2024. Evandale Advisory Committee to be advised, and provided with a copy once lodged.
19/02/2024	7 1.2	Roadworks: West Street	In progress	That Council note the recommendation - Committee request: West Street from High Street to Pedder Street needs to be remade.	Executive & Communications Officer, Works Manager	07/03/2024 Executive Assistant Advice received from Boral of their commitment to complete the repairs. Estimated completion is end of April 2024.



Meeting Date	Item No.	Item	Status	Action Required	Assignees	Action Taken
29/01/2024	14.3	Australian Local Government Association (ALGA) - 2024 General Assembly of Local Government: Call for Motions and Conference Attendance	In progress	That a) Council note the report and the provision within the policy for Mayor Mary Knowles, and Deputy Mayor Lambert to attend the 2024 National General Assembly of Local Government to be held in Canberra from 2 to 4 July 2024; b) the General Manager will also attend the 2024 National General Assembly of Local Government to be held in Canberra from 2 to 4 July 2024.	Executive Assistant	14/02/2024 Executive Assistant Bookings to be progressed.
18/09/2023	13.7	Campbell Town Swimming Pool	In progress	That Council hold a community meeting to discuss or seek interest to formulate a new Campbell Town Swimming Pool Management Committee.	Executive Assistant, General Manager	24/01/2024 Executive Assistant Awaiting completion of review.
18/09/2023	13.7	Campbell Town Swimming Pool	In progress	That Council review the opening hours and guaranteed hours for lifeguards after 1 month of operation of the Campbell Town Pool 2023/2024 season.	People & Culture Business Partner	23/01/2024 People & Culture Business Partner Currently no issues with Campbell Town Lifeguard staffing with current hours of operation.
19/02/2024	7 4.3	Mural Maintenance	In progress	That Council officers undertake a review of costs related to the installation and maintenance of murals. Committee request: Could the council inform the committee what the strategy is for upkeep of the murals around Perth and for the creation of future art works, such as murals on blank walls.	Executive Assistant, Works Manager	23/02/2024 Executive Assistant Advice provided to PLDC Chair. 07/03/2024 Executive Assistant Mural artist contacted for budgeting information, awaiting response.
21/08/2023	7 4.3	LLDC Recommendation: Mill Dam - 5 July 2023	In progress	That Council receive a report regarding the Mill Dam reserve area and future ownership thereof.	Executive Officer	12/09/2023 Executive Assistant Meeting set for discussion on master plan for the precinct. 11/10/2023 Executive Assistant Design requested, plan awaited. 14/02/2024 Executive Assistant Plan received. To be listed for Council Workshop. 07/03/2024 Executive Officer Matter considered by Councillors at Workshop Monday 4 March 2023. Further concept plan to be prepared and presented back to the Councillors for endorsement prior to public consultation.
20/11/2023	5 3.3	Notice of Motion: Longford Town Hall Committee	In progress	That Council Officer's prepare a report on the notice of motion to be presented to a future Council Meeting.	Executive Officer	24/01/2024 Executive Assistant Matter to be progressed. 12/02/2024 Executive Officer Report to be presented to March 2024 Council meeting. 07/03/2024 Executive Officer Report delayed due to staffing resources and competing priorities. Report to be presented to a future Council meeting.
29/01/2024	14.3	Australian Local Government Association (ALGA) - 2024 General Assembly of Local Government: Call for Motions and Conference Attendance	In progress	That Council ...c) submit the following motions for consideration at the ALGA conference: i) that the Federal Government provide financial support to councils, such as grant programmes, low or no interest loans, to expedite projects in renewables and energy efficient projects. ii) that funding be increased to mitigate the effects of climate change and betterment of asset replacement.	Executive Officer, Executive Officer	12/02/2024 Executive Officer Motions being prepared. Due for submission 29 March 2024.
29/01/2024	5 3.3	Motion on Notice: Heritage Committee	In progress	That Council Officer's prepare a report with a view to forming a Special Committee under section 24 of the Local Government Act to establish a Heritage Committee.	Executive Officer, Executive Officer	12/02/2024 Executive Officer Report to be presented to March 2024 meeting. 07/03/2024 Executive Officer Report delayed due to staffing resources and competing priorities. Report to be presented to a future Council meeting.
29/01/2024	5 3.2	Motion on Notice: Strategic Property	In progress	That Council Officer's prepare a report on the notice of motion to be presented	Executive Officer, Executive Officer	31/01/2024 Executive Officer Report is being prepared, to be presented to a



Meeting Date	Item No.	Item	Status	Action Required	Assignees	Action Taken
		Committee		to a future Council Meeting.		future Council meeting. 07/03/2024 Executive Officer Report delayed due to staffing resources and competing priorities. Report to be presented to a future Council meeting.
26/06/2023	13.1	Local Community Strategies Consultation Report	In progress	That Council a) accept in-principle the Local Community Strategies Consultation Report, b) not request further community consultation regarding the five community strategies, and c) request the five draft community be revised in light of the recommendations made in the Consultation Report, and the revised strategies be tabled at the August 2023 Council Meeting. d) Revise/implement recommendations as follows: communication strategy (in order of preference) 11, 8, 10, 9. and workshop the strategies.	General Manager, Project Officer	06/07/2023 Project Officer The strategies are being reviewed in light of the recommendations made in the Consultation Report 14/02/2024 Executive Assistant Strategies listed and reviewed at the 5 February 2024 Council Workshop. Report to April 2024 Council meeting.
18/09/2023	13.7	Campbell Town Swimming Pool	In progress	That Council hold a community meeting to discuss or seek interest to formulate a new Campbell Town Swimming Pool Management Committee.	Executive Assistant, General Manager	24/01/2024 Executive Assistant Awaiting completion of review.
20/11/2023	7 3.5	Provision of Public Shower Facility at Charles Berryman Reserve	In progress	That the future provision of public shower facilities at the Charles Berryman Reserve in Perth be considered as part of the investigation currently underway; advice to be provided to the Committee.	Project & Building Compliance Manager, Project Officer	14/02/2024 Executive Assistant Report to be prepared in conjunction with 14.2 (facility for the Northern Midlands)
29/01/2024	14.2	Proposed Public Shower Facilities in the Northern Midlands	In progress	That Council ... 4) And investigate the creation of a mobile shower and laundry facility, similar to Gran's van, for use throughout the municipality and/or determine whether existing facilities could service the needs in other areas of the municipality. 5) Further report to Council.	Project & Building Compliance Manager, Works Manager	14/02/2024 Executive Assistant Report to be prepared.
21/08/2023	7 1.2	CTDF Recommendation: Community Notice Board - 1 August 2023	In progress	That Council investigate options and costs of the construction and installation of a community notice board at Valentines Park, in Campbell Town.	Works Manager	28/09/2023 Executive Assistant Works Manager to attend CTDF meeting on 3 October to discuss further with Committee. 04/12/2023 Executive Assistant Location to be identified. 07/03/2024 Executive Assistant Location has been identified. Previous community board ordered was cancelled by the supplier. New board to be ordered with alternate supplier.
19/02/2024	7 3.2	Bike Path Extension	In progress	That Council requests an update from the Department of State Growth on the matter and provides advice to the Committee. Committee request: LLDC request NMC revisit the earlier letter from the Minister for State Growth Michael Ferguson, regarding a bike path between Longford roundabout and Pateena Road, requesting an update, including a timeline for completion, of this missing link.	Executive & Communications Officer, Engineering Officer	2024-03-13 Executive Assistant Officer to contact the Department of State Growth as election has been called.
19/02/2024	7 2.1	Pioneer Park Upgrade	In progress	That Council note the request - Committee request: That the Evandale Advisory Committee be consulted on the Pioneer Park Master Plan before finalisation of the Plan.	Executive & Communications Officer, Project & Building Compliance Manager, Works Manager	2024-03-13 Executive Assistant Consultation to be arranged with Committee.



Meeting Date	Item No.	Item	Status	Action Required	Assignees	Action Taken
29/01/2024	7 4.4	Train Park	In progress	That the Train Park (Lions Train Park) be promoted as an historical park focussing largely on the history of trains in Perth and that interpretive panels be consistent with other historical signs in Perth. That the matter be investigated.	Executive Assistant	2024-03-13 Executive Assistant Report to be prepared.
19/02/2024	14.2	Campbell Town Tourist Park	In progress	That Council: a) release the Campbell Town Tourist Park Master Plan of 19 April 2022; b) release the Campbell Town Tourist Park Preliminary Feasibility Assessment Report of January 2024; c) undertake consultation with the Campbell Town District Forum; and the wider Campbell Town Community, including the business sector; and d) a further report to Council which includes comment from the consultation process for further decision.	Project Officer	2024-03-13 Executive Assistant Presentation to be arranged.

8.12 RESOURCE SHARING SUMMARY: 01 JULY 2023 TO 30 JUNE 2024

Resource Sharing Summary 1/7/23 to 30/6/24 As at 29/2/2024	Units Billed	Amount Billed GST Exclusive \$
Meander Valley Council		
Service Provided by NMC to MVC		
Street Sweeping Plant Operator Wages and Oncosts	243	11,395
Street Sweeper - Plant Hire Hours	243	16,721
Total Services Provided by NMC to Meander Valley Council		28,116
Service Provided by Meander Valley Council to NMC		
Wages and Oncosts		
Plumbing Inspector Services	-	-
Engineering Services	-	-
Total Service Provided by MVC to NMC		-
Net Income Flow	243	28,116
Total Net		28,116
Private Works and Council Funded Works for External Organisations	Hours	Amount \$
Works Department Private Works Carried Out	245	13,952
	245	13,952

8.13 VANDALISM

Prepared by: Jonathan Galbraith, Engineering Officer

Incident	Location	Mar 2024	Estimated Cost of Damages	
			Total 2023/24	Total 2022/23
Five Magnolia trees broken	Cressy Main Street	\$ 3,000		
	TOTAL COST VANDALISM	\$ 3,000	\$ 16,900	\$ 18,600



8.14 YOUTH PROGRAM UPDATE

Prepared by: *Natalie Dell, Youth Officer*

Active Northern Midlands Youth

Previously held during 2020-2023 thanks to a grant with Healthy Tasmania and catering for 2907 attendees. PCYC are offering this program at Campbell Town District High School again, offering games and activities that encourage physical and mental wellbeing.

Session Venue	Date of Session	Attendance	Comment
Campbell Town			
	27/2	65	First session

Free2B Girls Program

Free2b Girls Longford numbers have had a significant increase and currently at maximum attendance numbers. Offering a welcoming and supportive environment where girls can build positive relationships, foster friendships, and thrive in a positive space, the group operates under the guidelines of safety, tolerance, and respect.

Attendance for the month of February as follows:

Session Venue	Date of Session	Attendance	Comment
Campbell Town			
			Facilitator role being recruited.
Longford			

PCYC Program

The program is conducted during school lunch time and is meeting with great success. ANMY was previously held 2020-2023 with an impressive 2907 participations. Schools are incredibly supportive of the program; offering students to participate in activities that support their health and wellbeing. Encouraging development of new friendships and promoting physical activity. Attendance for the month of February as follows:

Session Venue	Date of Session	Attendance	Comment
Perth			
	14/2	5	
	21/2	8	
Evandale			
	22/2	4	
	29/2	3	

Meetings

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

Breakfast Club- Cressy: The Cressy Breakfast program has been further developed liaising with the School Chaplain and Youth Officer, to provide freely available Breakfast items for 30+ students. The School has identified several young people who will benefit from participating in the cooking program. The program helps address students' health, wellbeing, and food security. The program provides nearly double the numbers of previous years. This program is being well received by the students and School.

Quote from students:

'The best part about all of it is that I get come and help, and I get to cook with Gabi' Year 3 student

'This activity is so beneficial for the student in my class that regularly participates. She is an alternative educational program and the teaching of life skills in a calm and supportive environment is exactly what she needs and enjoy and is



directly linked to her individual educational plan goals for the year.’ Teacher, CDHS.

Reclink Australia- Perth: Commencing Perth programs in March. Providing opportunities for young people to participate in activities that support health and wellbeing. Young people have the opportunity to suggest ideas for activities they would like to participate in- during Term 4 activities directly ran from young people's suggestions including: Fishing, Dance and Pickleball. Programs focus on social inclusion, improving physical and mental health.

SPARK: Youth Officer approved an application from Campbell Town District High School; students project focus: support student mental/physical health and wellbeing. Their project is student led; offering a range of games for young people to participate in at lunch time- offering opportunities to foster new friendships and participate in a wide range of activities whilst encouraging leadership development opportunities.

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

Milo Club Perth: In conjunction with Catholic Care, supporting the social wellbeing Milo Club. Offering Social Inclusion for young people, activities that support their mental wellbeing and improving access to services.

Branching Out Longford: new offering from Free2b Girls and will be recommencing in 2024. It’s a small group initiative that offers a chance to connect, explore and have fun. Aimed at girls aged Grade 8-10- new people are welcome. The group is held in Longford on a weekly basis.

Rhythms- Perth: Support Catholic Care in the delivery of Rhythm to Recovery program at Perth Primary School- improving access to services and programs. Delivers therapeutic programs and professional development, that utilize fun and engaging rhythmic musical activities to support social and emotional development.

Breakfast Club support: Youth Officer has been working with Salvation Army to provide further support to Evandale Primary and Campbell Town District High Schools breakfast club, including donation of new toasters.


Leadership sessions: Youth Officer has been working with Student Leaders at Cressy District High School running workshops focusing on leadership development. Sessions will continue throughout 2024.

8.15 INTEGRATED PRIORITY PROJECTS & STRATEGIC PLANS UPDATE

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

CURRENT AT 12 MARCH 2024

Progress Report:



 Not Started (obstacles)

 On Hold

 On Track

 Completed

INTEGRATED PRIORITY PROJECTS PLAN:

Project	Status	Budget 2023-24	\$	Scheduled	
1 Progress: Economic health and wealth - grow and prosper					
Foundation Projects					
4.1 Main Street Upgrades: Campbell Town, Longford & Perth	Gov 	Campbell Town 2022 Election Commitment secured through the Priority Community Infrastructure Program (PCIP) DA approved.	Budget allocation 2023-24 plus contribution from \$8m Federal Govt Election Commitment 2022.	2,450,000	Finalising tender documentation, Awaiting State Growth Permit
	Gov 	Longford DA submitted.	Budget allocation 2023-24 from Federal Govt Election Commitment 2019.	1,793,628	DA not approved at November Funds have been reallocated to a shared pathway to Mill Dam



Project		Status	Budget 2023-24	\$	Scheduled	
		C&D	Perth 2022 Election Commitment secured through the PCIP DA approved.	Contribution from \$8m Federal Govt Election Commitment 2022.	1,641,000	Finalising tender documentation. Stormwater Stage, 60% Complete
4.1.	<i>Longford Memorial Hall Upgrade</i>	Gov	Work progressing: milestone report to activate second grant instalment submitted and approved	Federal Govt Election Commitment 2019; Local Roads and Community Infrastructure allocation confirmed	3,109,479	Completion anticipated first quarter 2024
4.4	<i>TRANSLink Intermodal Facility</i>	Gov	Included in NMC Priority Projects document. Business Case and application submitted 20 November 2023 to secure the 2022 Election Commitment. Funding secure and funding agreement being finalised.. Approved by NTDC as a Northern Tas Priority Project.	Federal Election commitment of \$5m for planning stage. No Council funded Budget allocation 2023-24. Further \$30m commitment subject to planning stage.	5,000,000	Business Case for the first \$5 million submitted. Further information requested and provided.
Enabling Projects						
5.1	<i>Perth Sports Precinct & Community Centre</i>	Gov	Concept master plan developed October 2020. Included in NMC Priority Projects document.	Valuation received. No budget allocation 2023-24 staff resources only.		Nominated as a Project of Regional Priority
5.1	<i>Ben Lomond Public Shelter Development</i>	Gov	Feasibility Study: Investment in Ben Lomond Ski Field Northern Tasmania Included in NMC Priority Projects document. Govt has completed new public shelter. Government has committed to development of a master plan.	No allocation 2023-2024, staff resources only to support grant funding applications.		Not scheduled at this stage.
5.3	<i>Campbell Town – Town Hall Sale or Lease</i>	Gov	Agent appointed – all offers to be presented to Council.			Council to rezone property. Consider offers as presented.
5.3	<i>Longford Library & exhibition Building on the Village Green</i>	Gov	Longford Motor Sport Museum Included in NMC Priority Projects document.	No budget allocation staff resources only.		Not scheduled. Motorama event moving from Woolmers to Symmons Plains Race Track.
5.3	<i>Power Undergrounding in Evandale, Longford & Perth</i>	Works	Awaiting funding streams to come available. Included in NMC Priority Projects document.	No budget allocation staff resources only.		Not scheduled at this stage.
5.4	<i>Subdivisions (several – Cressy, Evandale, Longford & Perth)</i>	C&D	Council to identify opportunities to provide infrastructure and secure funding. Included in NMC Priority Projects document.	Drainage easement secured at Evandale. Detention basin secured at TRANSLink.		Detention works not scheduled at this stage.
2 People: Cultural and society – a vibrant future that respects the past						
Enabling Projects						
5.1	<i>Recreation Ground Upgrades)</i>	Gov	Campbell Town, Evandale and Cressy NMC Priority Projects document. Funding to be sought for oval upgrades.			Not scheduled at this stage.



Project		Status	Budget 2023-24	\$	Scheduled	
		Gov	Cressy Recreation Ground Cricket Australia & State Govt funding secured towards the upgrade of the practice facility, car park and dump point.	Budget allocation in 2023-24 Budget	115,000	Completed.
			Perth Recreation Ground Amenities, topdressing, cricket net upgrade.	Cricket Australia grant of \$30,000 secured towards cricket nets upgrade.	135,000	Completed.
			Longford Recreation Ground Irrigation system install and preparation for 2 nd ground.		255,000	Completed.
5.1	<i>Swimming Pool Upgrades (several)</i>	Gov	Covering of Campbell Town & Cressy Swimming Pools Included in NMC Priority Projects document. Cressy: Solar system replacement Ross: Pool operation to continue (as per the current funding model) whilst structurally/operationally safe to do so.	No allocation 2023-24 staff resources only. Allocation 2023-24 Budget allocation 2023-24 towards WHS issues.	50,000	Not scheduled at this stage. Completed prior to season opening.
5.2	<i>Shared Pathways</i>	Gov	Applications submitted to Growing Regions Program and Better Active Transport Tas program. Included in NMC Priority Projects document. Hobart Road shared pathway submitted to NTDC as a Northern Tas Priority Project.	Funding secured through the Better Active Transport Tas grant program: Growing Regions Program Expression of Interest successful – full application submitted December 2023. Outcome awaited,		Design stage. Nominated as A Project of Regional Priority .
4 Place: Nurture our heritage environment						
Foundation Projects						
4.2	<i>Perth South Esk River Parklands</i>	Gov	Building Better Regions Fund grant secured towards the extension of the walkway, installation of footbridge and BBQ. Included in NMC Priority Projects document.	Footbridge and pathways completed. Acquittal report approved by funding body.		Completed.
4.3	<i>Sheepwash Creek Corridor & Open Space</i>	Gov	Grants secured for major new/improved infrastructure. Included in NMC Priority Projects document.	Commonwealth Government Disaster Ready funding successfully sought.	3,700,000	Scheduled.
4.5	<i>Municipal Tree Planting Program</i>		Annual program being implemented. Included in NMC Priority Projects document.	Budget allocation 2023-2024.	100,000	Ongoing.
Enabling Projects						
5.1	<i>Conara Park Upgrade</i>	Gov	Concept prepared: awaiting funding opportunities. Included in NMC Priority Projects document.	No budget allocation staff resources only. Renegotiating with State Growth.		Not scheduled at this stage.
5.3	<i>Redevelop Bartholomew Park Cressy</i>	Gov	Liaising with Local District Committee to establish/prepare plans for upgrade.	Budget allocation 2023/2024.	\$100,000	During 2023/24.

- Open Spaces and Active Infrastructure Grants Programs: soccer field and half-basketball courts – Grant funding applications submitted. Open Spaces funding secured for 4 half basketball courts and a playground
- Laycock Street Park LRCI funding allocation approved – scheduled in 2023/24 budget period
- Ross Men’s Shed Extension: Grant Agreement signed.
- Napoleon Street Park – application being prepared for Open Spaces Grant – applications close 15 March 2024.
- Longford Community/Neighbourhood House – lobbying State Government.



- Longford Caravan Park Amenities – under construction.
- Seccombe Street Reserve Raised Pavement Platform – Vulnerable Road User grant of \$50,000 secured – work scheduled in 2023/24 budget period.
- Ross Recreation Ground: applications submitted for upgrade of the clubroom changerooms, and development of a junior practice facility and storage shed
- New Australian Grants Program ‘ Play Our Way Program – More Opportunities for Women and Girls in Sport: possible application for a soccer field at the Longford Recreation Ground.

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

Prepared by: *Fiona Dewar, Tourism and Events Officer*

Tourism update:

- Events:
 - Northern Midlands event Verandah Music Festival was a finalist in the 2024 Tamar NRM ‘Sustainable Business and Community Awards’. Finalists are evaluated by a panel of experienced judges, and recognises and celebrates the finalists’ significant contributions in embracing circular practices. Craig Reucassel from ‘War on Waste’ was so impressed by the VMF’s switch to reusables that he used their story as a case study in his keynote address. Council provided in-kind support to this event.
 - Liaise with event organisers re planning and information required, assist those seeking funding and in-kind support. Provide assistance to event organisers to fulfil Council compliance requirements.
 - Update and distribute “What’s On” events list.
 - Update NMC website calendar.
 - 8.2.24. Attend Evandale Village Fair and Penny Farthings Championship Sponsors and Supporters function.
 - Share electronic flyers for upcoming events to the statewide Yellow i Visitor Information network, and the five visitor centres in the Northern Midlands for display on their boards and counters, and to the HHTRA Management Group to share with relevant local communities, businesses, notice boards etc.
 - Progress ANZAC Day road closure procedures and event compliance with organisers.
- Northern Midlands Visitor Centres Group:
 - Disseminate information from TVIN.
 - Disseminate updates from emergency alert agencies, Government agencies, etc.

HHTRA update:

- Ongoing marketing activities include website blog posts and social media. HHTRA outsource digital marketing activities and webpage maintenance to Destination Southern Tasmania. The services provided include social media management, blog content writing, and reporting. The program includes blog and linked social media gallery, facebook and Instagram original posts, moderation and engagement. Ensuring the social profiles remain visible, repurposing content related to the Heritage Highway region, monitoring the #midlandstasmania.
- Administrative tasks.
- 15.2.24. Facilitate and attend Management Group meeting at Poatina.
- Progressing workshop activities aimed at marketing the region as a must-see destination, with the assistance of key industry advisors, including the CEO of Brand Tasmania, CEO of Destination Southern Tasmania, and the CEO of Visit Northern Tasmania.

8.17 TRANSFER OF ROADS IN PERTH TO COUNCIL FROM THE DEPARTMENT OF STATE GROWTH

Prepared by: *Leigh McCullagh, Works Manager*

As a result of the construction of the Perth bypass, which was commenced in 2018 and completed in 2020 Council and the Department of State Growth entered into discussions regarding the transfer of approximately 8kms of the State road network to Council. These roads were no longer considered to be part of the state road network due to the bypass

Council recently received notification from the Department of State Growth that, “under section 3 of the Highways Act 1951 and sections 7 and 52A under the Roads and Jetties Act 1935 were published in the Government Gazette on 21 February 2024. The attached Statutory Rules are responsible for declaring the new Midland Highway alignment at Perth as well as declaring the ceasing of the old Midland Highway alignment and the affected roads surrounding.”

The roads which have been transferred are:



- Main Road, Perth (Old Midland Highway), from its intersection with the Midland Highway at the southern entrance of Perth, to its intersection with Haggerston Road near the northern entrance to Perth.
- Drummond Street, from its intersection with Main Road (Perth) to its intersection with Youl Road and Oakmount Street (old portion of Illawarra Road).
- Oakmount Street (old portion of Illawarra Road) from its intersection with Drummond Street and Youl Road to its termination west of Perth at the end of the cul-de-sac; and
- Haggerston Road (Old Midland Highway), from its intersection with Main Road (Perth) at the northern entrance to Perth to its intersection with the Midland Highway off-ramp.
- Youl Main Road (Youl Road) from its intersection with Main Road, to its intersection with Drummond Street.

Council is now responsible for all upgrade and maintenance works on these roads and significant upgrades are planned for Main Rd and Youl Rd.

ATTACHMENTS

1. Plan of roads transferred to Council [8.17.1 - 6 pages]
-

8.18 COMMUNITY PACIFIC FESTIVAL APRIL 2024

Prepared by: Lorraine Green, Project Officer

Mayor Knowles and Project Officer Lorraine Green are collaborating with community representatives and the managers of the workers' sites, to organise an event on Saturday 13 April to showcase the talents of the overseas PALM workers employed across the Northern Midlands, and to encourage engagement with local community members.

Attached is a request made to the Rotary Club of Longford to join Council as a sponsor for the event. The Board of the Rotary Club approved \$2,500 towards the cost of the event, as well as \$700 to purchase ukeleles and \$200 to enable the construction of 'tea' bases for the performers to play.

Online and hard copy promotion of the event will commence shortly.

ATTACHMENTS

1. Project Proposal Community Pacific Festival April 2024 [8.18.1 - 2 pages]
-



9 PUBLIC QUESTIONS AND STATEMENTS

PUBLIC QUESTIONS AND STATEMENTS

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

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

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

PUBLIC QUESTIONS

Mayor Knowles declared an interest in the Questions on Notice received and published in the Meeting Agenda, vacated the Chair and left the meeting at 5.30pm, at which time Deputy Mayor Lambert took the Chair.

Questions on notice have been received from:

Mr Stewart Lowe (submitted to Council on 6 March 2024):

Question:

Can Council please explain how a local public highway called the Gipps Creek (User) Road has been closed for twenty years despite Council not closing it under the only statutory provision available [i.e. section 14 of the *Local Government (Highways) Act 1982*]?

Answer (Des Jennings – General Manager):

In 2004 a report was presented to Council at the 9 February 2004 meeting which resolved (Minute resolution 044/04) that the Council, in respect to an application by RAC Cameron to close a local highway known as Cart Gully Track existing across 'Kingston', Deddington, resolves to close the said road in accordance with section 14 of the *Local Government (Highways) Act 1982* subject to the Council receiving disbursements for advertising (2 x \$110) and a processing fee of \$235.

On 29 June 2004 Council wrote to the Property Officer (North) Crown Land Services, as well as affected property owners, advising of the closure.

Mr Brian Claridge (submitted to Council on 8 March 2024):

Question:

Can the Councillors of Northern Midland Council present at this meeting please confirm that the Local Highway known as Gipps Creek Road, not maintainable by Council remains open as confirmed by Property Services?



Answer (Des Jennings – General Manager):

In 2004 a report was presented to Council at the 9 February 2004 meeting which resolved (Minute resolution 044/04) that the Council, in respect to an application by RAC Cameron to close a local highway known as Cart Gully Track existing across 'Kingston', Deddington, resolves to close the said road in accordance with section 14 of the *Local Government (Highways) Act 1982* subject to the Council receiving disbursements for advertising (2 x \$110) and a processing fee of \$235.

On 29 June 2004 Council wrote to the Property Officer (North) Crown Land Services, as well as affected property owners, advising of the closure.

Mayor Knowles returned to the meeting at 5.31 pm and resumed the chair.

Messrs Lowe and Claridge indicated that they wished to make a further statement in relation to the matter.

Mayor Knowles again declared an interest and left the meeting at 5.34pm, at which time Deputy Mayor Lambert took the chair.

Mr Stewart Lowe, Hobart

Mr Lowe posed the following questions:

Can council explain how a local public highway called Gipps Creek user road has been closed illegally for 20 years, despite the Council not closing it under the only statutory ... Council did receive legal advice from Council's lawyer in 2003 'in assisting Mr Cameron to close an off-shoot of the road called the Cart Gully Track. Legal advice obtained from Mr McElwaine was that the only statutory provision available was section 14 of the Local Government Highways Act.

Mr Jennings advised that the advice that has been given is provided in the response to the Question on Notice.

Mr Brian Claridge, Deloraine

Mr Claridge made the following comments:

That the Cart Gully Track is not being confused with the Gipps Creek road. The Cart Gully Track was closed, Gipps Creek Road was never closed, despite there being barriers and locks put across the road.

And posed the following question:

Could Councillors of the Northern Midlands Council present at this meeting please confirm that the local highway known as Gipps Creek Road, not maintained by Council, remains open as confirmed by Property Services and the Traffic Engineering liaison officer?

Mr Jennings confirmed previous advice provided and indicated Council's willingness to receive further information for investigation, and confirmed that he noted Mr Claridge's advice that it was understood that Cart Gully Track had been closed and Gipps Creek Road had not been closed.

Cr Brooks sought clarification in relation to the responses provided to the Questions on Notice, Mr Jennings advised that on receipt of further advice further investigation would be undertaken.

Mayor Knowles returned to the meeting at 5.38pm and resumed the Chair.



Mr Grant Seiboth, Perth

Mr Seiboth attended the meeting and stated the following:

- months ago he had complained about trucks coming and going from 8 Seccombe Street, Council said they would fix it
- Council have said it has got to the legal stage where they can't say anything
- In the last two weeks he had spoken with the owners of the property and the agency running the property for the owners and they know nothing about legal proceedings going on from the Council about fixing the trucks
- The trucks are going against the EPA timeframes, going out at 5 and 6 o'clock, coming back at 7.45 and 8.15
- Council said the legal proceedings take time its an ongoing thing
- The owner knows nothing about it, neither does the agency, and the last 14 months it has been going on and I'll say here and now, whoever is dealing with the case, I know two councillors are dealing with the case, I'll just tell them they are straight out liars; they've lied to me all the way through for 14 months.

Mr Jennings advised that he would not respond to the matter and advised that he, Mr Seiboth, is fully aware of the matter and the other related issues pending at the moment.



10 COUNCIL ACTING AS A PLANNING AUTHORITY

MINUTE NO. 24/096

DECISION

Deputy Mayor Lambert/Cr Adams

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

Carried Unanimously

RECOMMENDATION

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

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

10.1 STATEMENTS

REPRESENTATIONS ON PLANNING ITEMS

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

Each speaker is limited to a maximum of 3 minutes.

11.1 PLN23-0235: TREE REMOVAL, APPROVED LOT 6, TRANSLINK AVENUE, WESTERN JUNCTION

Mr Larry Christian, Bison for the Proponent

Mr Christian commented as follows:

- Client purchased the land and was unaware that the trees were on the property
- assumed that a lot in an industrial estate would not be sold with trees on it
- prior to lodgement consultation was undertaken about the condition of the pine trees, verbal advice was that they were past their useful life
- the trees are well away from the neighbouring property
- advice from Consultants in their report indicate that the 14 trees should not restrict development as they are of no value and the trees should be removed and replaced with more appropriate species
- application proposes a line of blackwood trees on the boundary
- advice received is that pine trees are not a viable habitat for birds
- risk of trees and falling branches is unacceptable.

Mr Bradley Bissett, Bison for the Proponent

Mr Bissett commented as follows:

- The client purchased an industrial block in an industrial subdivision
- The line of trees running through the middle of the block restricts the usage of the block
- If tree removal is not approved, proponent has advised that they would not proceed with the relocation of their business operations to the Northern Midlands Council
- Who would take responsibility if the limbs were to fall and injure workers.



11 PLANNING REPORTS

11.1 PLN23-0235: TREE REMOVAL, APPROVED LOT 6, TRANSLINK AVENUE, WESTERN JUNCTION

File: 201800092; PLN23-0235
Responsible Officer: Des Jennings, General Manager
Report prepared by: Paul Godier, Senior Planner

MINUTE NO. 24/097

DECISION

Cr McCullagh/Cr Brooks

That application PLN-23-0235 for Removal of Radiata Pine Tree line to accommodate Civil Hydraulic design and allow for future development (Translink SAP) at approved Lot 6 Evandale Road (Folio of the Register 185373/301) (adjacent to Translink Ave South), Western Junction be approved subject to the following conditions:

1 Layout Not Altered

The use and development must be in accordance with endorsed plan P1 *Proposed Site and Context Plan, Bison Constructions, Rev. A. 27.11.23.*

2 Replacement Plantings

Before the radiata pine trees are removed, replacement plantings and mounding within 100m of the Clairville boundary (folio of the Register 108432/1) must be planted and installed in accordance with the endorsed plan.

3 Maintenance of Plantings

Plantings within 100m of Clairville boundary (folio of the Register 108432/1) must be maintained in accordance with the endorsed plans.

Carried Unanimously

Voting for the Motion:

Mayor Knowles, Deputy Mayor Lambert, Cr Adams, Cr Andrews, Cr Archer, Cr Brooks, Cr McCullagh and Cr Terrett

Voting Against the Motion:

Nil

RECOMMENDATION

That application PLN-23-0235 for Removal of Radiata Pine Tree line to accommodate Civil Hydraulic design and allow for future development (Translink SAP) at approved Lot 6 Evandale Road (Folio of the Register 185373/301) (adjacent to Translink Ave South), Western Junction be refused on the following grounds:

- The proposal is not sympathetic to the cultural significance of the historic Clairville property contained on Folio of the Register 108432/1, contrary to clause NOR-S1.7.11 A1 of the Tasmanian Planning Scheme – Northern Midlands.

1 INTRODUCTION

This report assesses an application for removal of radiata pine tree line for civil hydraulic design and anticipating future development, at approved Lot 6 Evandale Road (Folio of the Register 185373/301) Western Junction.

2 BACKGROUND

Applicant:

Bison Constructions Pty Ltd

Zone and Specific Area Plan:

General Industrial Zone

Translink Specific Area Plan – Area 1

Owner:

WRJ Nominees Pty Ltd & TLUT Pty Ltd

Codes:

None applicable



Classification under the Scheme:
Manufacturing and Processing

Existing Use:
Manufacturing and Processing approved by planning permit PLN23-0158

Deemed Approval Date:
23 March 2024

Recommendation:
Refuse

Discretionary Aspects of the Application:

- Use and development of the site for manufacturing and processing (Kitchen Centre) was approved in 2023. Clause 6.2.2 of the scheme states, "A use or development that is directly associated with and a subservient part of another use on the same site must be categorised into the same Use Class as that other use." In accordance with clause 6.2.2, the proposed tree removal is categorised as Manufacturing and Processing. Manufacturing and Processing is a Discretionary use in the Translink Specific Area Plan (Area 1). The application is discretionary as the tree removal is directly associated with and a subservient part of Manufacturing and Processing approved on the site.

Planning Instrument: *Tasmanian Planning Scheme – Northern Midlands*

3 STATUTORY REQUIREMENTS

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

4 ASSESSMENT

4.1 Proposal

It is proposed to remove a line of Radiata pine trees to accommodate a civil hydraulic design for an approved furniture manufacturing facility and to allow for future development.



^Proposal Plan

4.2 Zone and Land Use

The land is zoned 19.0 General Industrial and is within the NOR-S1.0 Translink Specific Area Plan - Area 1.

Use and development of the site for manufacturing and processing (Kitchen Centre) was approved in 2023. Clause 6.2.2 of the scheme states, "A use or development that is directly associated with and a subservient part of another use on the same site must be categorised into the same Use Class as that other use." In accordance with clause 6.2.2, the proposed tree removal is categorised as Manufacturing and Processing.

Manufacturing and Processing is Discretionary under Table NOR-S1.5.1 – Area 1, which is in substitution for General Industrial Zone use table.

4.3 Subject Site and Locality

The author of this report viewed the site on 6 March 2024. The site is approved lot 6 of a 40-lot subdivision of the subject site currently under construction. Lot 6 comprises an area of approximately 2.35ha and has frontage to a proposed road (extension of Translink Avenue South).



^Aerial photograph showing location of trees proposed for removal in relation to the historic Clairville property boundary:

4.4 Permit/Site History

Relevant permit history includes:

- PLN-22-0013 – 40 Lot subdivision, balance & roads (staged subdivision)
- PLN-23-0158 – Manufacturing and Processing which includes plan showing line of radiata trees to be retained (see below).



^ Approved Plan for Kitchen Centre showing line of Radiata pine trees to be retained and additional plantings around the boundary.

4.5 Referrals

Council's Heritage Advisor

Council's Heritage Adviser, David Denman, provided the following response:

Do you have any objections to the proposal: Yes.

Translink SAP NOR-S1.7.11 The acceptable solution states:

'A1 developments within 100m of the historic Clairville property contained on Folio of the Register 108432/1, must be sympathetic to the cultural significance of the site and Council may require additional landscaping, mounding or other measures to ameliorate potential impacts'.

The trees were one of the only cultural landscape elements that was existing on the Translink land prior to the above acceptable solution required for development within 100m of the historic Clairville property boundary. Only one tree is outside the 100m zone. This provision was included in the scheme to protect any existing significant landscape elements in addition to requiring landscaping or other measures to ameliorate potential impacts. It is my opinion that the existing trees should be retained because they ameliorate the impacts of the existing and future development within a 100m from the Clairville site boundary.

Tasmanian Heritage Council

I can confirm that the subject pine trees are not regulated by the Tasmanian Heritage Council as located outside of the Tasmanian Heritage Register (heritage listed) boundary for 'Clairville' that is subject to provision of the Historic Cultural Heritage Act 1995 (THR Place#5315: CPR#10188, attached). Heritage approval (from the Tasmanian Heritage Council) is not required. The subject trees appear to contribute to an early paddock division of the historic 'Clairville' landscape. See images from 1949, 1956 & 1966 (LIST Aerial Viewer Ref#0199_522; 0321_123; 0456_074).



Fig.1. 'Clairville' 01/04/1949 (LIST Aerial Viewer).



Fig.2. 'Clairville' 31/01/1956 (LIST Aerial Viewer).

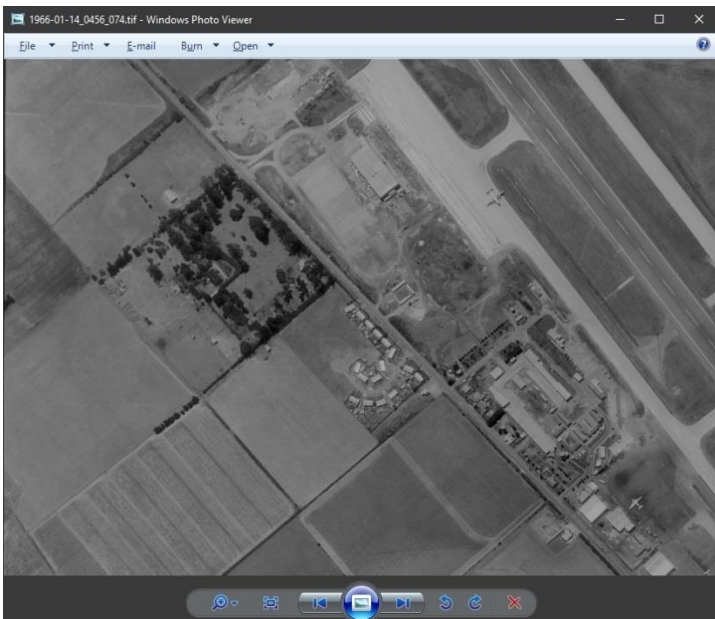


Fig.3. 'Clairville' 14/01/1966



The subject pine trees, established c1950, can be considered to contribute to the place’s historic cultural landscape.

The retention and continued management of those trees, along with historic plantings, i.e., hawthorn sp. having association to the historic ‘Clairville’ paddock/boundary alignment is therefore recommended as the most sympathetic response to the place’s cultural significance.

This advice is provided in response to your request for comment and is not a submission to the subject planning application.

Council’s Works Department

Council’s Works & Infrastructure Department (Cameron Oakley) reported on 31 January 2024 that there are no implications for Works & Infrastructure and the Department does not require any condition to a permit.

Launceston Airport

Launceston Airport does not object to the development application at Evandale Road (Lot 6 Translink Ave South), Western Junction, however, requests the following be added as conditions to the planning permit:

Due to the proximity to the prescribed airspace surfaces (OLS) for Launceston Airport, any plant or equipment that extends to a height greater than the building development during construction may infringe the OLS and must be referred to Launceston Airport for written approval prior to use. Approval from CASA and Airservices Australia may be required, and this process may take 12 weeks or longer to obtain.

Landscaping, certain planting, standing water and waste have the potential to attract wildlife which can increase the risk of wildlife transiting across aircraft flight paths. In relation to the proposed landscaping, Launceston Airport encourages the proponent to contact the Launceston Airport Operations Department and discuss options for reducing the risk associated with aircraft bird strikes.

4.6 Planning Scheme Assessment

Clause 4.4.1 exempts the clearance of vegetation within 2m of lawfully constructed buildings or infrastructure including roads, tracks, footpaths, cycle paths, drains, sewers, power lines, pipelines and telecommunications facilities, for maintenance, repair and protection from requiring a planning permit. The proposed tree removal is not exempt under this clause because the removal is not required for maintenance or repair or protection.

GENERAL INDUSTRIAL ZONE	
In accordance with clause NOR-S1.2.2 the provisions of the Translink Specific Area Plan are in substitution for the provisions of the General Industrial Zone.	

CODES		
C1.0	Signs Code	N/a
C2.0	Parking and Sustainable Transport Code	No provisions of the Code apply to the subject proposal.
C3.0	Road and Railway Assets Code	N/a
C4.0	Electricity Transmission Infrastructure Protection Code	N/a
C5.0	Telecommunications Code	N/a
C6.0	Local Historic Heritage Code	N/a
C7.0	Natural Assets Code	N/a
C8.0	Scenic Protection Code	N/a
C9.0	Attenuation Code	N/a
C10.0	Coastal Erosion Hazard Code	N/a
C11.0	Coastal Inundation Hazard Code	N/a
C12.0	Flood-Prone Areas Hazard Code	N/a
C13.0	Bushfire-Prone Areas Code	N/a
C14.0	Potentially Contaminated Land Code	N/a
C15.0	Landslip Hazard Code	N/a



C16.0	Safeguarding of Airports Code	N/a as the proposal is not for a sensitive use or for development within an airport obstacle limitation area.
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PARTICULAR PURPOSE ZONES		
NOR-P1.0	Particular Purpose Zone – Campbell Town Service Station	Not applicable
NOR-P2.0	Particular Purpose Zone – Epping Forest	Not applicable

SPECIFIC AREA PLANS		
NOR-S1.0	Translink Specific Area Plan	See assessment
NOR-S2.0	Campbell Town Specific Area Plan	Not applicable
NOR-S3.0	Cressy Specific Area Plan	Not applicable
NOR-S4.0	Devon Hills Specific Area Plan	Not applicable
NOR-S5.0	Evandale Specific Area Plan	Not applicable
NOR-S6.0	Longford Specific Area Plan	Not applicable
NOR-S7.0	Perth Specific Area Plan	Not applicable
NOR-S8.0	Ross Specific Area Plan	Not applicable

NOR-S1.0 Translink Specific Area Plan	
NOR-S1.1 Plan Purpose	
The purpose of the Translink Specific Area Plan is:	
NOR-S1.1.1 Provide for industrial and commercial uses and developments which serve the strategic needs of the Launceston and Northern Midlands region and the State, and which would derive a particular benefit from a location having proximity to Launceston Airport, access to the State’s road and rail network or links to the port of Bell Bay.	
NOR-S1.1.2 Cater primarily for storage, transport and industrial uses.	
NOR-S1.1.3 Provide for a limited range of retail or other activity, which supports storage, transport and industrial uses.	
NOR-S1.1.4 Provide for a limited range of retail or other activity, which can demonstrate that the location offers a particular strategic advantage.	
NOR-S1.1.5 Provide an area within which business-support facilities for the Translink Industrial Zone and Airport operations can locate.	
NOR-S1.1.6 Provide opportunities for the development of accommodation adjacent to and serving the Airport.	
NOR-S1.1.7 Provide detailed guidance on use and development within the General Industrial Zone at Translink, particular to the unique characteristics of the area.	
Comment	
The proposal is consistent with the Translink Specific Area Plan Purpose	

NOR-S1.6 Use Standards	
NOR-S1.6.1 External lighting	
Objective: That external lighting does not impact on the operational safety of the Launceston Airport.	
Acceptable Solutions	Performance Criteria
A1 External lighting must be hooded and directed so as not to cause nuisance, threat or hazard to the operation of Launceston Airport.	P1 No Performance Criterion.
Comment	
Not applicable.	

NOR-S1.6.2 Environmental quality	
Objective: That development does not:	
(a) Result in environmental harm to the local area; and	
(b) Impact on the operational safety of the Launceston Airport.	
Acceptable Solutions	Performance Criteria
A1 Emissions must not cause a hazard to the safe operation of Launceston Airport.	P1 No Performance Criterion.
Comment	
Not applicable.	
A2 Emissions must not cause a hazard to the residents in the Devon Hills Low Density Residential Zone.	P2 No Performance Criterion.
Comment	
Not applicable.	



NOR-S1.6.3 Residential use	
Objective: That airport operations are not adversely affected by residential.	
Acceptable Solutions	Performance Criteria
A1.1 Residential use must be incidental to another use on-site; and A1.2 Residential use must be incorporated into the main building; and A1.3 Development for residential use must meet <i>Australian Standard 2021-2000 "Acoustics – Aircraft Noise Intrusion – Building Siting and construction."</i>	P1 No Performance Criterion.
Comment Not applicable.	

NOR-S1.6.4 Liquid and solid fuel depot	
Objective: That airport operations are not adversely affected by liquid and solid fuel depots.	
Acceptable Solutions	Performance Criteria
A1 The applicant must provide advice that the relevant airport safety authority has determined that the use will not pose a threat to the safety and amenity of the airport.	P1 No Performance Criterion.
Comment Not applicable.	

NOR-S1.6.5 General retail and hire	
Objective: That general retail and hire is of a scale suitable to the area.	
Acceptable Solutions	Performance Criteria
A1 The floor area must not exceed 250m ² .	P1 No Performance Criterion.
Comment Not applicable.	

NOR-S1.6.6 Car Parking and numbers	
Objective: That adequate on-site parking is provided.	
Acceptable Solutions	Performance Criteria
A1 The number of on-site car parking spaces must be no less than the number specified in Table C2.1, excluding if: <ul style="list-style-type: none"> (a) The site is subject to a parking plan for the area adopted by council, in which case parking provision (spaces or cash-in-lieu) must be in accordance with that plan; (b) The site is contained within a parking precinct plan and subject to Clause C2.7; (c) It relates to an intensification of an existing use or development or a change of use where: <ul style="list-style-type: none"> (i) The number of on-site car parking spaces for the existing use or development specified in Table C2.1 is greater than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case no additional on-site car parking is required; or (ii) The number of on-site car parking spaces for the existing use or development specified in Table C2.1 is less than the number of car parking spaces specified in Table C2.1 for the proposed use or 	P1.1 The number of on-site car parking spaces for uses, excluding dwellings, must meet the reasonable needs of the use, having regard to: <ul style="list-style-type: none"> (a) The availability of off-street public car parking spaces within reasonable walking distance of the site; (b) The ability of multiple users to share spaces because of: <ul style="list-style-type: none"> (i) Variations in car parking demand over time; or (ii) Efficiencies gained by consolidation of car parking spaces; (c) The availability and frequency of public transport within reasonable walking distance of the site; (d) The availability and frequency of other transport alternatives; (e) Any site constraints such as existing buildings, slope, drainage, vegetation and landscaping; (f) The availability, accessibility and safety of on-street parking, having regard to the nature of the roads, traffic management and other uses in the vicinity; (g) The effect on streetscape; and (h) Any assessment by a suitably qualified person of the actual car parking demand determined having regard to the scale and nature of the use and development, or P1.2 The number of car parking spaces for dwellings must meet the reasonable needs of the use, having regard to: <ul style="list-style-type: none"> (a) The nature and intensity of the use and car parking



<p>development, in which case on-site car parking must be calculated as follows:</p> <p>(iii) $N = A + (C - B)$ N = Number of on-site car parking spaces required</p> <p>(iv) A = Number of existing on site car parking spaces</p> <p>(v) B = Number of on-site car parking spaces required for the existing use or development specified in Table C2.1</p> <p>(vi) C = Number of on-site car parking spaces required for the proposed use or development specified in Table C2.1.</p>	<p>required;</p> <p>(b) The size of the dwelling and the number of bedrooms; and</p> <p>(c) The pattern of parking in the surrounding area.</p> <p>P1.3 Within Area 5 (refer to Figure NOR-S1.2.1), the car parking requirement may be reduced where the discretion involves the protection of the heritage item or the recycling of heritage buildings for new uses and where Council deems that the car parking generated by the use and development can be effectively accommodated in some other way.</p>
<p>Comment Not applicable.</p>	

<p>NOR-S1.7 Development Standards for Buildings and Works NOR-S1.7.1 Building Height</p>	
<p>Objective: That:</p> <p>(a) The design of buildings and other works contributes to the development of an industrial estate set in a landscaped park-like setting; and</p> <p>(b) The safety of Launceston Airport if protected.</p>	
Acceptable Solutions	Performance Criteria
<p>A1 Within Area 1 (refer to Figure NOR-S1.2.1), the maximum height of buildings and other works must not be more than 12m.</p>	<p>P1 The maximum building height must be appropriate to the site, having regard to:</p> <p>(a) The safety of Launceston Airport; and</p> <p>(b) The rural vistas viewed by users of Evandale Main Road.</p>
<p>Comment Not applicable.</p>	
<p>A2 Within Area 2 (refer to Figure NOR-S1.2.1), the maximum height of buildings and other works must not be more than 12m.</p>	<p>P2 The maximum building height must be appropriate to the site, having regard to:</p> <p>(a) The safety of Launceston Airport; and</p> <p>(b) The rural vistas viewed by users of Evandale Main Road.</p>
<p>Comment Not applicable.</p>	
<p>A3 Within Area 3 (refer to Figure NOR-S1.2.1), the maximum height of buildings and other works must not be more than 12m.</p>	<p>P3 The maximum building height must be appropriate to the site, having regard to:</p> <p>(a) The safety of Launceston Airport; and</p> <p>(b) The rural vistas viewed by users of Evandale Main Road.</p>
<p>Comment Not applicable.</p>	
<p>A4 Within Area 4 (refer to Figure NOR-S1.2.1), the maximum height of buildings must not be more than 8m.</p>	<p>P4 The maximum building height must be appropriate to the site, having regard to:</p> <p>(a) The safety of Launceston Airport;</p> <p>(b) The heritage values of the Clairville historic site; and</p> <p>(c) The amenity of the area as a tourist gateway to Launceston and Evandale historic township.</p>
<p>Comment Not applicable.</p>	
<p>A5 Within Area 5 (refer to Figure NOR-S1.2.1), the maximum height of buildings must not be more than 8m.</p>	<p>P5 The maximum building height must be appropriate to the site, having regard to:</p> <p>(a) The safety of Launceston Airport;</p> <p>(b) The heritage values of the Clairville historic site; and</p>



	(c) The amenity of the area as a tourist gateway to Launceston and Evandale historic township.
Comment Not applicable.	
A6 Within Area 6 (refer to Figure NOR-S1.2.1), the maximum height of buildings must not be more than 8m.	P6 The maximum building height must be appropriate to the site, having regard to: (a) The safety of Launceston Airport; (b) The heritage values of the Clairville historic site; and (c) The amenity of the area as a tourist gateway to Launceston and Evandale historic township.
Comment Not applicable.	

NOR-S1.7.2 Setback	
Objective: That the siting and design of buildings and other works contributes to the development of an industrial estate set in a landscaped park-like setting.	
Acceptable Solutions	Performance Criteria
A1 Within Area 1 (refer to Figure NOR-S1.2.1), front, side and rear boundary setbacks for buildings or other works must be a minimum of: (a) 50m to the Evandale Main Road frontage; (b) 20m to the Distributor Road frontage; (c) 10m to an access road frontage; (d) 5m to the side boundary; and (e) 10m to the rear boundary.	P1 Within Area 1 (refer to Figure NOR-S1.2.1), building must be setback from side and rear boundaries to contribute to a park-like setting, having regard to: (a) The topography of the site; (b) The size, shape and orientation of the site; (c) The setback of existing buildings on the site and adjoining properties; (d) The bulk and form of the building; (e) Any existing screening or the ability to implement screening. (f) The operational requirements for the building; and (g) Access and manoeuvring for vehicles associated with the use.
Comment Complies with A1.	
A2 Within Area 2 (refer to Figure NOR-S1.2.1), front, side and rear boundary setbacks for buildings or other works must be a minimum of: (a) 30m to the Evandale Main Road frontage; (b) 20m to the Translink Avenue frontage; (c) 10m to an access road frontage; (d) 5m to the side boundary; and (e) 10m to the rear boundary.	P2 The Translink Avenue setback may be varied if buildings on adjacent properties are at setbacks less than 20m.
Comment Not applicable.	
A3 Within Area 3 (refer to Figure NOR-S1.2.1), front, side and rear boundary setbacks for buildings or other works must be a minimum of: (a) 50m to the Evandale Main Road frontage; (b) 10m to an access road frontage; (c) 5m to the side boundary; and (d) 10m to the rear boundary.	P3 No Performance Criterion.
Comment Not applicable.	
A4 Within Area 4 (refer to Figure NOR-S1.2.1), front, side and rear boundary setbacks for buildings or other works must be a minimum of: (a) 20m to the Evandale Main Road frontage; (b) 20m to the Distributor Road frontage; (c) 5m to the side boundary; and (d) 10m to the rear boundary.	P4 No Performance Criterion.



Comment Not applicable.	
A5 Within Area 5 (refer to Figure NOR-S1.2.1), front, side and rear boundary setbacks for buildings or other works must be a minimum of: (a) 20m to the Evandale Main Road frontage; (b) 5m to the side boundary; and (c) 10m to the rear boundary.	P5 No Performance Criterion.
Comment Not applicable.	
A6 Within Area 6 (refer to Figure NOR-S1.2.1), front, side and rear boundary setbacks for buildings or other works must be a minimum of: (a) 20m to the Evandale Main Road frontage; (b) 20m to the Distributor Road frontage; (c) 5m to the side boundary; and (d) 10m to the rear boundary.	P6 For corner sites, one setback may be varied having regard to any existing setbacks on surrounding properties.
Comment Not applicable.	

NOR-S1.7.3 Materials and presentation	
Objective: To: (a) Achieve a high quality of development by encouraging the use of a variety of architectural treatments, responding to the rural and landscaped setting and recognising the importance of the area as one of the tourist gateways to Launceston; and (b) Require a high standard of development recognising the prominent location of the zone adjacent to the Airport and that Evandale Main Road is a tourist route.	
Acceptable Solutions	Performance Criteria
A1 Within Areas 1, 2, 3 and 6 (refer to Figure NOR-S1.2.1), a variety of building forms must be used rather than single monolithic structures.	P1 The use of a variety of materials or other techniques to help reduce the interpreted scale of the building.
Comment Not applicable.	
A2 Within Areas 1, 2, and 3 (refer to Figure NOR-S1.2.1), external walls and roof must be in face brickwork, form concrete panels, painted or rendered concrete blocks or cement composite sheets or metal clad with a patented pre-treated finish such as colorbond.	P2 No Performance Criterion.
Comment Not applicable.	
A3 Within Areas 4, 5, and 6 (refer to Figure NOR-S1.2.1), construction must be of masonry and/or brick.	P3 The amenity and visual quality of the area are not adversely affected.
Comment Not applicable.	
A4 Within Areas 4, 5, and 6 (refer to Figure NOR-S1.2.1), developments must be designed and located to minimise visual impact from Evandale Main Road.	P4 No Performance Criterion.
Comment Not applicable.	
A5 Within Areas 4, 5, and 6 (refer to Figure NOR-S1.2.1), colours must be muted and in tones compatible with the rural and landscaped setting of the area.	P5 No Performance Criterion.
Comment Not applicable.	

NOR-S1.7.4 Site coverage
Objective: That the siting and design of buildings and other works contributes to the development of an industrial estate set in a landscaped park-like setting.



Acceptable Solutions	Performance Criteria
A1 Site coverage for a lot within an area less than 1,500m ² must be: (a) Building and covered storage – maximum 50%; and (b) Landscaped area – minimum 10%.	P1 No Performance Criterion.
Comment Not applicable.	
A2 Site coverage for a lot with an area between 1,500m ² – 2,000m ² must be: (a) Buildings and covered storage – maximum 55%; and (b) Landscaped area – minimum 10%.	P2 No Performance Criterion.
Comment Not applicable.	
A3 Site coverage for a lot with an area greater than 2,000m ² and less than 5,000m ² must be: (a) Building and covered storage – maximum 60%; and (b) Landscaped area – minimum 10%.	P3 No Performance Criterion.
Comment Not applicable.	
A4 Site coverage for a lot within an area 5,000m ² or greater must be: (a) Buildings and covered storage – maximum 65%; and (b) Landscaped area – minimum 10%.	P4 No Performance Criterion.
Comment Not applicable.	

NOR-S1.7.5 Open space and landscaping	
Objective: That open space and landscaping form an integral part of developments to: (a) Facilitate the enhanced appearance of buildings and works; (b) Provide screening; (c) Separate activities; (d) Assist in the control of water run-off and erosion; (e) Contribute to a reduction in noise levels; and (f) Define roads and provide opportunities for passive recreation.	
Acceptable Solutions	Performance Criteria
A1 Within Area 1 (refer to Figure NOR-S1.2.1), the following setback distance must be used for landscaping, excluding those areas sealed for driveway access: (a) 20m from Evandale Main Road; (b) 7m from the Distributor Road; and (c) 3m from an access road.	P1 The specified depth of a landscaping area between the setback line and a road frontage may be reduced by up to 30%, having regard to: (a) The creation and maintenance of vegetative screening of buildings and works that would otherwise be visible from the adjoining road; (b) The mature height, density, form, hardiness and suitability to the locality of plant species used for landscaping; (c) The height of mounding; (d) The height of buildings and the extent of works; (e) The effect on stormwater management; and (f) The contribution to achieving objectives (a)-(f) above.
Comment A condition for landscaping was placed on PLN-23-0158.	
A2 Within Area 2 (refer to Figure NOR-S1.2.1), the following setback distance must be used for landscaping, excluding those areas sealed for driveway access: (a) 10m from Evandale Main Road; (b) 7m from the Distributor Road; and (c) 3m from an access road.	P2 The setback from the Distributor Road may be varied if the setback on adjoining properties is at a setback less than 7m.
Comment Not applicable.	
A3 Within Area 3 (refer to Figure NOR-S1.2.1), the following setback distance must be used for landscaping, excluding those area sealed for driveway access: (a) 20m from Evandale Main Road; and (b) 3m from an access road.	P3 No Performance Criterion.
Comment Not applicable.	



<p>A4 Within Area 4 (refer to Figure NOR-S1.2.1), the following setback distance must be used for landscaping, excluding those areas sealed for driveway access: (a) 10m from Evandale Main Road.</p>	<p>P4 No Performance Criterion.</p>
<p>Comment Not applicable.</p>	
<p>A5 Within Area 5 (refer to Figure NOR-S1.2.1), the following setback distance must be used for landscaping, excluding those areas sealed for driveway access: (a) 10m from Evandale Main Road.</p>	<p>P5 No Performance Criterion.</p>
<p>Comment Not applicable.</p>	
<p>A6 Within Area 6 (refer to Figure NOR-S1.2.1), the following setback distance must be used for landscaping, excluding those areas sealed for driveway access: (a) 10m from Evandale Main Road.</p>	<p>P6 No Performance Criterion.</p>
<p>Comment Not applicable.</p>	
<p>A7 Within Areas 1, 2, 3, 4, 5, 6 and 7 (refer to Figure NOR-S1.2.1), landscaping must: (a) Be provided for development of vacant land or where landscaping has not previously been undertaken; and (b) Be provided with an automated watering system.</p>	<p>P7 No Performance Criterion.</p>
<p>Comment A condition for landscaping was placed on PLN-23-0158.</p>	
<p>A8 Within Areas 1, 2, and 3 (refer to Figure NOR-S1.2.1), landscaping of sites adjacent to Evandale Main Road must incorporate mounding into the landscaping and must conform to a comprehensive landscape plan approved by Council.</p>	<p>P8 Landscaping provides effective screening of buildings and works from Evandale Main Road.</p>
<p>Comment Not applicable.</p>	

<p>NOR-S1.7.6 Outdoor storage areas</p>	
<p>Objective: That the siting and design of buildings and other works contributes to the development of an industrial estate set in a landscaped park-like setting.</p>	
<p>Acceptable Solutions</p> <p>A1 Storage areas must be at the rear of buildings and/or where they are not visible from any public road. If site constraints or other circumstances exist, Council may require additional landscaping and/or mounding to screen outside storage areas.</p>	<p>Performance Criteria</p> <p>P1 If outside storage area require screening from adjacent roads, suggested methods of screening include a wall, landscaped earth mound or dense screen planting.</p>
<p>Comment Not applicable.</p>	
<p>A2.1 Outside storage area must be sealed and drained; or A2.2 Outside storage areas must be of compacted gravel and drained so that stormwater is discharged from the site in a manner that will not cause siltation or pollution of any stormwater detention or retention basins.</p>	<p>P2 No Performance Criterion.</p>
<p>Comment Not applicable.</p>	

<p>NOR-S1.7.7 Fencing</p>	
<p>Objective: That the siting and design of buildings and other works contributes to the development of an industrial estate set in a landscaped park-like setting.</p>	
<p>Acceptable Solutions</p> <p>A1.1 Security fencing must be located behind the front boundary landscaped area; or A1.2 Security fencing, including posts and gates, must be of dark colours.</p>	<p>Performance Criteria</p> <p>P1 No Performance Criterion.</p>
<p>Comment</p>	



Not applicable.

NOR-S1.7.8 Stormwater	
Objective: That full utility services are available to new development.	
Acceptable Solutions	Performance Criteria
A1 The flow rate of stormwater outside the boundaries of the title must be not greater than if the land was used for rural purposes. On-site detention devices must be incorporated in the development.	P1 Stormwater may only be discharged from the site in a manner that will not cause an environmental nuisance, and that prevents erosion, siltation or pollution of any waterways, coastal lagoons, coastal estuaries, wetlands or inshore marine areas, having regard to: <ul style="list-style-type: none"> (a) The intensity of runoff that already occurs on the site before any development has occurred for a storm event of 1% Annual Exceedance Probability (pre-development levels); and (b) How the additional runoff and intensity of runoff that will be created by the subdivision for a storm event of 1% Annual Exceedance Probability, will be released at levels that are the same as those identified at the pre-development levels of the subdivision; and (c) Whether any on-site storage devices, retention basins or other Water Sensitive Urban Design (WSUD) techniques are required within the subdivision and the appropriateness of their location; and (d) Overland flow paths for overflows during extreme events both internally and externally for the subdivision, so as to not cause a nuisance.
Comment Not applicable.	

NOR-S1.7.9 Parking and internal circulation	
Objective: That on-site parking, loading/unloading areas and traffic circulation space are constructed to an appropriate standard, and that parking areas are designed and laid out to provide convenient, safe and efficient parking.	
Acceptable Solutions	Performance Criteria
A1 Vehicles must be able to enter and exit the site in a forward direction.	P1 No Performance Criterion.
Comment Not applicable.	
A2 Access drives must have a minimum width of 3.6m for one-way traffic and 7m for two-way traffic.	P2 No Performance Criterion.
Comment Not applicable.	
A3 Access drives, parking, manoeuvring, loading and unloading areas must be sealed and drained.	P3 Access drives, parking, manoeuvring, loading and unloading areas may be of compacted gravel providing that stormwater is discharged from the site in a manner that will not cause an environmental nuisance, and that prevents erosion, siltation or pollution of any stormwater detention or retention basins, waterways, coastal lagoons, coastal estuaries, wetlands or inshore marine areas, having regard to: <ul style="list-style-type: none"> (a) The intensity of runoff that already occurs on the site before any development has occurred for a storm event of 1% Annual Exceedance Probability (pre-development levels); (b) How the additional runoff and intensity of runoff that will be created by the development for a storm event of 1% Annual Exceedance Probability will be released at levels that are the same as those identified at the predevelopment levels; (c) Whether any on-site storage devices, retention basins or other Water Sensitive Urban Design (WSUD) techniques are required for the development and the appropriateness of their location; and (d) Overland flow paths for overflows during extreme events both internally and externally for the development, so as to not cause a nuisance.
Comment Not applicable.	

NOR-S1.7.10 Buffer areas	
Objective: That industrial development does not adversely impact on the amenity of the Devon Hills residential area.	
Acceptable Solutions	Performance



	Criteria
A1 Development of those sites closest to the Devon Hills residential area must incorporate a landscaped area along the rear boundary.	P1 No Performance Criterion.
Comment Not applicable.	
A2 Development of those sites closest to the Devon Hills residential area must incorporate effective screening measures for all outside storage areas.	P2 No Performance Criterion.
Comment Not applicable.	
A3 Development of those sites closest to the Devon Hills must demonstrate how noise emissions will be managed so that at the boundaries of the nearest house they do not exceed 40 dB(A) between the hours of 7:00am and 7:00pm and 35 dB(A) between the hours of 7:00pm and 7:00am.	P3 No Performance Criterion.
Comment Not applicable.	

NOR-S1.7.11 Heritage	
Objective: To recognise and protect the cultural heritage significance of the Clairville historic site and that future development is sympathetic to the identified values.	
Acceptable Solutions	Performance Criteria
A1 Developments within 100m of the historic Clairville property contained in Folio of the Register 108432/1, must be sympathetic to the cultural significance of the site and Council may require additional landscaping, mounding or other measures to ameliorate potential impacts.	P1 No Performance Criterion.
The acceptable solution the Translink SAP NOR-S1.7.11 states: <i>Developments within 100m of the historic Clairville property contained on Folio of the Register 108432/1, must be sympathetic to the cultural significance of the site and Council may require additional landscaping, mounding or other measures to ameliorate potential impacts.</i> Council's Heritage Adviser has advised that: <i>The trees were one of the only cultural landscape elements that was existing on the Translink land prior to the above acceptable solution required for development within 100m of the historic Clairville property boundary. Only one tree is outside the 100m zone.</i> <i>This provision was included in the scheme to protect any existing significant landscape elements in addition to requiring landscaping or other measures to ameliorate potential impacts.</i> <i>It is my opinion that the existing trees should be retained because they ameliorate the impacts of the existing and future development within a 100m from the Clairville site boundary.</i>	

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

4.7 Representations

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

- Robert Henley, 'Clairville,' 198 Evandale Road, Western Junction



The matters raised in the representations are outlined below followed by the planner's comments.

The line of Radiata pines form an important part of the historic cultural heritage of Clairville and while it is recognised that the trees are not located within the Clairville boundary, they are within the hundred metre heritage protection zone as outlined in the SAP.

These trees, along with the hawthorn hedges, demonstrate the use of trees by the early settlers and farmers for paddock division, shelter for stock and wind protection. A similar line of trees exists on Clairville's western boundary adjacent to the Council owned land designated for stormwater detention. Together, these two tree lines clearly demonstrate the importance of trees to farming and good management of land and are of continuing importance to the remnant farm land of Clairville.

These trees also important to the bird life of the area. Our current register of birds living and visiting the area now stands at 40 and includes wedge tailed eagles and black cockatoos.

The protection of these trees was considered by Council to be important enough for a condition to be placed on the original permit stating that a separate planning application would be required for the removal of the trees.

It is vital to the continuing protection of the historic cultural heritage of Clairville that these trees are retained and managed properly to ensure their continued life.

I urge you to uphold the principals and intentions of the SAP and vote in favour of retaining these trees.

Planner's comment:

The acceptable solution the Translink SAP NOR-S1.7.11 states:

Developments within 100m of the historic Clairville property contained on Folio of the Register 108432/1, must be sympathetic to the cultural significance of the site and Council may require additional landscaping, mounding or other measures to ameliorate potential impacts.

Council's Heritage Adviser has advised that:

The trees were one of the only cultural landscape elements that was existing on the Translink land prior to the above acceptable solution required for development within 100m of the historic Clairville property boundary. Only one tree is outside the 100m zone.

This provision was included in the scheme to protect any existing significant landscape elements in addition to requiring landscaping or other measures to ameliorate potential impacts.

It is my opinion that the existing trees should be retained because they ameliorate the impacts of the existing and future development within a 100m from the Clairville site boundary.

4.8 Objectives of the Land Use Planning and Approvals Act 1993

The proposal is consistent with the objectives of the Land Use Planning and Approvals Act 1993.

4.9 State Policies

The proposal is consistent with all State Policies.

4.10 Strategic Plan/Annual Plan/Council Policies

Strategic Plan - Statutory Planning

5 FINANCIAL IMPLICATIONS TO COUNCIL

Not applicable to this application.



6 OPTIONS

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

7 DISCUSSION

Discretion to refuse the application is limited to:

- Use and development associated with Manufacturing and processing.
- Tree removal within 100m of Clairville not complying with Acceptable Solution.

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

The acceptable solution the Translink SAP NOR-S1.7.11 states:

Developments within 100m of the historic Clairville property contained on Folio of the Register 108432/1, must be sympathetic to the cultural significance of the site and Council may require additional landscaping, mounding or other measures to ameliorate potential impacts.

Council's Heritage Adviser has advised that:

The trees were one of the only cultural landscape elements that was existing on the Translink land prior to the above acceptable solution required for development within 100m of the historic Clairville property boundary. Only one tree is outside the 100m zone.

This provision was included in the scheme to protect any existing significant landscape elements in addition to requiring landscaping or other measures to ameliorate potential impacts.

It is my opinion that the existing trees should be retained because they ameliorate the impacts of the existing and future development within a 100m from the Clairville site boundary.

It is therefore recommended that the application be refused.

8 ATTACHMENTS

1. Planning application [11.1.1 - 5 pages]
2. Response Referral_-_ Heritage Adviser PL N 23-0235 [11.1.2 - 1 page]
3. Response from Tasmanian Heritage Council [11.1.3 - 12 pages]
4. Response Launceston Airport PL N 23-0235 - Removal of Radiata Pine Tree - Evandale Road [11.1.4 - 2 pages]
5. Response W&I PL N 23-0235 [11.1.5 - 1 page]
6. Representation [11.1.6 - 1 page]
7. Applicant's response to representation [11.1.7 - 14 pages]



11.2 13/026/007/177 DRAFT AMENDMENT 13/2024: FLOOD HAZARD MAPPING

File: 13/026/007/177 PLN24-0016
Responsible Officer: Des Jennings, General Manager
Report prepared by: Erin Miles, Project Officer (Strategic Planning)

MINUTE NO. 24/098

DECISION

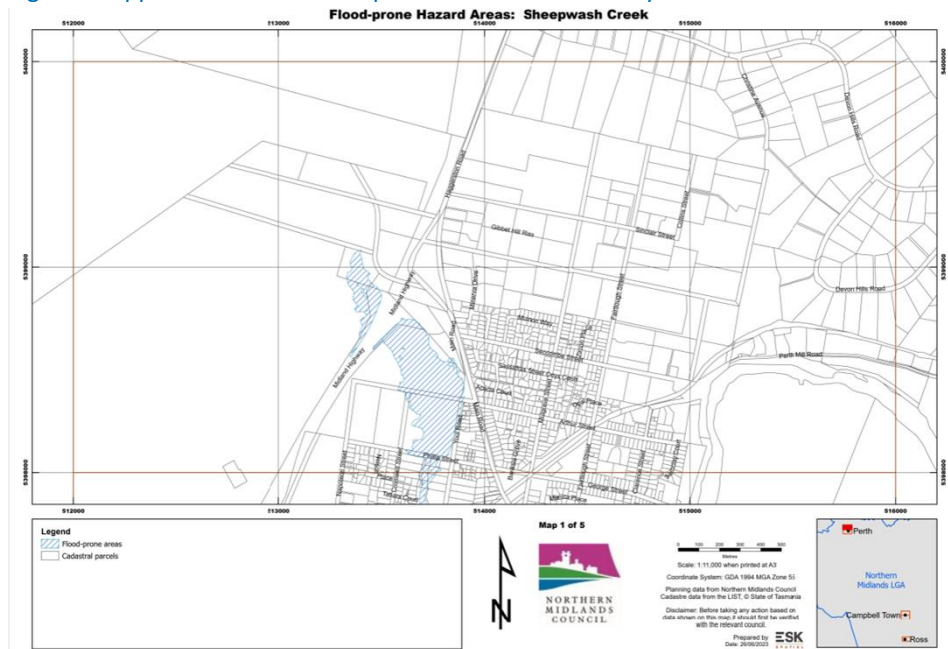
Cr Terrett/Cr Brooks

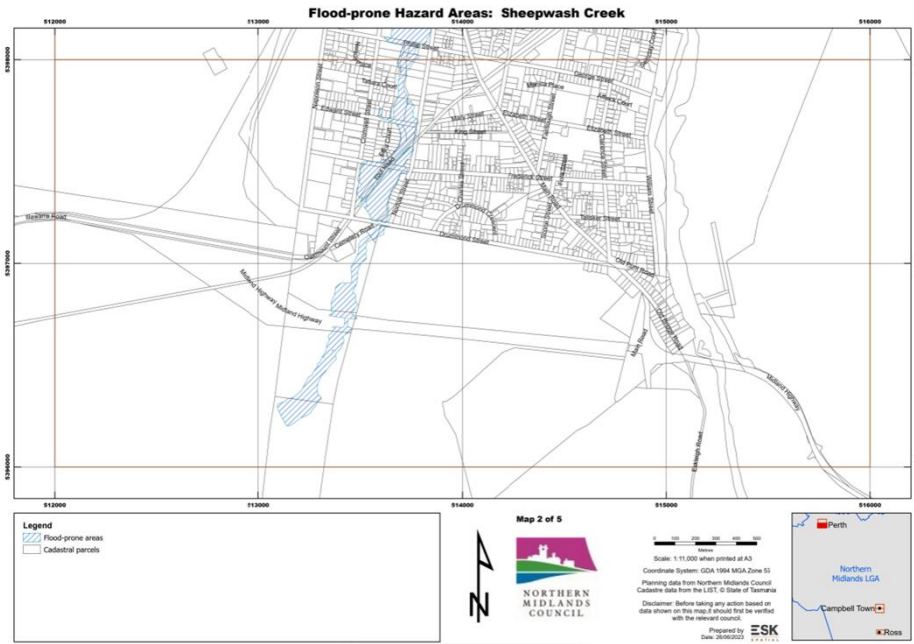
- 1 That, under section 40D(b) of the Land Use Planning and Approvals Act 1993, Council as planning authority agrees to prepare Amendment 13/2024 to the Northern Midlands Local Provisions Schedule; and
2. That, under section 40F of the Land Use Planning and Approvals Act 1993, Council as planning authority, certify draft amendment 13/2024 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 13/2024 of the Northern Midlands Local Provisions Schedule

- A. Apply the flood-prone hazard area overlay maps to folios of the Register 100682/3, 128769/1, 128769/3, 130836/1, 164089/6, 164089/7, 173776/1, 173778/1, 174377/1, 174377/10, 174377/16, 174377/2, 174377/200, 174377/202, 174377/3, 174377/4, 174377/5, 174377/6, 174377/7, 174676/1, 177503/1, 178888/10, 178888/3, 178888/8, 178888/4, 178888/5, 178888/9, 179011/1, 179011/6, 179011/7, 179586/11, 179586/2, 180046/2, 180046/3, 180624/1, 180624/2, 18082/1, 181698/1, 181698/2, 181698/3, 181698/4, 181698/5, 181698/6, 181698/7, 181698/8, 181698/9, 23463/1, 32733/6, 43986/1, 43986/2, 81254/1, 173779/1, 173779/3, 171216/12, 173779/2, 19766/1, 32733/8, 183268/2, 164089/100, 180498/3, 180498/2, 139741/1, 173775/9, as shown in Figure 1 below:

Figure 1: Application of the flood-prone hazard area overlay at Perth

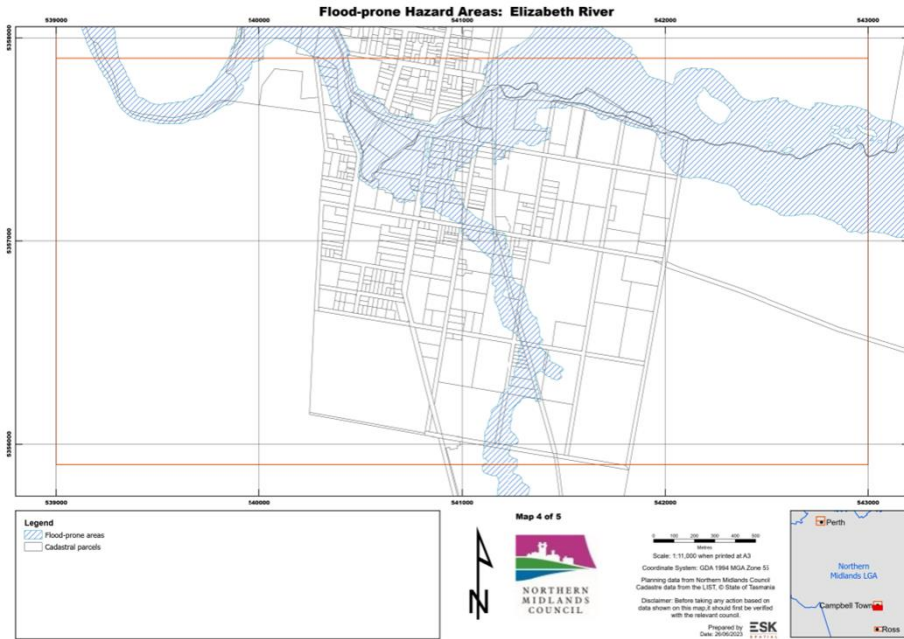




- B. Apply the flood-prone hazard area overlay maps to folios of the Register 100683/1, 100860/1, 101378/1, 101379/1, 103197/1, 103889/1, 104403/1, 106562/1, 109820/1, 113800/1, 115822/1, 115822/2, 115822/3, 122432/2, 123902/1, 123902/2, 124266/1, 125737/1, 126870/9, 131843/1, 133571/1, 137885/1, 146369/1, 149366/1, 150058/6, 150058/7, 152087/1, 152396/1, 153636/1, 153636/2, 153636/3, 153636/4, 155412/1, 155638/1, 155639/1, 156972/1, 156972/2, 157080/1, 16020/4, 165615/1, 165615/2, 165615/3, 165955/1, 166007/1, 17134/1, 17302/2, 17302/3, 18625/1, 18744/1, 19364/1, 19643/1, 19643/2, 19643/3, 19643/4, 19643/5, 19643/6, 19728/1, 20018/3, 203385/1, 206553/1, 209763/1, 210172/1, 210261/1, 213654/4, 214534/10, 215045/1, 21615/7, 216880/1, 221554/1, 222491/1, 22406/1, 224237/1, 228150/1, 230838/1, 234046/1, 240222/1, 243138/1, 243740/1, 243741/3, 243742/4, 25166/1, 251837/1, 28006/1, 28006/2, 29149/1, 29158/11, 29317/1, 29317/2, 30540/1, 30755/1, 37297/2, 41721/8, 45555/1, 47297/1, 48014/1, 48588/1, 48588/2, 52973/10, 63193/1, 6695/1, 70323/1, 71244/1, 73779/1, 73779/2, 73779/3, 73779/4, 7802/6, 79005/7, 79005/8, 182750/1, 182699/10, PID: 6202447, PID: 6200708, PID: 6201495, as shown in Figure 2 below:

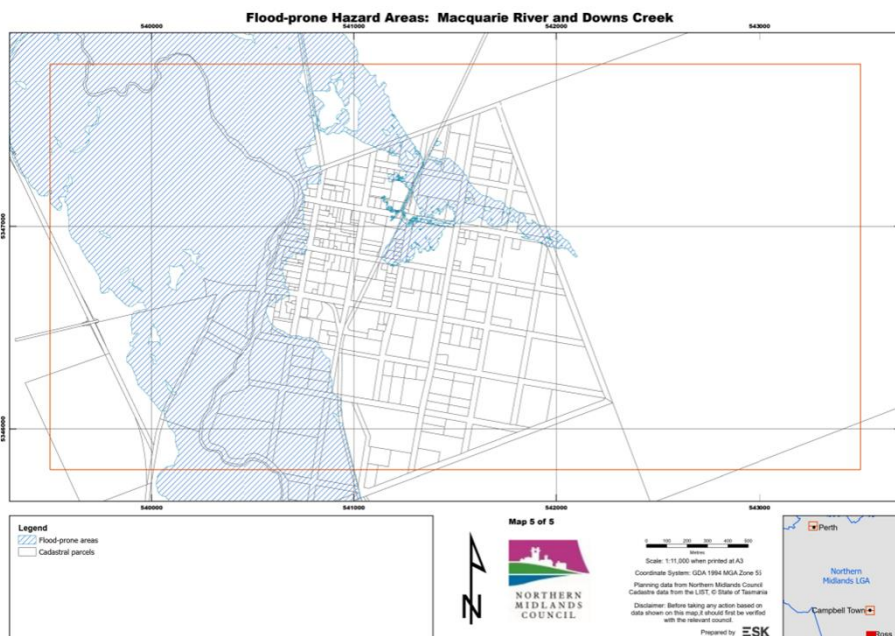
Figure 2: Application of the flood-prone hazard area overlay at Campbell Town





- C. Apply the flood-prone hazard area overlay maps to folios of the Register 103190/1, 104318/1, 104318/2, 104318/3, 104318/4, 10556/2, 11172/1, 115639/1, 115863/1, 115863/2, 115863/3, 115863/4, 115863/5, 115864/1, 115864/2, 115864/4, 120518/1, 120873/1, 120873/2, 121207/1, 125055/1, 126969/1, 126969/2, 127222/1, 132554/2, 13283/1, 136196/1, 137819/1, 137819/2, 139522/1, 141585/1, 141585/2, 141585/3, 144270/1, 144302/1, 148121/1, 149299/1, 150108/2, 150108/3, 150108/4, 153400/1, 153400/2, 153988/1, 154118/1, 155531/1, 155531/2, 155640/1, 162679/1, 162679/2, 162679/3, 16858/2, 172381/1, 172700/1, 172700/2, 173855/1, 19261/1, 202893/1, 21682/1, 21682/2, 222383/5, 223579/1, 223645/4, 226531/1, 228849/5, 230046/1, 238554/1, 239613/1, 240674/7, 248998/1, 248998/3, 27610/1, 28134/1, 28932/1, 31037/1, 38460/6, 44742/1, 44742/2, 49582/1, 49582/2, 57732, 50431/3, 52751/1, 52751/2, 53388/1, 59645/1, 77416/1, 77416/2, 185037/2, 163413/1, 163413/2, 174096/1, 184223/1, 184223/2, 184223/3, 184223/4, 184223/5, 184223/7, 184223/6, 181167/1, 248824/1, 172380/1, 38460/5, PID: 6830945, PID: 6831462, PID: 6830128, as shown in Figure 3 below:

Figure 3: Application of the flood-prone hazard area overlay at Ross



Carried Unanimously



Voting for the Motion:

Mayor Knowles, Deputy Mayor Lambert, Cr Adams, Cr Andrews, Cr Archer, Cr Brooks, Cr McCullagh and Cr Terrett

Voting Against the Motion:

Nil

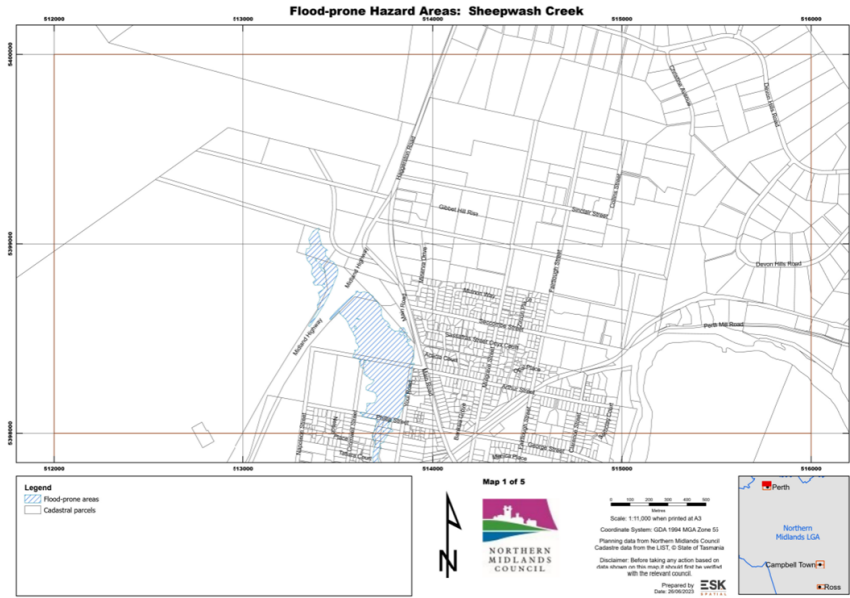
RECOMMENDATION

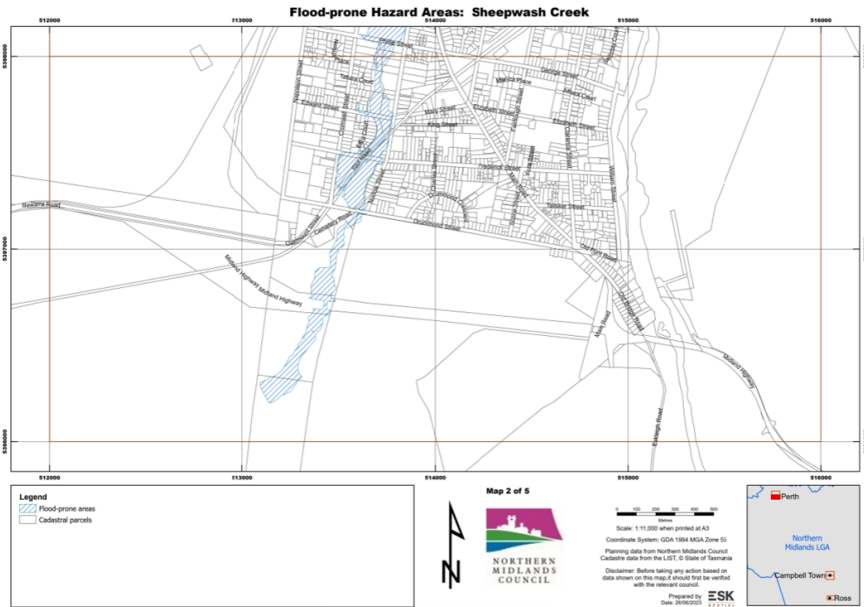
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Figure 1: Application of the flood-prone hazard area overlay at Perth

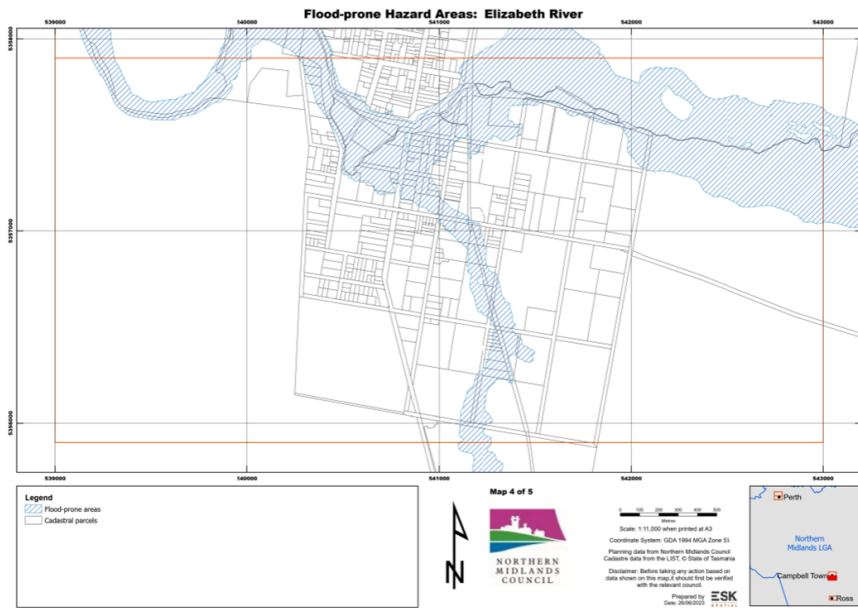




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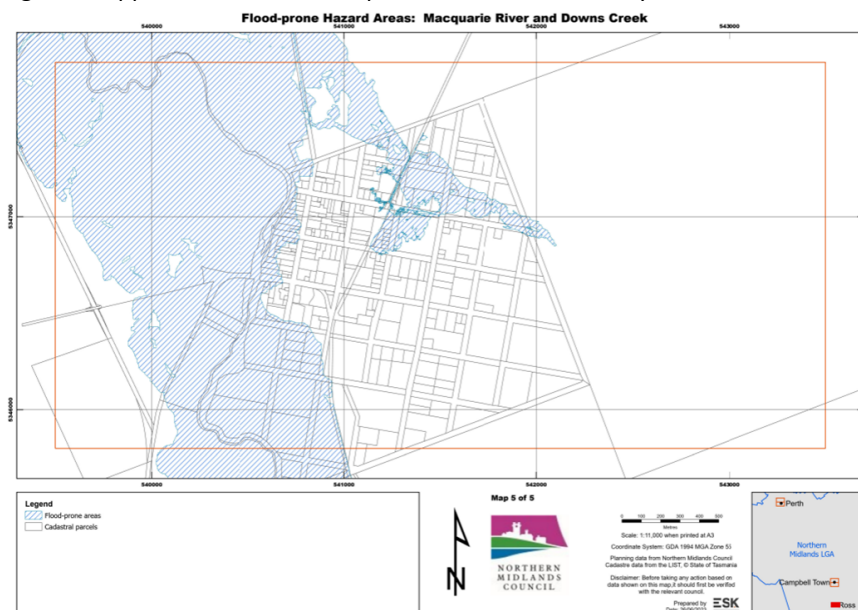
Figure 2: Application of the flood-prone hazard area overlay at Campbell Town





- C. Apply the flood-prone hazard area overlay maps to folios of the Register 103190/1, 104318/1, 104318/2, 104318/3, 104318/4, 10556/2, 11172/1, 115639/1, 115863/1, 115863/2, 115863/3, 115863/4, 115863/5, 115864/1, 115864/2, 115864/4, 120518/1, 120873/1, 120873/2, 121207/1, 125055/1, 126969/1, 126969/2, 127222/1, 132554/2, 13283/1, 136196/1, 137819/1, 137819/2, 139522/1, 141585/1, 141585/2, 141585/3, 144270/1, 144302/1, 148121/1, 149299/1, 150108/2, 150108/3, 150108/4, 153400/1, 153400/2, 153988/1, 154118/1, 155531/1, 155531/2, 155640/1, 162679/1, 162679/2, 162679/3, 16858/2, 172381/1, 172700/1, 172700/2, 173855/1, 19261/1, 202893/1, 21682/1, 21682/2, 222383/5, 223579/1, 223645/4, 226531/1, 228849/5, 230046/1, 238554/1, 239613/1, 240674/7, 248998/1, 248998/3, 27610/1, 28134/1, 28932/1, 31037/1, 38460/6, 44742/1, 44742/2, 49582/1, 49582/2, 5/7732, 50431/3, 52751/1, 52751/2, 53388/1, 59645/1, 77416/1, 77416/2, 185037/2, 163413/1, 163413/2, 174096/1, 184223/1, 184223/2, 184223/3, 184223/4, 184223/5, 184223/7, 184223/6, 181167/1, 248824/1, 172380/1, 38460/5, PID: 6830945, PID: 6831462, PID: 6830128, as shown in Figure 3 below:

Figure 3: Application of the flood-prone hazard area overlay at Ross





1 INTRODUCTION

The attached Supporting Planning Report prepared by ERA Planning and Environment – 06 March 2024, assesses a draft amendment of the Northern Midlands Local Provisions Schedule to update the relevant flood-prone hazard area overlay maps for land at Campbell Town, Ross and Perth, to best reflect the latest 1% AEP plus climate change scenario flood modelling available to Council and provide clarity regarding the application of the Flood Prone Areas Code of the *Tasmanian Planning Scheme – Northern Midlands*.

2 BACKGROUND

Applicant:

Northern Midlands Council

Zone:

Various

Classification under the Scheme:

Planning Scheme Amendment to LPS

Decision Date:

Not applicable

Owner:

Various

Codes:

Flood Prone Areas Code

Existing Use:

Various

Recommendation:

That Council as planning authority agree to, and certify, the draft amendment.

Planning Instrument:

Tasmanian Planning Scheme - Northern Midlands, version 8, effective date 9 November 2023.

3 STATUTORY REQUIREMENTS

Land Use Planning and Approvals Act 1993

40D. Preparation of draft amendments

A planning authority –

(a) must prepare a draft amendment of an LPS, and certify it under [section 40F](#), within 42 days after receiving the request 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 37\(1\)](#) 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 or a longer period allowed by the Commission.

40F. Certification of draft amendments

(1) A planning authority that has prepared a draft amendment of an LPS must consider whether it is satisfied that the draft amendment of an LPS meets the LPS criteria.

(2) If a planning authority determines that –

(a) it is satisfied as to the matters referred to in [subsection \(1\)](#), the planning authority must certify the draft as meeting the requirements of this Act; or

(b) it is not satisfied as to the matters referred to in [subsection \(1\)](#), the planning authority must modify the draft so that it meets the requirements and then certify the draft as meeting those requirements.

(3) The certification of a draft amendment of an LPS under [subsection \(2\)](#) is to be by instrument in writing affixed with the common seal of the planning authority.

(4) A planning authority, within 7 days of certifying a draft amendment of an LPS under [subsection \(2\)](#), must provide to the Commission a copy of the draft and the certificate.

40FA. Notice to certain agencies and State authorities

(1) A planning authority, before exhibiting a draft amendment of an LPS under [section 40H](#), is 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 –
of the date on which the exhibition period in relation to the draft amendment of the LPS is to begin.*
- (2) [Subsection \(1\)](#) does not apply in relation to a draft amendment of an LPS to which a notice under [section 40I\(1\)](#) relates.*

4 ASSESSMENT

4.1 Proposal

The amendment is to update the relevant flood-prone hazard area overlay maps under the LPS for land at Campbell Town, Ross and Perth. The updates are required to ensure the overlay maps reflect the latest 1% AEP plus climate change scenario flood mapping available to Council for these areas. In West Perth, the overlay maps consider planned culvert upgrades that are to be completed by 2028/2029. The mapping will formalise and make readily available the flood mapping undertaken by Council and assist in clearly identifying the application of the Flood Prone Areas Code. Further details of the proposal, including mapping, are located within the attached report.

4.2 Notice to agencies and State authorities

If Council as a 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.*

4.3 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.

4.4 Assessment Against LPS Criteria

A full assessment against the LPS criteria is detailed in the Supporting Planning Report prepared by ERA Planning and Environment (ERA), included in the attachment to this report.



5 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, as detailed in the Supporting Planning Report prepared by ERA Planning and Environment (ERA), included in the attachment to this report.
- 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.

6 DISCUSSION

As discussed in this report and the Supporting Planning Report prepared by ERA Planning and Environment (ERA), 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.

7 ATTACHMENTS

1. Supporting Planning Report Flood Prone Areas Code FINAL 06.03.2024 (inc appendicies) [11.2.1 - 164 pages]



12 COUNCIL ACTING AS A PLANNING AUTHORITY: CESSATION

MINUTE NO. 24/099

DECISION

Deputy Mayor Lambert/Cr McCullagh

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

Carried Unanimously

Mayor Knowles adjourned the meeting for the meal break at 6.02pm, at which time Mr Godier, Ms Miles and Ms Strickland left the meeting.

NOTE: After the meal break Council commenced with Item 7.5 Other Committee Recommendations (to Item 8 "Information Items") listed in the Agenda for the meeting.

RECOMMENDATION

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



13 COMMUNITY & DEVELOPMENT REPORTS

13.1 DEVELOPMENT SERVICES: MONTHLY REPORT

Responsible Officer: *Des Jennings, General Manager*

MINUTE NO. 24/0102

DECISION

Cr McCullagh/Cr Adams
That the report be noted.

Carried Unanimously

Voting for the Motion:

Mayor Knowles, Deputy Mayor Lambert, Cr Adams, Cr Andrews, Cr Archer, Cr Brooks, Cr McCullagh and Cr Terrett

Voting Against the Motion:

Nil

RECOMMENDATION

That the report be noted.

1 PURPOSE OF REPORT

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

2 DEVELOPMENT SERVICES REPORTING

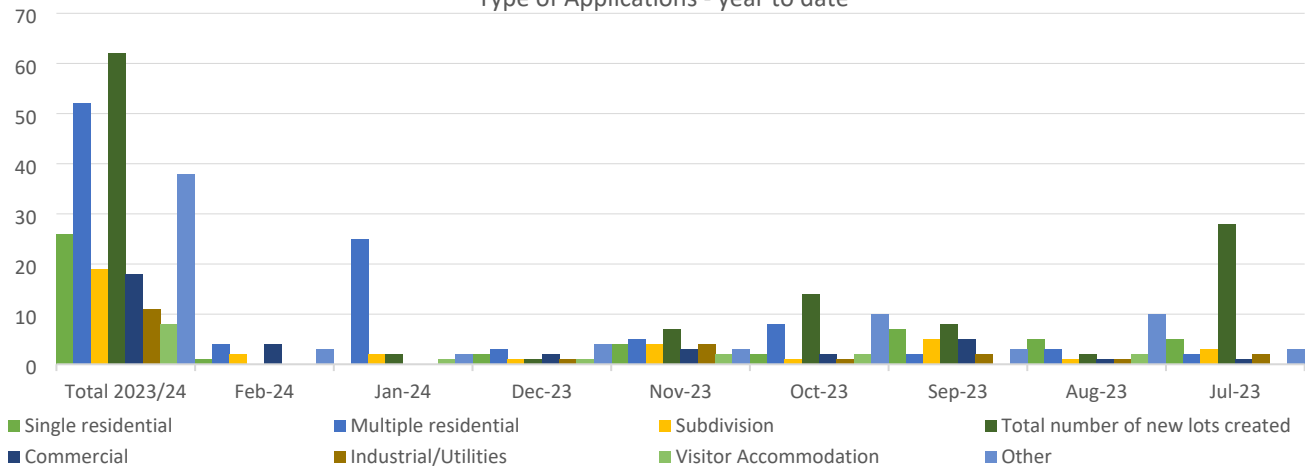
2.1 Planning Decisions

	2021/20 22	2022/ 2023	Total YTD	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June
Number of valid applications	254	195	75	16	13	11	12	7	3	8	5				
Applications on STOP for further information				66	62	53	59	31	30	50	42				
Single residential	36	48	26	5	5	7	2	4	2	0	1				
Multiple residential	92	31	52	2	3	2	8	5	3	25	4				
Subdivision	37	34	19	3	1	5	1	4	1	2	2				
Total number of new lots created	91	203	62	28	2	8	14	7	1	2	0				
Commercial	37	27	18	1	1	5	2	3	2	0	4				
Industrial/Utilities	30	12	11	2	1	2	1	4	1	0	0				
Visitor Accommodation	10	8	8	0	2	0	2	2	1	1	0				
Total permitted	0	1	0	0	0	0	0	0	0	0	0				
Total discretionary	10	7	8	0	2	0	2	2	1	1	0				
Other (includes all residential development on existing dwellings [alterations/ additions, sheds, solar, fences, pools etc.])	99	85	38	3	10	3	10	3	4	2	3				
Total No. Applications Approved:	273	228	134	13	21	23	21	22	11	10	13				
Total Permitted:	36	33	11	1	0	2	3	0	1	2	2				
Average Days for Permitted	17.25	11	15	22	-	13	11		5	27	9				
Days allowed for approval by LUPAA	28	28	28	28	28	28	28	28	28	28	28				
Total Exempt under IPS:	84	83	70	23	2	4	16	7	4	6	8				
Total Refused:	16	5	4	1	0	0	1	1	0	1	0				
Total Discretionary:	239	198	123	12	21	21	18	22	10	8	11				
Average Days for	37.33	33.3	32.88	32	30	32	32	35	28	41	33				

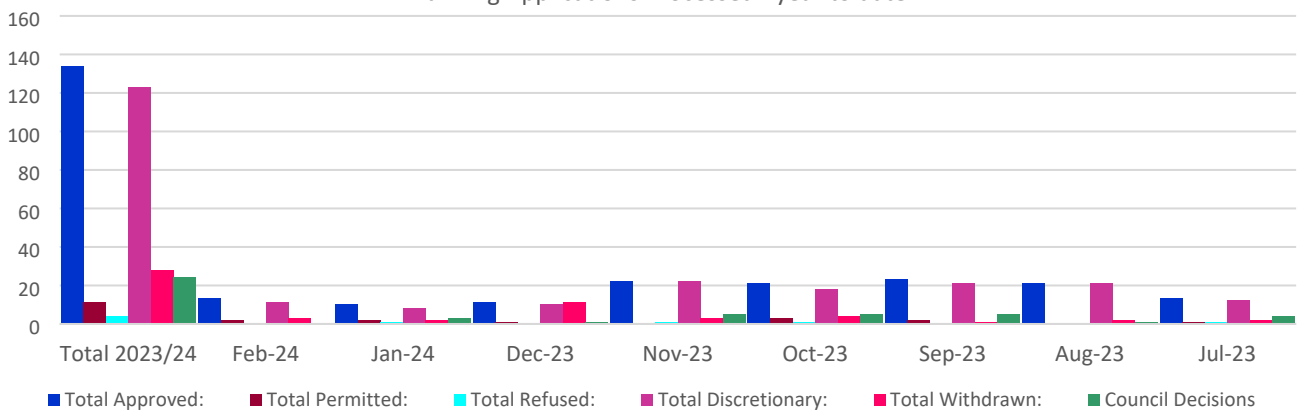


	2021/20 22	2022/ 2023	Total YTD	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June
Discretionary:															
Days allowed for approval under LUPAA:	42	42	42	42	42	42	42	42	42	42	42				
Total Withdrawn:	20	39	28	2	2	1	4	3	11	2	3				
Council Decisions	41	36	24	4	1	5	5	5	1	3	0				
Appeals lodged by the Applicant	9	6	2	0	0	0	1	0	0	1	0				
Appeals lodged by third party	1	2	0	0	0	0	0	0	0	0	0				

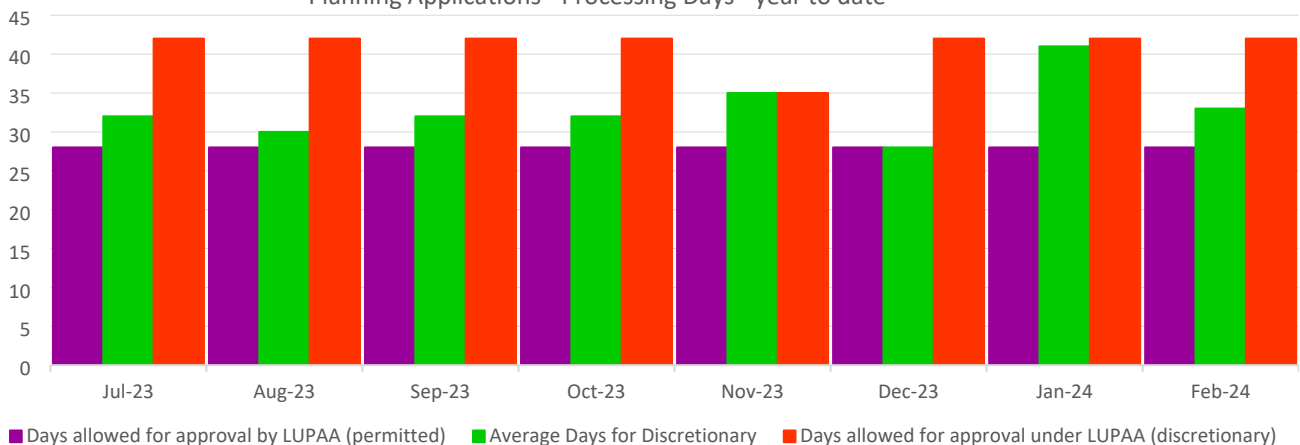
Type of Applications - year to date



Planning Applications Processed - year to date



Planning Applications - Processing Days - year to date

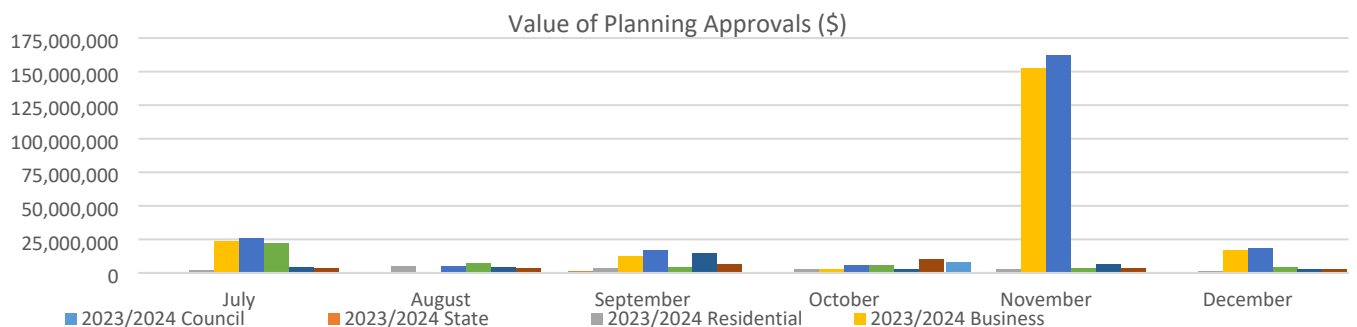




Project	Details	Address	Applicant	No of LUPAA days	Perm / Disc / Exempt
DELEGATED DECISIONS					
PLN-22-0270 - 1	7 x Outbuildings and Parking (Bushfire hazard, Vary bicycle parking numbers; Vary construction of parking areas)	1207 Royal George Road, Royal George TAS 7213	Michelle Baker	14	A
PLN-22-0275 - 1	Amend carpark layout and remove timber look batten on extension	361 Cressy Road, Longford TAS 7301	James Lucas	11	A
PLN-23-0144	Warehouse Development (Translink SAP, Parking and Sustainable Transport Code, Road and Railway Assets Code)	Approved Lot 1 at Evandale Rd (Folio Register 185223/1 - Adjacent to Translink Ave South), WESTERN JUNCTION TAS 7212	Wilkin Design & Drafting	42	D
PLN-23-0225	New Wash Bay and Shed and Demolition of Existing Shed (Existing non-conforming use)	126 Bridge Street, Campbell Town TAS 7210	GHD Pty Ltd obo TasNetworks	28	D
PLN-23-0228	Demolish existing rear verandah and associated doors, and replace with a conservatory (Heritage-listed Place)	36 Church Street, Ross TAS 7209	Ms Debra Cadogan-Cowper	41	D
PLN-23-0236	Proposed Dwelling Extension (Safeguarding of Airports Code)	4 Christine Avenue, Devon Hills TAS 7300	BVZ Designs	19	D
PLN-24-0001	Re-skin existing printed sign board with digital screen (Illuminated Sign)	1 Boral Road, Western Junction TAS 7212	Mr Gordon Williams	34	D
PLN-24-0003	Proposed Dwelling Extension (Local Heritage Precinct)	29 Murray Street, Evandale TAS 7212	Ross Bebbington	29	D
PLN-24-0004	Multiple Dwellings (2 x new) (vary internal frontage setback)	2D George Street, Perth TAS 7300	Loop Architecture	40	D
PLN-24-0006	Dwelling (vary carparking and drive material)	3B Spencers Lane, Cressy TAS 7302	Nadia Lanos	27	D
PLN-24-0008	Multiple Dwellings x 2 Vary side boundary setback (building envelope)(S5.0 Evandale SAP, C9.0 Attenuation, C16.0 Safeguard Airports)	36A Logan Road, Evandale TAS 7212	BVZ Designs	30	D
PLN-24-0010	SUBDIVISION - Consolidation and adjustment of boundaries Lot 1, Lot 3 and Lot 9 (C9.0 Attenuation, C13.0 Bushfire Prone Area, C16.0 Safeguarding airports, C7.0 Natural Assets)	1 Falmouth Street, Avoca TAS 7213	Rebecca Green & Associates	35	D
PLN-24-0017	Minor Boundary Adjustment (S6.0 Longford SAP, C9.0 Attenuation, C16.0 Safeguard Airports)	15-17 Burghley Street, Longford TAS 7301	Peter and Pamela Coleman	10	P
PLN-24-0018	OPT Terminal Ampol Longford (C16.0 Safeguard Airport, C6.0 Local Historic Heritage C9.0 Attenuation, S6.0 Longford SAP)	25-29 Marlborough Street, Longford TAS 7301	Bonney Energy Tasmania	8	P
PLN-23-0118	Equipment & Machinery Sales and Hire	19 Johns Street, Western Junction TAS 7212	Woolcott Surveys		PSA
COUNCIL DECISIONS					
COUNCIL DECISIONS - REFUSAL					
DELEGATED DECISIONS - REFUSAL					

2.2 Value of Planning Approvals

	Current Year				2023/2024	2022/2023	2021/2022	2020/2021
	Council	State	Residential	Business	Total	Total	Total	Total
July	35,000	0	1,947,265	23,500,000	25,482,265	21,899,020	4,380,747	3,377,500
August	0	0	4,968,200	210,000	5,178,200	7,155,844	3,781,274	3,709,500
September	0	1,300,000	3,088,664	12,115,000	16,503,664	4,097,900	14,817,000	6,189,000
October	0	0	2,912,210	2,650,000	5,562,210	5,353,500	2,638,795	9,987,000
November	7,800,000	0	2,441,200	152,115,000	162,356,200	3,023,616	6,052,219	3,281,226
December	0	0	1,369,000	17,020,000	18,389,000	4,154,613	2,319,458	2,617,240
January	10,000	0	5,245,000	0	5,255,000	4,366,000	10,548,446	4,413,100
February	5,000	200,000	1,690,000	1,015,000	2,910,000	3,551,367	16,541,550	5,788,780
YTD Total	7,850,000	1,500,000	23,661,539	208,625,000	241,636,539	53,601,860	61,079,489	39,363,346
Annual Total						76,384,582	91,715,427	64,878,708





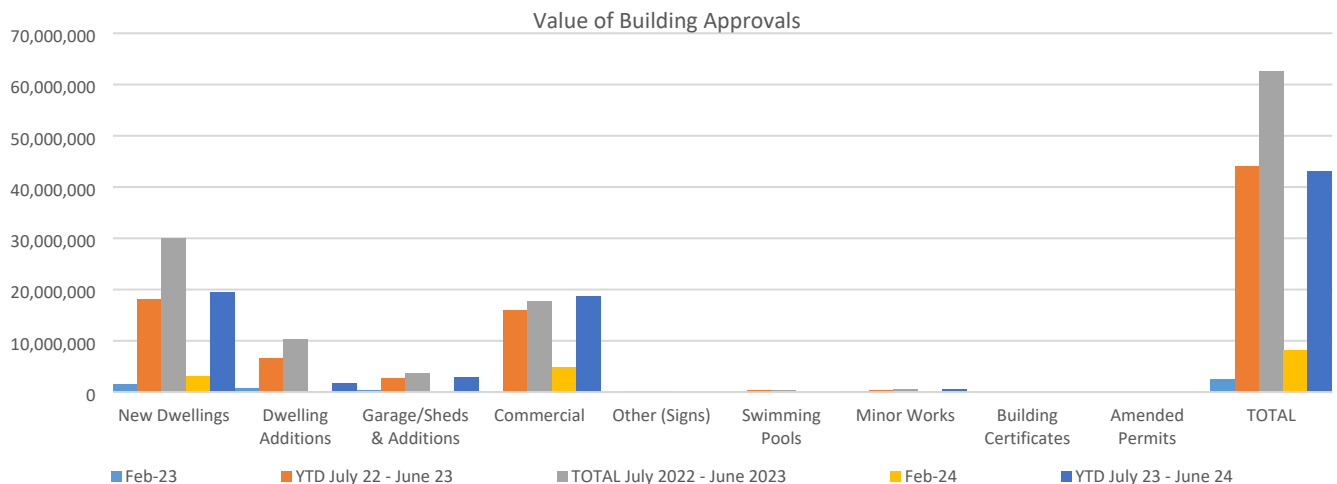
2.3 Matters Awaiting Decision by TASCAT & TPC

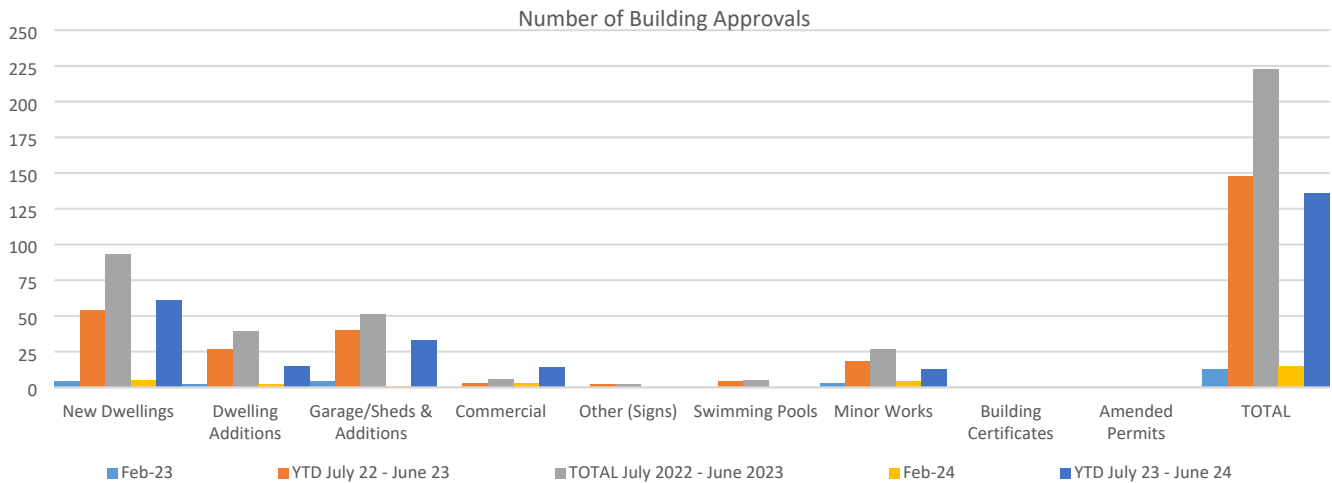
TASCAT	TASMANIAN CIVIL AND ADMINISTRATIVE TRIBUNAL
PLN-23-0086	Appeal P2023/122. 26A Tannery Road. Appeal against Council's refusal of application for 24 hour vehicle fuel sales. Preliminary conference held 13 November 2023. Mediation being undertaken. Hearing set for 8 March 2024 adjourned. TASCAT adjourned the hearing, with a teleconference held on 1 March 2024. Hearing listed for 6 June 2024.
PLN23-0210	Appeal P2024/15. 7 Bedford Street, Campbell Town. Appeal against Council's refusal of an application for 5 multiple dwellings. Preliminary conference held 23 February 2024. Hearing set for 18 March 2024.
Decisions received	
-	-
PLN-23-0164	
PLN-23-0164	Draft Amendment 10/2023 for site specific qualification to add General Retail and Hire "if for market and directly associated with the Evandale Market" as a discretionary use in the General Residential zone, if on part of folio of the Register 141412/1. Certified by Council on 16 October 2023. On public notification until 28 November 2023. Representation received and considered at Council meeting of 11 December 2023. Council's view on the representation sent to the TPC. TPC has set a hearing for 19 March 2024.
PLN-23-0177	
PLN-23-0177	Draft Amendment 12/2023 to rezone to 75-77 High Street, Campbell Town to General Business. TPC was advised on 11 January 2024 of no representations to the draft amendment. Awaiting TPC's decision.
PLN-23-0118	
PLN-23-0118	Draft Amendment 09/2023 to insert a Site Specific Qualification to the existing Translink Specific Area Plan to allow Equipment & Machinery Sales and Hire as a Permitted Use to Table NOR-S1.5.2 - Area 2 for 19 Johns St Western Junction. Exhibition complete, no representations received. Report sent to TPC 17 October 2023. TPC requested additional information on 1 December 2023. Information provided 18 December 2023. The TPC's decision to modify and approve the amendment and permit was received 22 February 2024.

2.4 Building Approvals

The following table shows a comparison of the number and total value of building works for 2022-2023 and 2023-2024.

	YEAR: 2022-2023				YEAR		YEAR: 2023-2024			
	Feb 2023		YTD 2022-2023		July 2022 - June 2023		Feb 2024		YTD 2023-2024	
	No.	Total Value	No.	No.	No.	Total Value	No.	Total Value	No.	No.
	\$				\$		\$			
New Dwellings	4	1,494,000	54	18,077,005	93	30,059,415	5	3,030,000	61	19,347,734
Dwelling Additions	2	660,000	27	6,529,630	39	10,252,722	2	124,000	15	1,740,400
Garage/Sheds & Additions	4	274,000	40	2,651,957	51	3,583,957	1	50,000	33	2,788,834
Commercial	0	0	3	16,000,000	6	17,742,000	3	4,800,000	14	18,630,000
Other (Signs)	0	0	2	82,945	2	82,945	0	0	0	0
Swimming Pools	0	0	4	296,000	5	374,750	0	0	0	0
Minor Works	3	54,307	18	325,576	27	481,351	4	129,262	13	485,773
Building Certificates	0	0	0	0	0	0	0	0	0	0
Amended Permits	0	0	0	0	0	0	0	0	0	0
TOTAL	13	2,482,307	148	43,963,113	223	62,577,140	15	8,133,262	136	42,992,741
Inspections										
Building	0		9		10		4		4	
Plumbing	18		167		280		50		276	





2.5 Planning, Building & Plumbing Compliance – Permit Review

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

Planning Permit Reviews	This Month	2023/2024	Total 2022/2023
Number of Inspections	2	51	79
Property owner not home or only recently started			
Complying with all conditions / signed off	1	10	1
Not complying with all conditions			
Re-inspection required	1	35	64
Notice of Intention to Issue Enforcement Notice			5
Enforcement Notices issued			1
Enforcement Orders issued			
Infringement Notice			
No Further Action Required		6	14
Building / Plumbing Permit Reviews	This Month	2023/2024	Total 2022/2023
Number of Inspections		24	29
Property owner not home or only recently started			
Complying with all conditions / signed off		4	
Not complying with all conditions			
Re-inspection required		13	10
Building Notices issued			2
Building Orders issued			
No Further Action Required		7	19
Illegal Works – Building / Plumbing	This Month	2023/2024	Total 2022/2023
Number of Inspections	16	55	78
Commitment provided to submit required documentation	2	7	11
Re-inspection required	11	28	42
Building Notices issued	2	10	12
Building Orders issued		5	7
Emergency Order			3
No Further Action Required	3	19	25
Illegal Works - Planning	This Month	2023/2024	Total 2022/2023
Number of Inspections	1	6	40
Commitment provided to submit required documentation	1	4	2
Re-inspection required			24
Enforcement Notices issued			3
Enforcement Orders Issued			
Notice of Intention to Issue Enforcement Notice issued		1	
No Further Action Required		2	14



3 STRATEGIC PLAN & INTEGRATED PRIORITY PROJECTS PLAN

3.1 Strategic Plan 2021-2027

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

Progress: Economic health and wealth - grow and prosper

Strategic Project Delivery - Build Capacity for a Healthy Wealthy Future

Strategic outcomes:

2.1 Strategic, sustainable, infrastructure is progressive

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

Sense of Place - Sustain, Protect, Progress

Strategic outcomes:

3.1 Sympathetic design respects historical architecture

3.2 Developments enhance existing cultural amenity

3.4 Towns are enviable places to visit, live and work

Place: Nurture our heritage environment

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

Strategic outcomes:

4.1 Cherish and sustain our landscape

4.2 Meet environmental challenges

4.4 Our heritage villages and towns are high value assets

3.2 Integrated Priority Projects Plan 2021

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

Enabling Project/s:

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

5.4 Subdivisions:

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

4 STATUTORY REQUIREMENTS

4.1 Land Use Planning & Approvals Act 1993

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

4.2 Building Act 2016

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



5 RISK ISSUES

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

6 COMMUNITY CONSULTATION

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

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

7 OFFICER'S COMMENTS/CONCLUSION

There have been 14 commercial building approvals valued a total of \$18,630,000 for 2023/24 (year to date) compared to 3 commercial building approvals valued a total of \$16,000,000 (year to date) for the previous year.

In total, there have been 136 building approvals valued at \$42,992,741 (year to date) for 2023/2024 compared to 148 building approvals valued at \$43,963,113 (year to date) for the previous year.



14 GOVERNANCE REPORTS

14.1 LONGFORD URBAN DESIGN PROJECT

Responsible Officer: Des Jennings, General Manager

Report prepared by: Lorraine Green, Project Officer

DECISION

Cr Adams/Cr Andrews

That Council

- a) note this report; and
- b) endorse the allocation of \$1,393,628 of the \$4 million Community Development Grant to the development of a shared pathway from Longford Village Green to the Mill Dam; and
- c) subject to community consultation prior to final endorsement of plans by Council.

Lost

Voting for the Motion:

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

Voting Against the Motion:

Cr Archer, Cr Brooks, Cr McCullagh and Cr Terrett

RECOMMENDATION

That Council

- a) note this report, and
- b) endorse the allocation of \$1,393,628 of the \$4 million Community Development Grant to the development of a shared pathway from Longford Village Green to the Mill Dam.

1 PURPOSE OF REPORT

The purpose of this report is to provide Council with background on the Longford Urban Design Project, and to seek Council's endorsement of the allocation of \$1,393,628 of the \$4 million Community Development Grant to the construction of a shared pathway from Longford Village Green to the Mill Dam.

2 INTRODUCTION/BACKGROUND

During the federal election campaign in 2019, The Nationals in Government made a commitment of \$4 million for the implementation of the Longford Urban Design Project to revitalise the towns public space, community facilities and streetscape.

Following the election, Council submitted documentation that included detailing the proposed project components and the costs associated with each component, as follows:

- The renovation of the Memorial Hall on the village green: \$1,501,141;
- The development of a new BBQ facility and additional public toilet facilities on the village green: \$333,236;
- The upgrade of the Main St streetscape infrastructure between Smith and William Streets: \$1,393,628; and
- The construction of a new walkway and viewing platform on the Longford Flood Levee adjacent to the village green: \$814,933.

Council advised the total cost of the project was \$4,042,938 and the council committed to contributing the \$42,938 over and above the \$4 million election commitment to the project. In June 2020, council signed a Deed of Agreement with



the Australian Government that committed the \$4 million funding through the Community Development Grants Programme.

The costings for the first three project components were developed in mid-2019.

Two years later, Council Officers advised that the project costs had increased significantly due to a number of factors. It became apparent in August 2021 that all project components could not be completed within the current budget allocation. Council therefore requested a variation to the Grant Agreement – to reduce the project scope to three key components; the Memorial Hall upgrade, the barbeque and public toilet facilities, and the Main St streetscape upgrade with the budget originally allocated to the walkway and elevated platform to be reallocated to the Main St Streetscape upgrade. This request was approved by the funding body.

In February, 2023 Council submitted another variation request. This time the request was to reallocate the funding of \$814,933 - the original money for the walkway component of the project - from the streetscape upgrade to the Memorial Hall upgrade. Thus, the streetscape upgrade would be limited to that which could be achieved within the original budget allocation of \$1,393,628. This variation request was approved.

Council advised the funding body in November 2023 that at the 20 November 2023 Council meeting, Council refused the development application for the streetscape upgrade on heritage grounds – being, that *if it progresses it will change the heritage streetscape forever and impact the heritage values.*

Council subsequently submitted a variation request seeking to reallocate the \$1,393,628 currently committed to the streetscape upgrade, to the Longford Mill Dam Shared Pathway project. The variation request stated that this alternate project fits with the revitalisation focus of the Longford Urban Design Project, and will certainly facilitate Longford becoming a preferred destination for tourists, and more attractive to existing and new residents.

Council Officers were advised there was no need for that variation to be submitted as the project was still progressing within the terms of the original Grant Agreement. The funding body representative asked if this change would affect the completion date for the project and Council Officers advised that a completion date extension to 30 June 2025 would be required. That date is the date by which the project must be totally completed or the \$1,393,628 will need to be returned to the funding body, there is no provision for further project completion extensions – it is definitively 30 June 2025.

3 STRATEGIC PLAN & INTEGRATED PRIORITY PROJECTS

3.1 Strategic Plan 2021-2027

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

Lead: Serve with honesty, integrity, innovation and pride

Leaders with Impact

Strategic outcomes:

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

Progress: Economic health and wealth - grow and prosper

Strategic Project Delivery - Build Capacity for a Healthy Wealthy Future

Strategic outcomes:

- 2.1 Strategic, sustainable, infrastructure is progressive

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

Sense of Place - Sustain, Protect, Progress

Strategic outcomes:

- 3.1 Sympathetic design respects historical architecture



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

Place: Nurture our heritage environment

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

Strategic outcomes:

- 4.1 Cherish and sustain our landscape
- 4.4 Our heritage villages and towns are high value assets

3.2 Integrated Priority Projects Plan 2021

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

Foundation Project/s:

Projects which are expected to have a transformational impact on the community. Council considers these projects to be a focal point for investment in the Northern Midlands region.

4.1 Main Street Upgrades - Campbell Town, Longford & Perth:

These projects will improve visual amenity, enhance connectivity and help to capitalise on each town's existing attractions, historical features and natural assets.

Enabling Project/s:

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

5.1 Recreation - Shared Pathways:

Development of shared pathways for pedestrians and cyclists along major roads, including Old Hobart Road (Breadalbane roundabout to Youngtown); Breadalbane roundabout to Launceston Airport; Illawarra Road (Pateena /Illawarra Road intersection to Longford); Leighlands Road; Cressy Road (Cressy to Longford).

4 POLICY IMPLICATIONS

N/A

5 STATUTORY REQUIREMENTS

N/A

6 FINANCIAL IMPLICATIONS

Council Officers can now proceed to develop the plans for the shared pathway from the Longford village green to the Mill Dam. The funding available for this development is \$1,393,628.

If Council does not complete this work by 30 June 2025, that funding will need to be returned to the Australian Government Community Development Grant Programme.

7 RISK ISSUES

If Council does not complete the shared pathway work by 30 June 2025, the funding will need to be returned to the Australian Government Community Development Grant Programme.



8 CONSULTATION WITH STATE GOVERNMENT

N/A

9 COMMUNITY CONSULTATION

Council does not need to submit a Development Application to undertake footpath work.

10 OPTIONS FOR COUNCIL TO CONSIDER

Council can either endorse or not endorse the allocation of the \$1,393,628. to the shared pathway from Longford village green to the Mill Dam component of the Longford Urban Design Project.

11 OFFICER'S COMMENTS/CONCLUSION

Council has made a commitment to develop shared pathways throughout the Northern Midlands.

12 ATTACHMENTS

Nil



14.2 COMMUNITIES FOR WALKABILITY: EVANDALE REPORT

Responsible Officer: *Des Jennings, General Manager*

Report prepared by: *Lorraine Green, Project Officer*

MINUTE NO. 24/0103

DECISION

Cr Terrett/Cr McCullagh

That Council

- a) note this report; and
- b) identify report recommendations and in particular, the recommendation relating to street furniture and footpath replacements for incorporation in the 2024/2025 budget for consideration.

Carried Unanimously

Voting for the Motion:

Mayor Knowles, Deputy Mayor Lambert, Cr Adams, Cr Andrews, Cr Archer, Cr Brooks, Cr McCullagh and Cr Terrett

Voting Against the Motion:

Nil

RECOMMENDATION

That Council

- a) note this report; and
- b) identify report recommendations and in particular, the recommendation relating to street furniture and footpath replacements for incorporation in the 2024/2025 budget for consideration.

1 PURPOSE OF REPORT

The purpose of this report is to provide Council with background on the Communities for Walkability Project, and in particular, the report the project prepared with regard to Evandale's walkability; and to seek Council's direction on the way forward with this matter.

2 INTRODUCTION/BACKGROUND

The Communities for Walkability project was initiated by LGAT, working with the Menzies Centre and the University of Tasmania on specific research about the nature of walkability in Tasmania. In summary, the project measures walkability in small and rural towns using mapping and special analysis, along with community workshops. The project aims to identify things about rural towns that made it easier or harder to lead an active lifestyle, and to provide recommendations that the community, Local Council, State Government etc... can consider in order to improve the walkability of rural communities.

The project organisers selected Evandale for the study. Participants were invited to join in a workshop and interviews. The final report was received by Council in early 2024.

Overall, the findings highlight the key assets recognised by community members as supporting walkability in Evandale, as well as areas for improvement. The town has lower walkability to the West of High Street and on the edges of the town, whereas the main town area is slightly more walkable. All facilities and features in Evandale were rated as good to excellent, and the geography of Evandale was reported to be generally flat, which enhanced walkability in the town. The programme and policy assessment found some Council programmes or policies in the area. However, there was an



absence of policy around requiring bikeways or walkways to be incorporated in new infrastructure projects or civic projects, to encourage physical activity within Evandale.

The street segment audits reported a good range of recreational facilities. Overall footpath quality was rated as good to excellent in four of seven segments. Discussion at the Community Workshop suggested this was not always the case. Three priorities were identified as having potential to improve the walkability throughout Evandale. These were:

Improving general walking infrastructure. Maintaining current footpaths to ensure their good quality and that they are not impacted by overgrowth or uneven surface quality. Provision of general infrastructure such as pedestrian signage, lighting and seating was also discussed as a way to enhance workability.

Improving accessibility. Ensuring access to facilities and amenities. Including footpaths and crossings that are suitable for members of all abilities. This was considered a priority. Many of the older historical buildings are inaccessible for people with wheelchairs or other mobility devices.

Improving connectivity. Improving connectivity between footpaths, infrastructure and amenities was considered a priority by the community members. This would support the creation of walk trails between key locations such as the local parks and reserves, which community members considered important. Upgrading the surface of the tracks through Honeysuckle Banks Reserve was also suggested to increase use and enjoyment of the natural environment along the South Esh River.

At the January 2024 Council Meeting, Councillors considered the report. The decision made was that council officers prepare a report on the notice of motion to be presented to a future council meeting in 2024, inclusive of cost estimates to review the Communities for Walkability: Evandale Report.

Councillor Officers invited three Northern Tasmanian landscape consultants to submit an expression of interest in undertaking this work. Two of the consultants declined the offer. One due to a current heavy workload, and the other stated this work did not align with his area of speciality. One of the consultants submitted an expression of interest.

3 STRATEGIC PLAN & INTEGRATED PRIORITY PROJECTS PLAN

3.1 Strategic Plan 2021-2027

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

Lead: Serve with honesty, integrity, innovation and pride

Leaders with Impact

Strategic outcomes:

- 1.1 Council is connected to the community
- 1.4 Improve community assets responsibly and sustainably

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

Sense of Place - Sustain, Protect, Progress

Strategic outcomes:

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

Place: Nurture our heritage environment

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

Strategic outcomes:

- 4.1 Cherish and sustain our landscape
- 4.4 Our heritage villages and towns are high value assets



3.2 Integrated Priority Projects Plan 2021

Not applicable.

4 POLICY IMPLICATIONS

N/A

5 STATUTORY REQUIREMENTS

N/A

6 FINANCIAL IMPLICATIONS

The consultant who submitted an expression of interest in undertaking the work quoted a fee of \$15,350.

7 RISK ISSUES

If Council does not make a decision with regard to this report, the Evandale community may perceive that its voice is not being heard by Council.

Many of the report's recommendations can be costed and built into the Council's 2024-2025 Budget Deliberations. If Council decides to undertake the consultancy, this lessens the funds available to implement the report's recommendations.

8 CONSULTATION WITH STATE GOVERNMENT

The Menzies Centre and the University of Tasmania worked with LGAT on the Walkability Project.

9 COMMUNITY CONSULTATION

Extensive community consultation underpinned the development of the Communities for Walkability ; Evandale Report.

10 OPTIONS FOR COUNCIL TO CONSIDER

Council can either decide to Include/ not include the consultant' quote of \$15,350 in the Council's 2024- 2025 Budget Deliberations.

Council can either decide to include/not include costings in the 2024-2025 Budget Deliberations for the implementation of some of the report's recommendations, and in particular, the recommendations relating to street furniture and footpath replacements.

11 OFFICER'S COMMENTS/CONCLUSION

This project aligns with the intent of Council's draft Health and Wellbeing Strategy.

12 ATTACHMENTS

Nil



14.3 LONGFORD RAIL BRIDGE PILLAR RESTORATION PROJECT

Responsible Officer: Des Jennings, General Manager

Report prepared by: Lorraine Green, Project Officer

Cr Adams declared an interest in item 14.3 and left the meeting at 7.05pm

DECISION

Cr Archer/Cr Andrews

That Council

- a) note the report; and
- b) continue to seek additional funding along with incorporating the outstanding amount in the 2024/2025 budget for consideration.

Lost

Voting for the Motion:

Mayor Knowles, Cr Andrews and Cr Archer

Voting Against the Motion:

Deputy Mayor Lambert, Cr Brooks, Cr McCullagh and Cr Terrett

Cr Adams returned to the meeting at 7.15pm.

RECOMMENDATION

That Council

- a) note the report; and
- b) continue to seek additional funding along with incorporating the outstanding amount in the 2024/2025 budget for consideration.

1 PURPOSE OF REPORT

The purpose of the report is to provide Council with background on this project, the current status of the project, and to seek Council's direction as to the way forward with the project.

2 INTRODUCTION/BACKGROUND

The Longford Rail Committee received a 2021 State Government Election Commitment of \$50,000 towards the restoration of the Longford Rail bridge historic pillars. The Council is managing the funding on behalf of the Longford Rail Committee, which is a special committee of Council established to plan and carry through the events and projects associated with the Longford Rail Bridge Sesquicentenary.

The committee received a quote in March 2020 from Penguin Composites for the design, production and installation of the replica bridge pillars: a total cost of \$78,000 GST exclusive. Penguin Composites has since been sold, and the committee has approached the new owners (who have expressed a keen interest in the project) regarding whether the original quote can still be honoured. An updated quote of \$121,751.30 was received in June 2023. Please note that this is the cost of the design and production of the pillars. The previous owners of Penguin Composites committed to transporting the pillars to Longford, at their expense, as their contribution to the project. It is not known if the new owners of the business have made the same commitment. The estimated cost of the transport in 2020 was \$4,000.

A development application needs to be lodged with Council and this will be forwarded to Heritage Tasmania for approval. The Rail Committee is hopeful Council will cover this cost.



In April 2020, Gradco quoted on the cost of installing the pillars. The quote was \$12,000. An updated quote has not been requested to date.

The committee advises safety fencing will be required to ensure a safe work site during the installation phase. This is estimated to cost \$25,000.

The Committee continues to work towards securing the remaining funding required to bring the project to fruition. The Committee has made a request to Council for a funding contribution.

To date, the committee has raised close to \$2,500 by Go Fund Me donations and sale of a calendar.

The \$50,000 grant is being managed through the Community Grants Unit of the Department of Premier and Cabinet of the Tasmanian State Government.

Council recently received an email from that Grants Unit stating:

“your final acquittal for the restoration of the bridge pillars on the Longford Rail Bridge was due 30 September 2023. An overdue reminder notice was sent on 22 January 2024. Unfortunately, to date, no response has been received.

(NB: A Council Officer asked the Rail Committee to provide a new project completion date to submit to the Grants Unit. No reply was received).

As per our discussion on 19th February 2024, I've included below the grants reporting and acquittal over due process.

At 60 plus days acquittal overdue, Community Grants will issue a notice to repay the grant , and/or negotiate a mutually agreed timeframe and recommence acquittal management process.

At 70 plus days of non receipt of reporting, the Department will issue a notice of default/breach of contract.

At 100 plus days acquittal overdue, an invoice will be raised for the funds to be returned.

We would be open to negotiate another extension for the project to be completed, .that would need to include a viable project plan and clear achievable timelines”.

To date, the Longford Rail Committee has not been able to provide Council Officers with a viable project plan and clear, achievable timelines.

3 STRATEGIC PLAN & INTEGRATED PRIORITY PROJECTS PLAN

3.1 Strategic Plan 2021-2027

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

Lead: Serve with honesty, integrity, innovation and pride

Leaders with Impact

Strategic outcomes:

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

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

Sense of Place - Sustain, Protect, Progress

Strategic outcomes:

- 3.1 Sympathetic design respects historical architecture
- 3.2 Developments enhance existing cultural amenity



3.4 Towns are enviable places to visit, live and work

3.2 Integrated Priority Projects Plan 2021

Not applicable.

4 POLICY IMPLICATIONS

N/A

5 STATUTORY REQUIREMENTS

N/A

6 FINANCIAL IMPLICATIONS

It is estimated the total cost of the project is now close to \$170,000. The Rail Committee has to date secured \$52,500 towards the project. Further advice is awaited as to the funding contribution by TasRail.

7 RISK ISSUES

The Rail Committee runs the risk of Council having to return the \$50,000 to the State Government if they are unable to provide, as soon as possible, a viable project plan and clear achievable timelines for the project.

8 CONSULTATION WITH STATE GOVERNMENT

The grant for this project is a State Government grant.

9 COMMUNITY CONSULTATION

Council officers are unaware as to whether the Rail Committee has consulted with the community with regard to this project. Informally within the town, there has been discussion about the project. Some local residents are of the opinion that, if there is funding available to spend on this historic bridge, that it should be used to restore the aged and graffitied bridge.

10 OPTIONS FOR COUNCIL TO CONSIDER

Council can either decide/not decide to allocate close to \$118,000 towards this project in the 2024-2025 Council Budget.

Council can decide/not decide to return the \$50,000 grant to the Community Grants Unit of the Department of Premier and Cabinet.

11 OFFICER'S COMMENTS/CONCLUSION

Council Officers, on behalf of the Longford Rail Committee, must submit, as soon as possible, a viable project plan and clear, achievable timelines, if the grant is to be retained for this project.

12 ATTACHMENTS

Nil



14.4 REVIEW OF LOCAL DISTRICT COMMITTEE STRUCTURE

Responsible Officer: *Des Jennings, General Manager*
Report prepared by: *Victoria Veldhuizen, Executive Officer*

MINUTE NO. 24/0104

DECISION

Cr Archer/Cr Adams

That

- a) Council accept and endorse the further proposed changes to the Local District Committee Memorandum of Understanding as attached; and
- b) the Memorandum of Understanding be sent to the Local District Committee's for information; and
- c) this Memorandum of Understanding be effective from the commencement of the 2024-2026 membership term of Local District Committees.

Carried

Voting for the Motion:

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

Voting Against the Motion:

Cr Terrett

RECOMMENDATION

That

- a) Council accept and endorse the further proposed changes to the Local District Committee Memorandum of Understanding as attached; and
- b) the Memorandum of Understanding be sent to the Local District Committee's for information; and
- c) this Memorandum of Understanding be effective from the commencement of the 2024-2026 membership term of Local District Committees.

1 PURPOSE OF REPORT

The purpose of this report is to provide a further update to Council with a revised Memorandum of Understanding following a Local District Committee Chairperson consultation meeting in relation to Council's review of Local District Committees.

2 INTRODUCTION/BACKGROUND

At the 16 October 2023 Council Meeting, Council resolved to extend the current Memorandum of Understanding to allow for further consultation with the Local District Committee's.

On Thursday 29 February 2024, a meeting was convened, chaired by the Mayor, with the Chairpersons, or a Committee representative, for the Chair persons to provide further feedback for Council's consideration.

Following that feedback, the Memorandum of Understanding has been further revised, a copy is **attached**. All previously suggested amendments are highlighted **yellow**, with new amendments or inclusions highlighted in **blue**.



3 STRATEGIC PLAN & INTEGRATED PRIORITY PROJECTS PLAN

3.1 Strategic Plan 2021-2027

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

Lead: Serve with honesty, integrity, innovation and pride

Leaders with Impact

Strategic outcomes:

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

Progress: Economic health and wealth - grow and prosper

Strategic Project Delivery - Build Capacity for a Healthy Wealthy Future

Strategic outcomes:

- 2.2 Proactive engagement drives new enterprise

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

Sense of Place - Sustain, Protect, Progress

Strategic outcomes:

- 3.4 Towns are enviable places to visit, live and work

3.2 Integrated Priority Projects Plan 2021

Not applicable.

4 POLICY IMPLICATIONS

Not applicable.

5 STATUTORY REQUIREMENTS

5.1 *Local Government Act 1993*

24. Special committees

- 1) *A council may establish, on such terms and for such purposes as it thinks fit, special committees.*
- 2) *A special committee consists of such persons appointed by the council as the council thinks appropriate.*
- 3) *The council is to determine the procedures relating to meetings of a special committee.*

5.2 *Local Government (Meeting Procedures) Regulations 2015*

6 FINANCIAL IMPLICATIONS

There were no additional financial implications identified.

7 RISK ISSUES

If the MOU between Council and the LDC's is not clear, there is a risk of:

- The LDC's not understanding their role and functions;
- Confusion of LDC members;
- Members acting outside the scope of their role;
- Misunderstanding of the Councillor Representatives role on the LDC;
- LDC's not acting on matters referred to it by Council; or
- A loss of connection between Council and the LDC's, including as to Council's strategic plan.



There is also a risk to Council if it fails to develop and maintain a positive relationship with the community via the LDC's. This could result in an inadequate awareness and understanding of the community requirements by Council, resulting in community unrest and dissatisfaction. This could be seen as a lack of engagement with the community, poor decision making, have negative financial implications, poor public image and reputation, negatively impact on Council's service delivery and operations, staff morale and result in a failure to recruit and retain staff and volunteers.

8 CONSULTATION WITH STATE GOVERNMENT

Not applicable.

9 COMMUNITY CONSULTATION

Consultation has now taken place with the LDC's.

10 OPTIONS FOR COUNCIL TO CONSIDER

Council can:

- a) Accept and endorse the further proposed changes to the MOU as attached, or not;
- b) Consider and suggest alternative changes to the MOU, or not; or
- c) Disband the Local District Committees entirely.

11 OFFICER'S COMMENTS/CONCLUSION

Council Officer's have now engaged in extensive consultation with the Local District Committees and have made further amendments to the MOU in light of the most recent feedback received from Committee Chairpersons, or representatives.

Council has put the proposed amended MOU to the LDC's and past members for review and comment.

It is recommended that for ease of administration and consistency across all LDC's, Council adopts a uniform MOU. While this may result in some dissatisfaction from some LDC's, if the proposed changes are reflective of the majority's view this is a balanced solution.

It is the Officer's view that

- that while Poatina may be a closed community, it would be exclusionary to not include them in the district groupings as they are a part of the municipality.
- in relation to Liffey, while Liffey could be placed with either Longford or Cressy, the connection between Longford and Liffey is considered more commensurate. Council could elect to change that grouping if they consider it more appropriate for Liffey to be aligned with Cressy or at the request of the community of Liffey.
- The Devon Hills Management Committee have a different structure to the LDC's, the proposal is not to combine the two committees but for the Perth LDC to include Devon Hills.

The following district groupings are proposed, the membership of:

- Cressy LDC to be extended to the residents of the township of Poatina
- Longford LDC to be extended to the residents of the township of Liffey
- Perth LDC to include the residential area of Devon Hills
- Evandale LDC to be extended to the residents of Western Junction and Breadalbane.

12 ATTACHMENTS

1. LDC MOU Review - March 2024- Marked Up [**14.4.1** - 11 pages]
2. LDC MOU Review - March 2024- Clean [**14.4.2** - 11 pages]



15 CORPORATE SERVICES REPORTS

15.1 MONTHLY REPORT: FINANCIAL STATEMENT

Responsible Officer: Maree Bricknell, Corporate Services Manager

Report prepared by: Maree Bricknell, Corporate Services Manager

MINUTE NO. 24/0107

DECISION

Cr McCullagh/Cr Adams

That Council:

- i) receive and note the Monthly Financial Report for the period ending 29 February 2024, and
- ii) authorise Budget 2023/24 alterations as listed in Item 4.

Carried Unanimously

Voting for the Motion:

Mayor Knowles, Deputy Mayor Lambert, Cr Adams, Cr Andrews, Cr Archer, Cr Brooks, Cr McCullagh and Cr Terrett

Voting Against the Motion:

Nil

RECOMMENDATION

That Council:

- i) receive and note the Monthly Financial Report for the period ending 29 February 2024, and
- ii) authorise Budget 2023/24 alterations as listed in Item 4.

1 PURPOSE OF REPORT

The purpose of this report is to present the monthly financial reports as at 29 February 2024.

2 INTRODUCTION/BACKGROUND

The Monthly Financial Summary for the period ended 29 February 2024 is circulated for information.

3 STRATEGIC PLAN & INTEGRATED PRIORITY PROJECTS PLAN

3.1 Strategic Plan 2021-2027

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

Progress: Economic health and wealth - grow and prosper

Strategic Project Delivery - Build Capacity for a Healthy Wealthy Future

Strategic outcomes:

2.1 Strategic, sustainable, infrastructure is progressive

3.2 Integrated Priority Projects Plan 2021

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



4 ALTERATIONS TO 2023-24 BUDGET

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

SUMMARY FINANCIAL REPORT

For Month Ending:

29-Feb-24

8

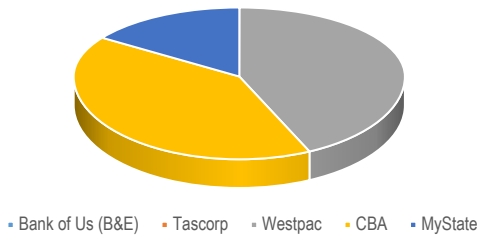
A. Operating Income and Expenditure						
	Budget	Year to Date Budget 25%	Actual	(\$,000)	Target 100%	Comments
Rate Revenue	-\$14,203,781	-\$14,203,781	-\$14,270,454	\$67	100.5%	Raised in July 2023
Recurrent Grant Revenue	-\$5,205,188	-\$3,903,891	-\$906,714	-\$2,997	23.2%	100% FAGS grants paid 22/23
Fees and Charges Revenue	-\$2,634,486	-\$1,756,324	-\$2,265,595	\$509	129.0%	
Interest Revenue	-\$1,322,579	-\$881,720	-\$667,171	-\$215	75.7%	Timing variance
Reimbursements Revenue	-\$105,197	-\$70,131	-\$52,812	-\$17	75.3%	
Other Revenue	-\$1,381,788	-\$921,192	-\$561,862	-\$359	61.0%	Timing variance
	-\$24,853,019	-\$21,737,040	-\$18,724,608	-\$3,012	86.1%	
Employee costs	\$6,812,119	\$4,541,413	\$5,399,221	-\$858	118.9%	
Material & Services Expenditure	\$6,811,926	\$4,541,284	\$4,710,833	-\$170	103.7%	Insurances paid for full year
Depreciation Expenditure	\$7,163,532	\$4,775,688	\$4,775,688	\$0	100.0%	
Government Levies & Charges	\$1,151,278	\$767,519	\$631,170	\$136	82.2%	
Councillors Expenditure	\$223,690	\$149,127	\$154,727	-\$6	103.8%	
Interest on Borrowings	\$63,900	\$42,600	\$31,950	\$11	75.0%	
Other Expenditure	\$1,749,631	\$1,166,421	\$936,326	\$230	80.3%	
Plant Expenditure Paid	\$578,462	\$385,641	\$434,232	-\$49	112.6%	
	\$24,554,538	\$16,369,692	\$17,074,147	-\$704	104.3%	
	-\$298,481	-\$5,367,348	-\$1,650,461			
Gain on sale of Fixed Assets	\$0	\$0	-\$109,635	\$110	0.0%	
Loss on Sale of Fixed Assets	\$401,388	\$267,592	\$41,651	\$226	15.6%	*Asset recognition EOY
Underlying (Surplus) / Deficit	\$102,907	-\$5,099,756	-\$1,718,445			1*
	\$0		-\$3,581,768			
Capital Grant Revenue	-\$7,963,339	-\$5,308,893	-\$4,782,499	-\$526	90.1%	
Subdivider Contributions	\$0	\$0	0	\$0	#DIV/0!	* Not recognised until EOY
Capital Revenue	-\$7,963,339	-\$5,308,893	-\$4,782,499			
	-		-			
Budget Alteration Requests						
- For Council authorisation by absolute majority						
		Budget Operating	Budget Capital	Actuals		
<i>Capital works budget variances above 10% or \$10,000 are highlighted January</i>						

B. Balance Sheet Items				
	Year to Date Actual	Monthly Change	Same time last year	Comments
Cash & Cash Equivalents Balance	Year to Date			
- Opening Cash balance	\$20,722,818	\$20,272,089		
- Cash Inflow	\$20,963,996	\$2,474,127		
- Cash Payments	-\$20,939,228	-\$1,998,630		
- Closing Cash balance	\$20,747,586	\$20,747,586		
	-	-		
Account Breakdown				
- Trading Accounts	\$541,448			
- Investments	\$20,206,137			
	\$20,747,586			

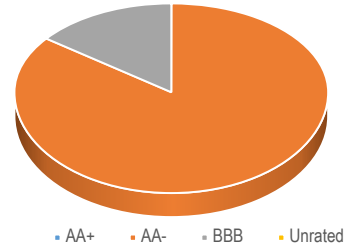


Summary of Investments	Investment Date	Maturity Date	Interest Rate%	Purchase Price	Maturity Value
Tasmanian Public Finance Corporation Call Account	1/02/2024	29/02/2024	4.35	\$5,704	\$5,723
CBA Call Account	2/02/2024	29/02/2024	0.25	\$0	\$0
Commonwealth Business Online Saver Account	22/02/2024	29/02/2024	4.35	\$3,448,533	\$3,451,410
Westpac Corporate Regulated Interest Account	1/02/2024	29/02/2024	4.35	\$642,829	\$642,829
CBA	7/11/2023	6/05/2024	5.23	\$2,000,000	\$2,051,870
CBA	11/07/2023	8/04/2024	5.32	\$2,000,000	\$2,079,290
My State Financial	21/12/2023	18/06/2024	5.10	\$3,559,071	\$3,648,584
My State Financial - Online Saver Business	1/01/2024	31/01/2024	0.00	\$25	\$25
Westpac	29/12/2023	29/04/2024	4.99	\$1,050,000	\$1,067,513
Westpac - Stimulus Fund Investment	18/12/2023	16/12/2024	1.60	\$3,000,000	\$3,047,868
Westpac	23/10/2023	24/06/2024	5.09	\$3,000,000	\$3,102,497
Westpac	11/09/2023	11/06/2024	4.99	\$1,500,000	\$1,556,189
Total Investments				\$20,206,162	\$20,653,799

Investments by Institution

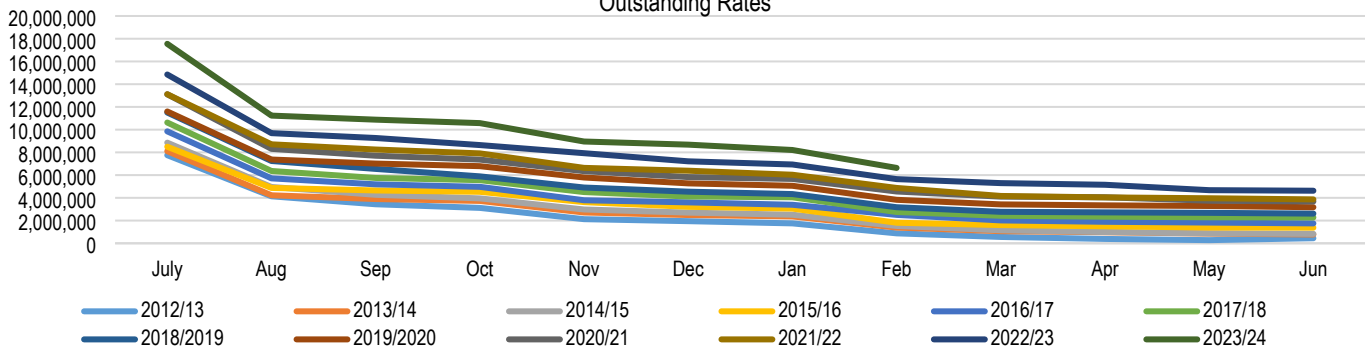


Total Investments by Rating (Standard & Poor's)



Rate Debtors	2023/24	% to Raised	Same Time Last Year	% to Raised
Balance b/fwd	\$4,626,436		\$3,863,134	
Rates Raised	\$14,524,404		\$13,258,091	
	\$19,150,841		\$17,121,224	
Rates collected	\$11,926,211	82.1%	\$9,634,258	72.7%
Pension Rebates	\$567,551	3.9%	\$526,100	4.0%
Discount & Remissions	\$24,600	0.2%	\$26,625	0.2%
	\$12,518,362		\$10,186,983	
Rates Outstanding	\$6,632,462	34.6%	\$6,934,241	52.3%
Advance Payments received	-\$466,231		\$379,939	

Outstanding Rates



Trade Debtors	Current balance	
Current balance	\$1,176,412	
- 30 Days		\$626,444
- 60 Days		-\$21,013
- 90 Days		\$5,585
- More than 90 days		\$565,396



Summary of Accounts more than 90 days:

- Norfolk Plains Book sales	171	
- Hire/lease of facilities	36,178	
- Removal of fire hazards	7,345	
- Dog Registrations & Fines	21,461	
- Private Works	25,484	
- Regulatory Fees	8,357	
- Govt Reimbursements	466,400	

C. Capital Program

	Budget	Actual (\$,000)	Target 67%	Comments
Renewal	\$15,315,969	\$8,076,431	53%	
New assets	\$6,551,246	\$2,040,213	31%	
Total	\$21,867,215	\$10,116,644	46%	
Major projects:				
- Lfd Memorial Hall upgrade	\$3,109,479	\$2,543,540	82%	In progress
- Lfd Urban Streetscape Improvements	\$1,793,628	\$227,652	13%	Stalled
- Ctown Urban Streetscape Improvements	\$2,450,000	\$272,138	11%	Design stage
- Pth Urban Streetscape Improvements	\$1,641,000	\$940,623	57%	Stormwater in progress
- Lfd Caravan Park Amenities replacement	\$450,000	\$37,966	8%	Commences May 2024
- Ashby Road reconstruction	\$500,000	\$393,527	79%	In progress
- Bishopsbourne Road Reconstruction	\$504,900	\$457,133	91%	Complete
- Lfd Llaycock Street Reserve	\$500,768	\$87,369	17%	In progress
- Cry Bridge Replacements (3)	\$1,117,200	\$957,388	86%	In progress
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-

* Full year to date capital expenditure for 2023/24 provided as an attachment.

D. Financial Health Indicators

	Target	Actual	Variance	Trend	
Financial Ratios					
- Rate Revenue / Total Revenue	57.2%	76.2%	-19.1%	↘	
- Own Source Revenue / Total Revenue	79%	95%	-16.1%	↘	
Sustainability Ratio					
- Operating Surplus / Operating Revenue	-0.4%	9.2%	-9.6%	↘	
- Debt / Own Source Revenue	37.8%	41.6%	-3.9%	↔	
Efficiency Ratios					
- Receivables / Own Source Revenue	39.7%	38.9%	0.8%	↘	
- Employee costs / Revenue	27.4%	28.8%	-1.4%	↗	
- Renewal / Depreciation	213.8%	169.1%	44.7%	↗	
Unit Costs					
- Waste Collection per bin	\$13.74	\$22.37		↔	
- Employee costs per hour	\$56.77	\$43.25		↗	
- Rate Revenue per property	\$1,999.41	\$2,008.79		↔	
- IT per employee hour	\$5.45	\$3.73		↘	

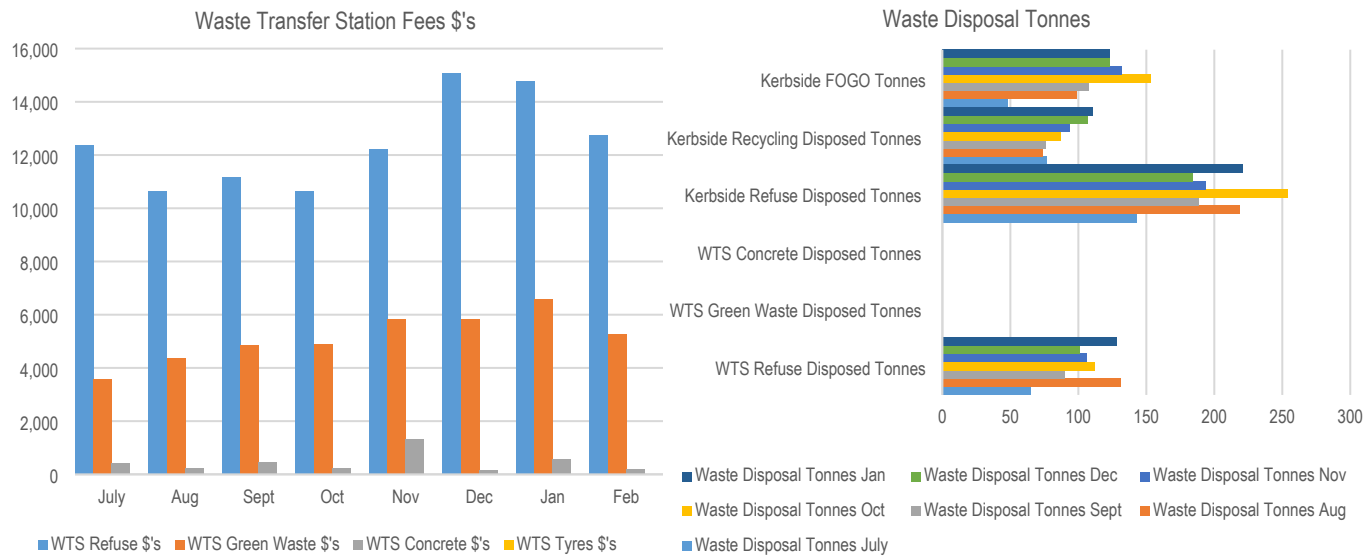
E. Employee & WHS scorecard

	YTD	This Month	
Number of Employees	105	105	
New Employees	30	7	
Resignations	18	5	
Total hours worked	124,842	15,325	
Medical Treatment Injury	6	0	
Safety Incidents Reported	9	3	



Hazards Reported	13	0	
Workplace Inspections	10	2	
Risk Incidents Reported	6	0	
Insurance claims - Public Liability	1	0	
Insurance claims - Industrial	0	0	
Insurance claims - Motor Vehicle	3	0	
IT - Unplanned lost time	3	1	
Open W/Comp claims	8	1	

F. Waste Management						
Waste Transfer Station	2021/22	2022/23	2023/24 Budget	2023/24		
Year to Date						
Takings						
- Refuse	\$135,285	\$146,790	\$100,321	\$99,693	% change for same period last year	0%
- Green Waste	\$82,450	\$77,811	\$57,699	\$41,187	% change for same period last year	-29%
- Concrete	\$2,980	\$4,861	\$2,514	\$3,575	% change for same period last year	9%
- Tyres	694	\$257	\$453	\$0		
Total Takings	\$221,409	\$229,719	\$160,987	\$144,455		
Tonnes Disposed						
WTS Refuse Disposed						
Tonnes	1349	1298	867	733	% change for same period last year	-8%
WTS Green Waste Disposed						
Tonnes	2760	5970	3,109	0		
WTS Concrete Disposed						
Tonnes	3056	0	1,497	0		
Kerbside Refuse Disposed						
Tonnes	2430	2341	1,244	1404	% change for same period last year	-4%
Kerbside Recycling Disposed						
Tonnes	1048	1035	759	626	% change for same period last year	9%
Fogo Disposed Tonnes	0	488	810	786		
Total Waste Tonnes Disposed	10643	11132	8286	3549		733



5 OFFICER COMMENTS

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

6 ATTACHMENTS

1. Monthly Financial Report - February 2024 [15.1.1 - 1 page]
2. Monthly Capital Financial Report - February 2024 [15.1.2 - 8 pages]



15.2 CONARA PARK PROPOSAL

Responsible Officer: Maree Bricknell, Corporate Services Manager

Report prepared by: Maree Bricknell, Corporate Services Manager

MINUTE NO. 24/0108

DECISION

Cr Terrett/Cr McCullagh

That Council accept the ownership and control of the State Growth land known as Conara Park for community purposes and restrict vehicular access to the site including the playground area.

Carried Unanimously

Voting for the Motion:

Mayor Knowles, Deputy Mayor Lambert, Cr Adams, Cr Andrews, Cr Archer, Cr Brooks, Cr McCullagh and Cr Terrett

Voting Against the Motion:

Nil

RECOMMENDATION

That Council accept the ownership and control of the State Growth land known as Conara Park for community purposes and restrict vehicular access to the site including the playground area.

1 PURPOSE OF REPORT

The purpose of this report is for Council to reconsider options for the open park area, including the playground, at the entrance to Conara township.

2 INTRODUCTION/BACKGROUND

From a report on 16 March 2020, it was evident that the majority of Conara residents surveyed about options for future playground relocation/upgrades wished to retain the existing open park area and would object to the decommissioning of the current Conara Park site on the entrance to their town.

The report said that based on the feedback received in the community survey it is recommended:

- Council does not proceed with the proposed park on the corner of Panec Street and Conara Road;
- Council advises the Department of State Growth:
 - It does not agree to the removal of the existing playground; and
 - It does not agree to the decommissioning of the existing park site.

Michael Ince, Senior Project Officer for the State Roads-Property Assets contacted Council last year to enquire if Council was interested in accepting the open space area for community purposes on the following basis:

- ownership/control of the total open area of the Conara Park site, or
- lease of a portion of the land in question to at least accommodate the playground area in its current or in a new location of the Conara Park reserve.

Officers met onsite and it was evident that Council used the park for the town signage, a well maintained playground and carpark facility. State Growth used the site as a temporary storage site for roadworks equipment and materials.

Should Council take control of the park area it could be fenced off to stop all vehicular access and only allow parking adjacent to the road, a tree planting program introduced, improved foot access to playground, and the whole park would need to be mowed and maintained at least 6 -10 times per annum.

In the future should Council consider a public toilet was needed at the park a similar structure to Campbell Town would need to be constructed and maintained.

The site plan below depicts the area of the land bounded west of the blue line which is available to Council, the balance of land will be retained by the Department for conservation values.



At the 11 December 2023 Council Meeting this matter was considered, the following motion was proposed:

DECISION

Cr Terrett/

That Council accept the ownership and control of the State Growth land known as Conara Park for community purposes and consider an improvement plan in future budget deliberations.

The motion lapsed for want of a seconder

The following was the decision of Council at this time:

MINUTE NO. 23/0465

DECISION

Cr Adams/Cr Brooks

That no further action be taken in this matter.

Carried

Voting for the Motion:

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

Voting Against the Motion:

Cr Terrett

On 10th January 2024 State Growth wrote to Council to as follows:



"In response to your letter of the 3 August 2023 I wrote to you in September advising that the department is willing to support Council in leasing the Conara Park area, as well as contributing to rationalising the Conara Park area, including arranging for the removal of any surplus infrastructure to ensure the area is fit for purpose.

"At a subsequent on-site meeting between the Department of State Growth and Northern Midlands Council officers, the department's offer for Council to lease an area of the park to formalise Council's use of the land for the playground equipment and recreation area was discussed.

"A Crown land lease would provide Council with certainty of tenure for future planning purposes and clarity for both State Growth and Council on maintenance and liability matters.

"I note that at the Council meeting of the 11 December 2023, Council voted down the motion "That Council accept the ownership and control of the State Growth land known as Conara Park for community purposes and consider an improvement plan in future budget deliberations" and instead voted "that no further action be taken in this matter".

"Consequently, could you please advise if Council will therefore not be proceeding with negotiating a Crown land lease for Conara Park playground equipment and will instead, arrange for the playground equipment and other Council assets at the site to be relocated to another site within an agreed timeframe."

Council at this stage does not have an alternative playground site at Conara.

3 STRATEGIC PLAN & INTEGRATED PRIORITY PROJECTS PLAN

3.1 Strategic Plan 2021-2027

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

Lead: Serve with honesty, integrity, innovation and pride

Leaders with Impact

Strategic outcomes:

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

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

Sense of Place - Sustain, Protect, Progress

Strategic outcomes:

- 3.3 Public assets meet future lifestyle challenges
- 3.4 Towns are enviable places to visit, live and work

Place: Nurture our heritage environment

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

Strategic outcomes:

- 4.3 Eco-tourism strongly showcases our natural beauties

3.2 Integrated Priority Projects Plan 2021

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

Enabling Project/s:

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

- 5.1 Recreation - Conara Park Upgrade:



Council seeks funding to upgrade the existing Conara Park site (currently owned by the Department of State Growth but proposed for decommissioning).

4 POLICY IMPLICATIONS

Not applicable.

5 STATUTORY REQUIREMENTS

Not applicable.

6 FINANCIAL IMPLICATIONS

Indicative cost to maintain the existing playground and surrounding land \$5,000 per annum.

A budget allocation has not been set for the redevelopment of the park site and would need to be programmed through the 2024/25 budget process.

7 RISK ISSUES

The majority of survey responses are supportive of retaining the existing park area, there is a risk of community backlash if the playground was removed.

If Council accepts the transfer of the Conara Park site, there is a risk that there may be an expectation that the public toilet facilities will be replaced.

8 CONSULTATION WITH STATE GOVERNMENT

Council has been working with the State Growth throughout the process.

9 COMMUNITY CONSULTATION

Community consultation occurred through the community survey.

10 OPTIONS FOR COUNCIL TO CONSIDER

Council has the option to:

- accept the ownership and control of the State Growth land known as Conara Park (open area) for community purposes and consider an improvement plan in future budget deliberations,
- to advise the State Growth it only requires a licence for the existing Playground area and carparking area of Conara Park, or
- not lease any of Conara Park and remove/relocate the playground.

11 OFFICER'S COMMENTS/CONCLUSION

The Conara Park is the entrance to the township and needs to be maintained in an appropriate standard which would be easier under Councils control.

There is a risk that State Growth could in the future remove access to the area if at least Council do not accept a licence to the playground area.

If Council was to accept control of the site a number of scenarios could be considered further including:

- Assistance from State Growth to clean up the area.



- Create a car park adjacent to the existing road, removing access to park for large vehicles.
- Create a long-term landscaping and tree planting program for the area.

Further consideration and direction is sought from Council.

12 ATTACHMENTS

1. Letter to General Manager NMC - Conara Park - Playground Equipment [**15.2.1** - 1 page]



15.3 ST GILES RATES MATTER: 9 NEVIN STREET, ROSSARDEN

Responsible Officer: *Maree Bricknell, Corporate Services Manager*

Report prepared by: *Maree Bricknell, Corporate Services Manager*

MINUTE NO. 24/0109

DECISION

Deputy Mayor Lambert/Cr McCullagh

That Council immediately commence the process to sell the property known as 9 Nevin Street at Rossarden for unpaid rates under section 137 of the LGA; and refund the amount of rates paid by St Giles.

Carried Unanimously

Voting for the Motion:

Mayor Knowles, Deputy Mayor Lambert, Cr Adams, Cr Andrews, Cr Archer, Cr Brooks, Cr McCullagh and Cr Terrett

Voting Against the Motion:

Nil

RECOMMENDATION

That Council immediately commence the process to sell the property known as 9 Nevin Street at Rossarden for unpaid rates under section 137 of the LGA.

1 PURPOSE OF REPORT

The purpose of this report is to update Council on the outstanding rates situation for 9 Nevin Street at Rossarden.

2 INTRODUCTION/BACKGROUND

During 1995 the property known as 9 Nevin Street at Rossarden (Title 211836/7) was purported to be transferred as a charitable gift from the estate of Sally Terese Fell to St Giles Society Inc. For unknown reasons, after Ms Fell signed the Transfer, it was not dated, stamped for duty or registered at the Land Titles Office. It was seemingly just held by St Giles Society's solicitor at the time in their strong room together with the title of the Land.

In 2022 when St Giles made application for adverse possession of the Land, unfortunately their application was refused by the Recorder of Titles as St Giles could not satisfy the Recorder that they were in possession of the vacant land.

St Giles Society then could not trace Ms Fell's descendants in an attempt to have her Executor or other family member/s re-execute a Transfer capable of Registration.

St Giles Society has no use for the Land and intended to sell it if their application for possession or transfer was successful, to recover some of their expenses.

The Land was transferred by the LIST to the ownership of St Giles in 1995 as per the Premium Property Report below:



PREMIUM PROPERTY Information Report

PROPERTY DETAILS - 9 NEVIN ST ROSSARDEN

Property Name:			
Land Use:	Residential - VACANT-RESIDENTIAL (valuation purposes only)		
Improvements:	SHED		
Improvement Sizes (Top 3 by Size):	Improvement:	Area:	
Number of Bedrooms:			
Construction Year of Main Building:			
Roof Material:			
Wall Material:			
Land Area:	0.088 hectares		
Title References:	211836/7		
Municipality:	NORTHERN MIDLANDS View Municipality Information Report		
Title owner:	211836/7 : SALLY TERESE FELL		
Interested parties:	ST GILES SOCIETY		
Postal address: (Interested Parties)	PO BOX 416 LAUNCESTON TAS 7250		

OWNERSHIP HISTORY - 9 NEVIN ST ROSSARDEN

TYPE	NAME	ADDRESS	FROM	TO
Ownership	ST GILES SOCIETY	PO BOX 416 LAUNCESTON TAS 7250	30/06/1995	
Ownership	TRUSTEES OF THE DE LA SALLE BROTHERS	9 NEVIN STREET ROSSARDEN TAS 7213	16/05/1995	30/06/1995
Ownership	SALLY TERESE FELL	9 NEVIN STREET ROSSARDEN TAS 7213	03/08/1992	16/05/1995

St Giles Society have paid Rates each year since 1995 in the belief that they owned the property.

On the 18th August 2023 St Giles Society solicitor advised that they will no longer be paying rates levied on 9 Nevin Street at Rossarden, and requested all rates paid to be refunded.

The solicitor also provided a proposal to resolve the matter as follows:

1. That to the extent that they are able, St Giles surrenders the land to Council;
2. That the Council make an application to the Minister for an order that the land be transferred to Council if it is not possible after reasonable inquiry to identify the owner of the land or the whereabouts of the owner; and
3. That the Council attend to sell the land and apply the money from the sale of the Land, in the manner outlined in section 139 of the Local Government Act (LGA), and as part of that reimburse St Giles for the rates they have paid over the years;
4. That you consider making a charitable donation to St Giles Society of a sum equivalent to the balance sale proceeds (if the owner has not claimed the money within 3 years of the sale and the balance proceeds vest in the Council).

A ratepayer may object to a rates notice within 28 days of receipt of the rates notice. Unless the objection is upheld by the General Manager, or varied on review by the Magistrates Court, rates notices remain valid and liability for the payment of the full amount of the rates set out in the rates notice is enforceable and must be paid. There is no legal requirement that the Council repay any rates where no objection has been made and no associated prescribed time limit in relation to repaying rates.

For Council to help sell the property as suggested and create a title for sale to a new owner, it must use the LGA section 137, and to use this section of the act rates must be unpaid for 3 years.

St Giles has objected to the current years rates within the time limit and has not paid the 2023/24 rates. After non-payment of 3 years rates Council may sell the property under section 137 of the LGA.



Should Council wish to refund or hold in trust until sale as general revenue the Rates paid by St Giles Society amounting to \$6,515.78 since 1995, Council could commence the sale of the property immediately.

It is suggested that section 137 of the LGA is the best solution to resolve the title ownership issue for the land Title to be clear for any new ownership into the future.

3 STRATEGIC PLAN & INTEGRATED PRIORITY PROJECTS PLAN

3.1 Strategic Plan 2021-2027

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

Lead: Serve with honesty, integrity, innovation and pride

Leaders with Impact

Strategic outcomes:

1.3 Management is efficient, proactive and responsible

3.2 Integrated Priority Projects Plan 2021

Not applicable.

4 POLICY IMPLICATIONS

No policy implications outside the LGA.

5 STATUTORY REQUIREMENTS

Local Government Act section 137.

6 FINANCIAL IMPLICATIONS

The amount of Rates paid by St Giles Society since the intended property transfer in 1995 is \$6,515.78.

7 RISK ISSUES

There is a risk that the property may not be sold, or not sold for an amount to cover the costs including the amount of rates paid in good faith since 1995.

8 CONSULTATION WITH STATE GOVERNMENT

Not applicable.

9 COMMUNITY CONSULTATION

St Giles Society have made this a public issue in the media.

10 OPTIONS FOR COUNCIL TO CONSIDER

Council has the option to:

- Sell the property for unpaid rates after 3 years rates are outstanding,
- Refund the rates paid by St Giles Society and sell the property for unpaid rates immediately.
- Refund and hold in trust until sale as general revenue the rates paid by St Giles Society and sell the property for unpaid rates immediately.



11 OFFICER'S COMMENTS/CONCLUSION

The situation is very unusual and should not be seen as setting a precedent.

The property is of no use to Council.

12 ATTACHMENTS

1. 20240208162850142 [15.3.1 - 8 pages]



16 WORKS REPORTS

16.1 PARKING IN COACHMANS ROAD AND SADDLERS COURT, EVANDALE

Responsible Officer: Leigh McCullagh, Works Manager

Report prepared by: Jonathan Galbraith, Engineering Officer

DECISION

Cr Adams/

That no further action be taken at this time other than continue to monitor the area.

The motion lapsed for want of a seconder

MINUTE NO. 24/0110

DECISION

Cr Terrett/Cr McCullagh

That Council conduct consultation with residents of Coachmans Road and Saddlers Court to further consider parking restrictions on Sundays.

Carried

Voting for the Motion:

Deputy Mayor Lambert, Cr Adams, Cr Andrews, Cr Archer, Cr Brooks, Cr McCullagh and Cr Terrett

Voting Against the Motion:

Mayor Knowles

RECOMMENDATION

That no further action be taken at this time other than continue to monitor the area.

1 PURPOSE OF REPORT

The purpose of this report is to provide information to Council regarding issues related to on-street parking for the Evandale market on Sundays.

2 INTRODUCTION/BACKGROUND

Coachmans Road is located opposite Falls Park, where the Evandale market is held on a Sunday and the on-street parking in the area is used by members of the public who attend the market, there are also a number of cul-de-sacs which run off Coachmans Road and people also park in these areas.

Inspections of the site on a Sunday morning have indicated that most available on-street parking is often taken on both sides Coachmans Road and side streets.

Hartnoll Place and Berresford Place are between 7.8 and 7.4m wide from face of kerb and a standard vehicle is approximately 2m wide, at this width it could difficult for a wider vehicle to pass if vehicles were parked poorly. Coachmans Road is slightly wider at approximately 8.9m and parking on both sides of the road is unlikely to make access to the area difficult but there would not be room for two-way traffic to pass. Saddlers Court is also 7.4m wide but no parking signage has not been installed because it is at the end of Coachmans Road, further from the market.

According to the Tasmania Municipal Standards an 8.9m road is acceptable for parking on both sides of the road and one way traffic, but the standard notes that vehicles would not generally park directly opposite another vehicle in this scenario.



Over many years local residents in the area have raised concerns that parking on both sides of the street makes access difficult. As a result of these concerns in June 2017 a letter was sent to all residents of Coachmans Road, Hartnoll Place, Berresford Place and Saddlers Court requesting feedback from residents for no parking on Sundays signage to be installed on one side of these roads. Residents of Hartnoll Place and Berresford Place were generally supportive of this proposal, but a number of residents in Coachmans Road wrote to Council expressing concern that they would not access to kerbside parking out the front of their properties on a Sunday if signage was installed. As a result of this feedback signage was installed in Berresford Place and Hartnoll Place, but not Coachmans Road.

Council have recently received a customer request from a resident of Saddlers Court requesting that the previous decision be reviewed and that “no parking on Sunday” signage also be installed on one side Coachmans Road and Saddlers Court. Many of the same residents who previously raised concerns still live in Coachmans Road, so it is likely that if this decision is reviewed those residents will still have the same concerns.

3 STRATEGIC PLAN & INTEGRATED PRIORITY PROJECTS PLAN

3.1 Strategic Plan 2021-2027

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

Progress: Economic health and wealth - grow and prosper

Strategic Project Delivery - Build Capacity for a Healthy Wealthy Future

Strategic outcomes:

2.1 Strategic, sustainable, infrastructure is progressive

3.2 Integrated Priority Projects Plan 2021

Not applicable.

4 POLICY IMPLICATIONS

If “no parking signage on Sundays is installed on roads around the market Council are likely to receive similar requests from residents in other streets in the area.

5 STATUTORY REQUIREMENTS

The following standards and acts relate to the installation of parking signage

- Tasmanian Municipal standard drawings
- Austroads Guide to Traffic Management Part 11: Parking
- AS/NZS 2890.5 – 1993 Parking Facilities – On-street Parking
- Tasmanian Road Rules 2019

6 FINANCIAL IMPLICATIONS

None if no further action is taken at this time.

7 RISK ISSUES

The following risk issues have been identified in relation to this matter.

- If vehicles are parked on both sides of the road there is an increased risk of crashes, but this risk is mitigated by the slow speed of travel.
- Residents have raised concerns about emergency vehicle access. Based on the measured road width if vehicles are parked legally this should not be an issue, but there is a small risk that if a vehicle is parked illegally it could make access difficult for an emergency vehicle.



- If additional parking signage is installed Council may receive complaints from some residents who prefer to have the parking available out the front of their property.

8 CONSULTATION WITH STATE GOVERNMENT

Not applicable

9 COMMUNITY CONSULTATION

Council has received correspondence both for and against no parking signage being installed in this area over a number of years and the matter has also been discussed by the Evandale District Committee and the Evandale Neighbourhood Watch.

10 OPTIONS FOR COUNCIL TO CONSIDER

Council can choose to:

1. Make no change to the current “no parking on Sunday” zone;
2. Extend the zone to include Coachmans Road and Saddlers Court; or
3. Install “no parking on Sunday” in Saddlers Court but not Coachmans Road.

11 OFFICER’S COMMENTS/CONCLUSION

A number of residents in Coachmans Road are opposed to the extension of the current no parking zone and the current arrangements can be justified based on the difference in road widths.

Installing “no parking signage” in Coachmans Road may remove up to 15 parking spaces, which is likely to move those vehicles to other areas.

Saddlers Court is the same width as Hartnoll Place and Berresford Place, where “no parking on Sunday” signage is already installed but it is only a short street and is further from the market. If Council intend to give further consideration to installing signage in either Coachmans Road or Saddlers Court further discussion with local residents would be required.

Previous experience has shown that most residents are more supportive of parking provided restrictions provided they are on the opposite side of the road to their property and choosing what side of the road install signage can also be difficult.

12 ATTACHMENTS

1. Proposal to impose parking restrictions along Coachmans Rd Evandale on Market days - letter 1 [16.1.1 - 1 page]
2. ECM 853326 v 1 Proposal to impose parking restrictions along Coachmans road Evandale on market days - letter 2 [16.1.2 - 1 page]



17 ITEMS FOR THE CLOSED MEETING

MINUTE NO. 24/0111

DECISION

Cr McCullagh/Deputy Mayor Lambert

That Council move into the "Closed Meeting" with the General Manager, Corporate Services Manager, Works Manager, Executive Officers and Executive Assistant.

Carried Unanimously

Mr Badcock left the meeting at 7.30pm.

RECOMMENDATION

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

Item	Local Government (Meeting Procedures) Regulations 2015 Reference
Procedural Matters	15(2)(g)
Personnel Matters	15(2)(a)
Action Items: Status Report	15(2)(g)
Legal Matter	15(2)(i)
Personnel Matters	15(2)(a)
Land Acquisition/Purchase	15(2)(f)
Confidential Information	15(2)(b) & (g)
Confidential Information / Contract	15(2)(b) (d) & (g)
Legal Issues	15(2)(g) & (i)
Confidential Matter	15(2)(g)
Membership Application	15(2)(g)

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

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



17.1 CLOSED COUNCIL DECISIONS RELEASED

4.4 NOMINATION: AVOCA, ROYAL GEORGE AND ROSSARDEN LOCAL DISTRICT COMMITTEE

MINUTE NO. 24/0118

DECISION

Cr Adams/Cr McCullagh

That Council

- a) appoint the applicant Eve Van Hecke to the Avoca, Royal George and Rossarden Local District Committee;
- AND
- 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** to the public.

Carried Unanimously

Voting for the Motion:

Mayor Knowles, Deputy Mayor Lambert, Cr Adams, Cr Andrews, Cr Archer, Cr Brooks, Cr McCullagh and Cr Terrett

Voting Against the Motion:

Nil



18 CLOSURE

MINUTE NO. 24/0119

DECISION

Cr Adams/Cr McCullagh

That Council move out of the "Closed Meeting".

Carried Unanimously

Mayor Knowles closed the meeting at 7.47pm.

MAYOR _____ DATE _____