



**NORTHERN  
MIDLANDS  
COUNCIL**

**MINUTES**

**ORDINARY MEETING OF COUNCIL**

**MONDAY, 24 JUNE 2024**



## QUALIFIED PERSONS ADVICE

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

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

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

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

## LIVESTREAMING AND RECORDING OF COUNCIL MEETINGS

Ordinary and Special Council Meetings held in Council's Chambers at 13 Smith Street, Longford will be audio live streamed and recorded and made on the internet via Council's website [www.nmc.tas.gov.au](http://www.nmc.tas.gov.au).

The recording will be uploaded to Council's website as soon as possible and no later than four business days after the Council meeting (not including the day of the meeting). A link to the streaming service and recording of meetings will be made available on Council's website for ease of access.

Closed Council Meetings will not be live streamed or recorded.

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

Regulation 33(4) provides that "a Council may determine any other procedures relating to the audio recording of meetings it considers appropriate".

In addition to the Live Streaming Policy, Council is to audio record meetings to assist Council officers in the preparation of minutes of proceedings.

The provision for audio recording of Council meetings in this policy:

- only applies to formal Council meetings (ordinary meetings, special meetings and Annual General meetings);
- does not apply to closed sessions of Council;
- does not apply to Committees of Council;
- the recording will not replace written minutes and a transcript of the recording will not be prepared by Council;
- the recording may be used by Council staff to assist with the preparation of the minutes;
- the minutes of a meeting, once confirmed by Council, prevail over the audio recording of the meeting;

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

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

  
Des Jennings  
GENERAL MANAGER



## GUIDELINES FOR COUNCIL MEETINGS

### EXPECTATIONS OF COUNCILLOR CONDUCT

- The *Code of Conduct for Elected Members Policy* sets out the standards of behaviour expected of Councillors with respect to all aspects of their role, including the following:
  - Councillors acknowledge the importance of high standards of behaviour in maintaining good governance and therefore agree to conduct themselves in accordance with the standards of behaviour set out in the Policy;
  - Councillors are to be respectful in their conduct, communication and relationships with members of the community, fellow Councillors and Council employees in a way which builds trust and confidence in Council;
  - Councillors' actions must not bring the Council or the office of a Councillor into disrepute;
  - Councillors must treat all persons fairly, must not cause any reasonable person offence or embarrassment, and must not bully or harass any person;
  - Councillors must listen to, and respect, the views of other Councillors in Council meetings, and endeavor to ensure that issues, not personalities, are the focus of debate;
  - Councillors must show respect when expressing personal views publicly and the personal conduct of a Councillor must not reflect, or have the potential to reflect, adversely on the reputation of the Council;
- Pursuant to section 28(3)(a) of the *Local Government Act 1993*, Councillors must not direct or attempt to direct an employee of the council in relation to the discharge of the employee's duties;
- Pursuant to section 40 of the *Local Government Act 1993*, the chairperson may suspend a councillor from part or all of the meeting if the councillor makes a personal reflection about another councillor or an employee of the council and refuses to apologise; or interjects repeatedly; or disrupts the meeting and disobeys a call to order by the chairperson.

### MEETING CONDUCT

- People attending Council Meetings are expected to behave in an appropriate manner.
- The following is not acceptable:
  - Offensive or inappropriate behaviour;
  - Personal insults; and
  - Verbal abuse.
- Pursuant to section 41 of the *Local Government Act 1993*, it is an offence if a member of the public hinders or disrupts a council meeting.
- In the case of any inappropriate outburst or derogatory behaviour, an apology from the offending party or parties will be requested. Anyone at the meeting, if they feel offended in any way by any such behaviour specified above, should immediately bring the behaviour to the notice of the Chairperson by the way of a Point of Order.
- The Chairperson has the right to evict from a meeting any person who is not behaving to an appropriate standard.

### PUBLIC QUESTIONS AND STATEMENTS

Regulation 31 of the *Local Government (Meeting Procedures) Regulations 2015* relates to the provision of Public Question Time during a Council meeting. Regulation 31(7) of the Regulations stipulate that "a Council is to determine any other procedures to be followed in respect of public question time at an ordinary 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 at the Council Meeting.
- A person is entitled to ask no more than two 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 speaker is limited to a maximum of 3 minutes.

### REPRESENTATIONS ON PLANNING ITEMS

A maximum of four persons per item (two for and two 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.

### PETITIONS

Part 6, Division 1 of the *Local Government Act 1993* refers to the presentation of a petition to Council. Council is to treat any petition received in accordance with the provisions of the *Local Government Act 1993*.



MINUTES of the Ordinary Meeting of the Northern Midlands Council held on 24 June 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 Alison Andrews AM, Cr Richard Archer, Cr Matthew Brooks, Cr Richard Goss, 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 Trent Atkinson - Project & Building Compliance Manager, Mr Paul Godier - Senior Planner (to 8.20pm), Ms Tatiana Paniagua - Executive Officer, Mr Ben Badcock - IT Officer (to 7.19pm), Mrs Gail Eacher - Executive Assistant

Mr Andrew Paul - Independent Advisor

### APOLOGIES

Cr Dick Adams OAM



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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.

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### 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 3.4 (Closed Council)
- Deputy Mayor Janet Lambert - Item 7.3.1 (Open Council)
- Councillor Andrew McCullagh - Item 7.3.1 (Open Council), Item 3.4 (Closed Council)
- Councillor Paul Terrett - Item 2.4.1 (Closed Council)
- Mr Des Jennings, General Manager - Items 2.2.1, 2.4.1, 3.4 (Closed Council)

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. 24/0192

###### DECISION

Cr Terrett/Cr Archer

That the Open Council Minutes of the Ordinary Meeting of the Northern Midlands Council held at the Council Chambers, Longford on Monday, 20 May 2024, subject to amendment: 7.3.1 be removed from the minutes, 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, 20 May 2024, be confirmed as a true record of proceedings.

#### 5.1.2 Confirmation Of Minutes: Special Council Meeting 4 June 2024

##### MINUTE NO. 24/0193

###### DECISION

Cr McCullagh/Cr Terrett

That the Open Council Minutes of the Special Meeting of the Northern Midlands Council held at the Council Chambers, Longford on Tuesday, 4 June 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 Tuesday, 4 June 2024, be confirmed as a true record of proceedings.

#### 5.1.3 Confirmation Of Minutes: Special Council Meeting 11 June 2024

##### MINUTE NO. 24/0194

###### DECISION

Cr McCullagh/Cr Brooks

That the Open Council Minutes of the Special Meeting of the Northern Midlands Council held at the Council Chambers, Longford on Tuesday, 11 June 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 Tuesday, 11 June 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 July 2024.

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## **5.3 MOTIONS ON NOTICE BY A COUNCILLOR**

No Notice of Motion was received.



## 6 COUNCIL COMMITTEES - CONFIRMATION OF MINUTES

### MINUTE NO. 24/0195

#### 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
29 May 2024	Cressy Local District Committee	Ordinary
4 June 2024	Campbell Town District Forum	Ordinary
4 June 2024	Evandale Advisory Committee	Ordinary
4 June 2024	Ross Local District Committee	Ordinary
5 June 2024	Longford Local District Committee	Ordinary
8 May 2024	Morven Park Management Committee	AGM
8 May 2024	Morven Park Management Committee	Ordinary
8 May 2024	Ross Community Sports Club Inc	Ordinary
28 May 2024	Avoca, Royal George and Rossarden Local District Committee	Ordinary
4 June 2024	Perth Community Centre Management Committee	Ordinary
11 June 2024	Evandale Community Centre and Memorial Hall Management Committee	Ordinary
14 May 2024	Evandale Community Centre and Memorial Hall Management 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 4th of June 2024 the following motion/s were recorded for Council's consideration:

#### 7.1.1 Community Notice Board

##### MINUTE NO. 24/0196

##### DECISION

Cr Andrews/Deputy Mayor Lambert

That Council consult with the Committee to ascertain whether they would consider the installation of the noticeboard that has been constructed and ready to install, for a trial period.

Carried Unanimously

Voting for the Motion:

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

Voting Against the Motion:

Nil

##### **Officer Recommendation:**

That Council list the redesign of the Community Noticeboard for 2025/2026 budget considerations.

##### **Committee Recommendation:**

That the noticeboard be redesigned to be in keeping with the heritage importance of the streetscape of the town.

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

There is currently no allowance for a roof to be placed, this would need a full redesign to be in keeping with the town's heritage streetscape.

This project will be progressed once a new appropriate design and budget is in place and listed for consideration in the 2025/2026 Budget.



## 7.1.2 Waste Transfer Station: Extra Day

MINUTE NO. 24/0197

### DECISION

Cr Terrett/Cr McCullagh

That council consider options for the new contract period starting June 2025.

Carried Unanimously

Voting for the Motion:

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

Voting Against the Motion:

Nil

### **Officer Recommendation:**

That council consider options for the new contract period starting June 2025.

### **Committee Recommendation:**

That council consider an extra day of collection for Campbell Town Waste Transfer Station or to change the current days to be middle of week and weekend

### **Officer Comment:**

Changing the current contract term of the site operator mid-way would be problematic. A date change could be considered prior to the new contract starting in June 2025. The council would need to consider the number of users per day and assess whether the additional cost would be justified. There would need to be investigation for the cost of an additional day and the ability to alter existing collection days with regards to scheduling collection of other precincts.

Background: The Committee have noted that there are only 2 days available at the Campbell Town transfer station. (Tuesday and Sunday). The request made is for an extra day mid-to-end week or if no additional day, then a change of collection dates to be spread more evenly over the week.



### 7.1.3 Waste Transfer Station: Vouchers For Rural Properties

**MINUTE NO. 24/0198**

DECISION

Cr Goss/Cr Terrett

The Council notes the Committees request for tip vouchers and that this issue is currently included in the budget for deliberation.

Carried Unanimously

Voting for the Motion:

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

Voting Against the Motion:

Nil

**Officer Recommendation:**

The council notes the committee request for tip vouchers and that this issue is currently included in the budget for deliberation.

**Committee Recommendation:**

That council consider tip vouchers for rate payers outside of the town service area.

**Officer Comment:**

Councillors are considering a request to offer vouchers to all rate payers within the municipality. Council officers have advised that this would be at a significant cost to Council. Other Councils have shown that less than half of the vouchers issued were utilised and that vouchers that were sent to rate payers may not necessarily be passed to the tenant occupying the property. There may be rate payers who will not want the vouchers and will ask to reclaim the cost of any rate increase.

The council should also note that those outside the waste collection area pay a lower rate to make up for not having a roadside bin service.



## 7.2 LONGFORD LOCAL DISTRICT COMMITTEE

At the ordinary meeting of the Longford Local District Committee held on 5th of June 2024 the following motion/s were recorded for Council's consideration:

### 7.2.1 Vista Point Location

#### MINUTE NO. 24/0199

##### DECISION

Deputy Mayor Lambert/Cr Brooks

That Council consider the location of the vista / look out point after a safety check is conducted on site.

Carried Unanimously

Voting for the Motion:

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

Voting Against the Motion:

Nil

#### **Officer Recommendation:**

That Council consider the location of the vista / look out point after a safety check is conducted on site.

#### **Committee Recommendation:**

The LLDC requests that the NMC consider a lookout or pullover point at either

(1) Woolmers Lane on the hill between Woolmers Bridge and Panshanger Road.

OR

(2) Norwich Drive on the southern side opposite number 59.

See attached revised report – V3.1.

#### **Officer Comment:**

An Officer will review locations and conduct a site safety check on both locations and create a report for the Council.



## 7.2.2 Longford Roundabout

### MINUTE NO. 24/0200

#### DECISION

Cr McCullagh/Deputy Mayor Lambert

That Council awaits a response from the Department of State Growth.

Carried Unanimously

Voting for the Motion:

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

Voting Against the Motion:

Nil

#### **Officer Recommendation:**

That Council awaits a response from the DSG.

#### **Committee Recommendation:**

The LLDC requests NMC to seek from the Department of State Growth their maintenance and surveillance program for the Longford roundabout as the poor condition of the surface and sides are of major concern to the community.

#### **Officer Comment:**

A report including photos of the condition of the roundabout has been emailed to the Department of State Growth last week. Officer is awaiting response from the DSG.



### 7.2.3 Halt The Sealing Of The Old Levee Pathway

MINUTE NO. 24/0201

DECISION

Cr Terrett/Cr McCullagh

That Council rescind the decision and a report be brought back to the next Council Meeting.

Carried

Voting for the Motion:

Cr Andrews, Cr Archer, Cr Brooks, Cr Goss, Cr McCullagh and Cr Terrett

Voting Against the Motion:

Mayor Knowles and Deputy Mayor Lambert

*At approximately 5.30pm, following conclusion of discussion and decision on item 7.2.3, Council commenced with Item 9. Public Question & Statements and Items listed under Items 10, 11 and 12 relating to Planning as listed in the Agenda for the meeting.*

**Officer Recommendation:**

That Council decision has already been made.

**Committee Recommendation:**

The LLDC requests that the NMC not proceed with the sealing of the pathway along the old levee bank between Latour and Union Streets. And, that directional signage be installed for cyclists and pedestrians leading them to the existing path around the velodrome and Longford Legends Walk.

**Officer Comment:**

There have been other requests for lighting and bollards along this track which requires cementing into a sealed footpath. This has already been approved by Councillors.

Officer notes that this short distance on the old levee is very picturesque.





## 7.2.4 Street Signs: Wellington Street

### MINUTE NO. 24/0206

#### DECISION

Cr Goss/Cr Archer

That no further action be taken.

Carried

Voting for the Motion:

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

Voting Against the Motion:

Cr Brooks, Cr McCullagh and Cr Terrett

#### **Officer Recommendation:**

That no further action be taken.

#### **Committee Recommendation:**

The LLDC regrets that on Wellington Street the new motor racing themed heritage style street signage is not as per the sample provided to the LLDC and are difficult to read and requests that the NMC suspend further installation of these signs until these issues are resolved.

#### **Officer Comment:**

The street sign installation has been completed. The letter size is the same as per the original signs.



### 7.3 BICYCLE ADVISORY COMMITTEE

At the ordinary meeting of the Bicycle Advisory Committee held on 1 May 2024 the following motion/s were recorded for Council's consideration:

#### 7.3.1 Municipal Budget 2024/2025

*Deputy Mayor Lambert and Cr McCullagh declared an interest in item 7.3.1 and left the meeting at 5.48pm.*

#### MINUTE NO. 24/0207

##### DECISION

Cr Terrett/Cr Brooks

That Council considers the Committees recommendations and allocates funds from the 2024/25 Municipal budget.

Carried Unanimously

Voting for the Motion:

Mayor Knowles, Cr Andrews, Cr Archer, Cr Brooks, Cr Goss and Cr Terrett

Voting Against the Motion:

Nil

*Deputy Mayor Lambert and Cr McCullagh returned to the meeting at 5.52pm.*

##### **Officer Recommendation:**

That Council considers the Committees recommendations and allocates funds from the 2024/25 Municipal budget.

##### **Note:**

This motion was considered by Council at the 20 May 2024 Council meeting and a decision was recorded by Council; however, following the meeting it was noted that there was no quorum present at the time the decision was made by Council. Therefore the decision made at that time was not in accordance with the Local Government (Meeting Procedures) Regulations 2015 and is to be set aside, it is therefore requested that Council reconsider this matter and record a decision at this time.

##### **Committee Recommendation:**

Council to include the following priorities in the 2024/2025 Municipal Budget

1. Mill Dam Accessibility
2. Breadalbane to Hobart Road shared pathway
3. Haggerstone Road shared pathway improvements
4. Bike Parking
5. Bicycle Strategy
6. Stormwater grating

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

That Council considers the Committees budget recommendations and allocates funds from the 2024/25 Municipal budget.



## 8 INFORMATION ITEMS

### MINUTE NO. 24/0208

#### DECISION

Cr Archer/Cr Andrews

That the Open Council Information items be received.

Carried Unanimously

Voting for the Motion:

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

Voting Against the Motion:

Nil

*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
3 June 2024	<p><b>Council Workshop</b></p> <p>Presentations</p> <ul style="list-style-type: none"> <li>Northern Tasmanian alliance for Resilient Councils</li> </ul> <p>Discussion included:</p> <ul style="list-style-type: none"> <li>Draft Budget 2024/2025</li> </ul>
4 June 2024	<b>Special Council Meeting</b>
11 June 2024	<b>Special Council Meeting</b>
17 June 2024	<p><b>Council Workshop</b></p> <p>Presentations</p> <ul style="list-style-type: none"> <li>Northern Midlands Business Association</li> </ul> <p>Discussion included:</p> <ul style="list-style-type: none"> <li>Draft Budget 2024/2025</li> </ul>
24 June 2024	<p><b>Council Workshop</b></p> <p>Discussion:</p> <ul style="list-style-type: none"> <li>Council Meeting Agenda items</li> </ul>
	<b>Council Meeting</b>

### 8.2 MAYOR'S ACTIVITIES ATTENDED & PLANNED

Mayor's Activities Attended & Planned for the period 15 May 2024 to 20 June 2024 are as follows:

Date	Activity
15 May 2024	Attended Symmons Wolfhagen Office, New Verification Rules, Launceston
15 May 2024	Attended LGAT Well Being Framework Workshop Online
16 May 2024	Attended NMC to sign documents, Longford
20 May 2024	Attended NMC Workshop and Council Meeting
21 May 2024	Attended Campbell Town District High School grades 3-6 activities
22 May 2024	Attended Campbell Town District High School grades 3-6 activities
22 May 2024	Attended NTDC online meeting, Campbell Town



Date	Activity
23 May 2024	Attended meeting with council officers, Longford
24 May 2024	Attended ALGWA online meeting, Gipps Creek
27 May 2024	Attended meeting with Jane Howlett, Longford
28 May 2024	Attended document signing Longford
29 May 2024	Attended meeting with officer Longford
29 May 2024	Attended Weed Management Public Forum, Longford
30 May 2024	Attended meetings with council officers, Longford
1 June 2024	Attended President's Luncheon, Campbell Town Show
3 June 2024	Attended Executive Committee meeting, Longford
3 June 2024	Attended NMC Workshop, Longford
4 June 2024	Attended Special Council Meeting, Longford
5 June 2024	Attended LGAT Emergency Management meeting, Launceston
6 June 2024	Attended LGAT Health + Wellbeing online workshop
8 June 2024	Attended Rossarden Landcare Working Bee, Rossarden
11 June 2024	Attended meeting with BO'Day Councillor, Avoca
11 June 2024	Attended Special Council Meeting, Longford
12 June 2024	Attended Peter Gutwein's Walk raising awareness of the value of refugees, migrants and seasonal workers, Perth
17 June 2024	Attended NMC Workshop, Longford
	Attended to emails, phone media and mail inquiries

### 8.3 GENERAL MANAGER'S ACTIVITIES

General Manager's Activities Attended & Planned for the period 16 May to 17 June 2024 are as follows:

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

Date	Activity
16 May	Attended Circular North meeting
17 May	Attended Circular North Steering Committee meeting via Teams
17 May	Attended General Manager's Regional Meeting, Launceston
20 May	Attended Council Workshop and Meeting
21 May	Attended NTDC Board Meeting
21 May	Met with Commonwealth Bank representative
23 May	Met with Longford Rotary
24 May	Met with subdivision proponent Perth
27 May	Met with Worksafe
27 May	Met with Department of State Growth, Hobart
31 May	Met with subdivision proponent Perth
3 June	Attended Council Workshop
4 June	Attended Special Council Meeting
5 June	Attended TasWater Developer Forum, Launceston
11 June	Attended Special Council Meeting
12 June	Met with subdivision proponent Perth
17 June	Attended Special Budget 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

The following report was filed by Mayor Mary Knowles OAM. Attended by Mayor Knowles and Deputy Mayor Lambert.

### LGAT Emergency Management & Recovery Forum: Wednesday 5th June 2024

**Bree Hunter, City of Hobart: Lessons learned from the Greater Hobart bushfire resilience initiative – Sparking Conversations, Igniting Action.**

This \$1.7M Federally funded Pilot project included Clarence, Kingborough, Glenorchy and Hobart Councils, Utas and Red Cross to better prepare homes and meet obligations, share responsibilities and be clear on the role local government has to play to facilitate community preparedness. Currently funding is spent on recovery after the fact – cheaper to spend on preparedness. Community Forums and neighbourhood events were held, 12 target Risk & Readiness Assessments completed, ‘phone trees’ created, funding for roadside



vegetation clearing (\$65,000 per council), plant flammability guide incl what trees to plant, community halls retrofitted. Challenging and time consuming but worth it as 2,000 households were interviewed, lack of meeting places in targeted neighbourhoods, forethought should be given to include staff who prepared grant applications, and allow adequate time in delivery methods, processes and evaluation before rolling out projects. Largest cost is staff – need to consider seasonal fluctuations (spring + summer people want to be involved). Hire a 'team', advocate for shared responsibility, cannot retrofit houses as needs to be public assets eg. Housing Tas – changes to gardens, skirting boards etc. Bonnet Hill – real life example. Get ideas from community vs telling them what to do.

**Linda Snell, Yarra Ranges Council: Roads Rates & Rubbish – what about Recovery?**

Jan 2014 fires and heat wave – Hazelwood fire – a year lag between fire and funding, property values plummeted. Municipal Wellbeing Plan 'Living Well Latrobe' targeted public housing, movies at the swimming pool etc. 100,000ht fire burnt Mallacoota: disorganised chaos, details for organisations were all different, all while in Covid lockdown! Tasmania is 5-10 years behind as far as disaster impacts concerned, Vic has landslips, storms, no phones, no power (32,000 fridges, septic toilets, showers had no power), no internet, overlapping disaster events every year. Council with 900 staff – over 70% personally impacted. Lost 135 homes, 300km roads impacted, 23 tonnes food waste, had budgeted \$2M extra for curbside cleanup because had a plan ready. The Rates team need to have email addresses as people are displaced, held back debt recovery, have biochar facility so took 45,000 tonnes timber debris as a green waste asset, offered free firewood, free mulch (5km from homes), blackwood and specialist timber to artists, large stumps in ponds for fish. Make it OK not to be OK. Separate Recovery Directorate 'Team', Pop-up Recovery Hubs with 'power and shower' facilities as in Covid lockdown. Bring local groups together to support private property cleanup, secure funding to reduce bushfire risk, Habitat for Humanity did assessment risks, chainsaw training for property owners to cleanup burnt trees, mental health first aid, 'healing our gardens' projects as 1,000 gardens destroyed, lots of social connection, Landcare seed libraries, Men's Sheds, Bush Playgroups, Forestry Therapy Walks (kids affected/ terrified), YMCA Men's Winter Gathering, 'One Year On' anniversary 4-5 free events. Clear is kind, Unclear is unkind.

**Jenny Lloyd, Inaugural Deputy chair Mallacoota & District Recovery Association: Community and Council – Leading Recovery Together**

1000 people in the most remote town in Victoria, small community association. How do you deal with damaged people – democratically elected Recovery Committee as very differing views. 44 people put their hands up, 86% voting rate – 12 elected. All levels of Govt in same room at same time with no media. Be totally aspirational, worse can be told is 'No', had to have evidence when speaking for community (sometimes split 50/50), record keeping had to be impeccable - record all promises. Communicate, communicate, communicate – 5 years later people still struggling, bring in retired planners to assist massive backlog, insurance 'like for like' not good enough – build back better = savings down the track, traditional lands of 4 Nations – survey sacred sites – no influence = conspiracy, information dispels conspiracy. Lost 123 homes in Mallacoota, empower people to make a better life, kids designed new skatepark, Digital Hub – young back to work, local tool library (Bunnings 3hrs away), council wrote weekly updates with photos. Grey areas – if lost all except house then not eligible for grants. Look for ways to engineer solutions, some people don't come forward, grief isn't lateral. Workers relocating = loss of students – prioritize social housing better than losing people, but council regs precluded housing on other blocks, so caravan park used. 6-part documentary series 'Peoples Republic of Mallacoota'

**Karen Hampton, Community Services Manager, Devonport city Council: Hillcrest Primary School – Overview of Response and Recovery**

Counselling services, memorial donations, first responders (some have not returned), meetings with all agencies, Mayor heavily in demand, communication is key element as many fabrications of the truth. Spreadsheet to capture all donations, police commander present when removing written tributes (over 2,000 items) – families consulted, and community assisted. Experts invaluable – social media ruthless, don't let emotions guide your decisions – horrible opportunity.

**Belinda Loxley, Kingborough Council: Emergency Management Audits – What we learnt at Kingborough**

Risk informed Planning – what is done with Audit Recommendations. Resources allocated to emergency Management depends on Risk Audit. Local government is not good at critical reviewing – fed up with years of repeating and trying to raise this important profile. Have coordinator role 3 days/week plus tourism and other roles. Risk profile is escalating. Assess frameworks – Governance + Emergency Management arrangements, recovery + resourcing. Kingborough population 40,000, 16 ovals, 47 playgrounds, 98% bushfire prone, flood event cost \$135M, if dam broke 85% of homes will be impacted. Bruny Island is storm prone, Huon fires 1,400 people left their homes (4,000 in one town), Salvation Army 54,000 meals. Extreme events increased by 90% over 20 years – make sure staff and Councillors are aware of the risk, overall reliance on 1 or 2 staff, have to be persistent, annoying. This is a core function of Council vs being limited to doing something when an event happens. Support from leadership, dedicated resources, establish relationships with adjoining councils so can deputize for each other, have teams ready to go – keep regularly engaged, communicate with training exercises re capability eg. animals, setup of beds, handovers, catering – costs (ie. staff out of office for 1 day) but has immense value for WHEN an event happens, not IF. Can't do everything for everyone but risk to community is massive if we don't do. Never assume we know what community needs, share risk info, TFS, raise awareness and understand the risks in a measured way. Too easy to put off / 'she'll be right'. How can you plan for response and recovery if you don't understand the risks. Planning is essential. Sparking conversations – community + TFS – bring camping chair. Adaptation project – fire resistant paint on hall – mailout to residents in bushfire zone areas, SES – storm and flood ready program – help prepare selves, spontaneous volunteers in sporting clubs – have WWVP cards.



## 8.6 132 & 337 CERTIFICATES ISSUED

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

### **S132. Certificate of liabilities**

- (1) A person referred to in [subsection \(2\)](#) may apply to the general manager for a certificate stating–
- (a) the amount of any liability for rates, whether due or not on the land and outstanding interest or penalty payable in relation to the land;
  - (b) any amount received on account of rates that is held in credit against future liabilities for rates in relation to the land; and
  - (c) the amount of any charge on the land recoverable by the council.

### **S337. Council land information certificate**

- (1) A person may apply in writing to the general manager for a certificate in respect of information relating to land specified and clearly identified in the application.
- (2) The general manager, on receipt of an application made in accordance with [subsection \(1\)](#), is to issue a certificate in the prescribed form with answers to prescribed questions that are attached to the certificate.
- (3) A certificate under [subsection \(2\)](#) relates only to information that the council has on record as at the date of issue of the certificate.
- (4) A prescribed fee is payable in respect of the issue of a certificate.
- (5) The general manager, on request, may provide in or with the certificate any other information or document relating to the land that the general manager considers relevant.
- (6) A council does not incur any liability in respect of any information provided in good faith from sources external to the council.
- (7) A person, with the consent of the occupier or owner of specified land, may request in writing to the general manager that an inspection be carried out of that land to obtain supplementary information relevant to that land.
- (8) If the general manager agrees to a request under [subsection \(5\)](#) or [\(7\)](#), the general manager may impose any reasonable charges and costs incurred.
- (9) In this section –
- land** includes –
- (a) any buildings and other structures permanently fixed to land; and
  - (b) land covered with water; and
  - (c) water covering land; and
  - (d) any estate, interest, easement, privilege or right in or over land.

	No. of Certificates Issued 2022/2023 year												Total 2023/2024 YTD	Total 2022/2023	Total 2021/2022
	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June			
<b>132</b>	88	63	68	71	67	46	63	39	130	64	70		<b>769</b>	<b>763</b>	<b>995</b>
<b>337</b>	23	34	29	41	34	19	19	31	55	32	31		<b>348</b>	<b>391</b>	<b>530</b>

## 8.7 ANIMAL CONTROL

Prepared by: Maree Bricknell, Corporate Services Manager

Item	Income/Issues 2022/2023		Income/Issues for May 2024		Income/Issues year to date 2023/2024	
	No.	\$	No.	\$	No.	\$
Dogs Registered	4,229	\$108,313	34	\$974	4,095	\$108,169
Dogs Impounded	44	\$3,545			7	\$1,110
Euthanised	2				2	
Re-claimed	36		1	\$275	6	
Re-homed/Dogs Home	6					
New Kennel Applications	10	\$745	2	\$156	7	\$1,092
Renewed Kennel Licences	83	\$3,818			82	\$3,844
Infringement Notices (paid in full)	53	\$9,465	10	\$1,950	97	\$20,642
Legal Action						
Livestock Impounded					2	\$724
<b>TOTAL</b>		<b>\$125,886</b>		<b>\$3,355</b>		<b>\$135,581</b>

### **Audits:**

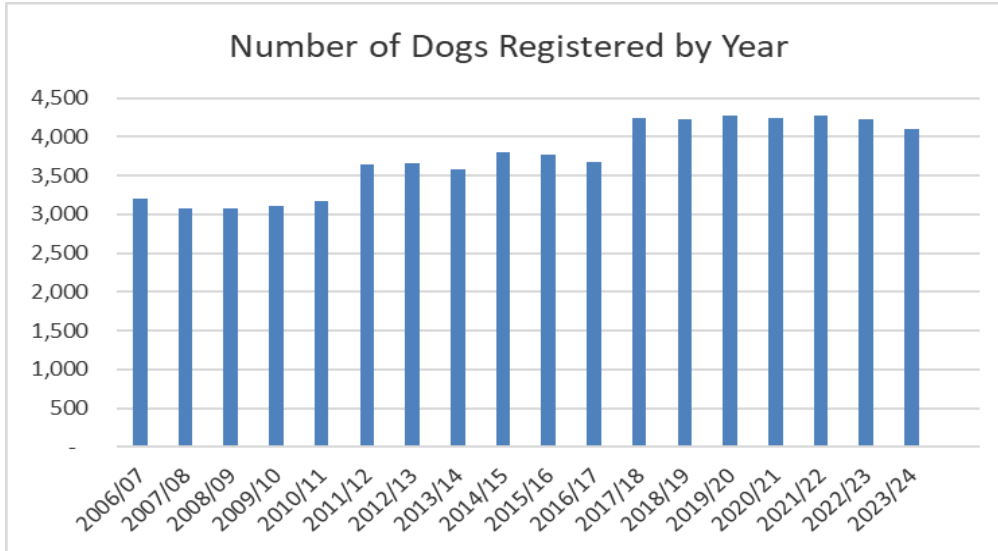
Ongoing including Dangerous Dogs, Kennel Licences, Fire Hazards.

### **Microchips:**

0 dogs microchipped.

### **Attacks:**

0 attack - 1 under investigation.



## 8.8 ENVIRONMENTAL HEALTH SERVICES

Prepared by: *Kate Clark, Environmental Health Officer*

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

Ensure safe standards of food offered for sale are maintained.

Investigations/ Inspections/ Licences Issued	Prior Years		
	2020/2021	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	114/ 231	10	15	25	17	15	10	4	5	6	7	0	
Routine Mobile/Market stall Food Inspections	20	5	2	6	4	2	1	0	0	0	0	0	
Preliminary Site Visits – Licensed Premises	1	0	1	0	0	0	0	0	0	0	0	0	
On-site wastewater Assessments	54	4	5	4	3	5	6	7	5	4	5	6	
Complaints/Enquiries – All Types	958	67	75	72	68	73	69	75	84	126	119	130	
Place of Assembly approvals	7	0	0	1	1	1	1	1	1	0	0	1	
Notifiable Diseases	9	1	1	2	3	1	0	0	0	0	1	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	47	4	3	4	3	2	5	3	5	10	4	4	
Building & Planning	17	77	52	35	9	6	2	1	1	1	3	1	1	3	7	
Community Services	26	54	44	57	5	2	4	1	7	13	7	3	8	2	5	
Corporate Services	13	48	23	26	2	5	4	-	2	5	2	2	3	1	-	
Governance	6	15	21	17	2	-	1	-	2	2	3	-	2	3	2	
Waste	1	12	11	11	-	4	-	-	-	-	1	3	2	-	1	
Works	352	368	352	383	31	27	28	50	52	16	25	24	67	34	29	

## 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-23	Charlotte McLennan	Education Bursary - 2nd instalment	\$1,000.00
6-Dec-23	Jessica Hutton	Education Bursary - 2nd instalment	\$1,000.00
6-Dec-23	Riley Flood	Education Bursary - 2 <sup>nd</sup> instalment	\$1,000.00
17-Jan-24	Dylan Copolov	Education Bursary - 1 <sup>st</sup> instalment	\$1,000.00
17-Jan-24	Breeanna Farrell	Education Bursary - 1 <sup>st</sup> instalment	\$1,000.00
24-Dec-24	Isacc Chapman	Education Bursary - 1 <sup>st</sup> instalment	\$1,000.00
15-Feb-24	Oliver Walker	Education Bursary - 1 <sup>st</sup> instalment	\$1,000.00
20-Mar-24	Emily Bowerman	Education Bursary - 1 <sup>st</sup> instalment	\$1,000.00
27-Mar-24	K Hovington	Donation - Australian Track and Field Championships	\$100.00
14-May-24	Lachlan Oliver	Representation - U19 Canberra Junior Cycling Tour	\$100.00



Date	Recipient	Purpose	Amount \$
14-May-24	Levi Springer	Representation - U16 National Indoor Cricket Championships	\$100.00
22-May-24	Debbie Mahar	Representation - Para National Bowls Championships	\$100.00
		TOTAL	\$13,250.00

### 8.11 ACTION ITEMS: COUNCIL MINUTES

Meeting Date	Item No.	Item	Status	Action Required	Assignees	Action Taken
2024-05-20	13.4	Bell Bay Wind Farm: Major Project Proposal	Completed	That Council support the proposal by Equis Wind (Australia) Projects (LHWF2) Pty Ltd to construct and operate a wind farm on a 2780 hectare site north-east of George Town being declared as a Major Project by the Tasmanian State Government.	Senior Planner	14/06/2024 Senior Planner Have advised that Council supports the Bell Bay Wind Farm being declared a major project.
2024-05-20	13.3	Independent Living Units: Campbell Town and Evandale	Completed	That Council a) progresses the project to shovel ready status; and b) includes the design cost in the 2025 Municipal budget.	Corporate Services Manager, Project & Building Compliance Manager	13/06/2024 Project & Building Compliance Manager A report went to Council
2024-05-20	7 3.1	Municipal Budget 2024/2025	Completed	That Council considers the Committees recommendations and allocates funds from the 2024/25 Municipal budget.	Corporate Services Manager, Project & Building Compliance Manager	17/06/2024 Executive Assistant Noted. Municipal Budget for 2024/25 to be set at 24 June 2024 Council meeting.
2024-04-22	14.2	Proposed Junior Soccer Field at the Perth Recreation Ground	Completed	That Council note the report and approve the allocation of \$91,855 from Capital Works in the 2024 -2025 Council Budget towards the development of a junior soccer field at the Perth Recreation Ground.	Corporate Services Manager, Project Officer	27/04/2024 Project Officer Service Agreement awaited from State Government 06/05/2024 Project Officer The funding agreement is awaited from the State Government.
2024-05-20	7 2.1	Rubbish Bins: Review and Relocation	Completed	That Council officers remove the bin from the phone booth location.	Executive & Communications Officer, Works Manager	30/05/2024 Executive & Communications Officer Committee informed. 17/06/2024 Executive Assistant Bin removed.
2024-02-19	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.	Engineering Officer, Executive & Communications Officer	13/03/2024 Executive Assistant Officer to contact the Department of State Growth as election has been called. 13/03/2024 Engineering Officer Council Officer has contacted Vanessa King, manager project delivery at the Department of State Growth and requested an update on this project. Awaiting response. 12/04/2024 Engineering Officer Response received from Luke Middleton of the Department of State Growth. The general manager has written to the Department of State Growth after receiving this response and advised that Council will continue to lobby for this path to be constructed as part of the Illawarra upgrade works to be carried out by the Department of State Growth. 09/05/2024 Engineering Officer Awaiting further information from the Department of State Growth 13/05/2024 Executive & Communications Officer Awaiting further information
2023-09-18	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.



Meeting Date	Item No.	Item	Status	Action Required	Assignees	Action Taken
2024-03-18	7 1.4	Campbell Town Tourist Park	In progress	That Council Officers present to the Campbell Town District Forum on the proposed Campbell Town Tourist Park.	Executive & Communications Officer, Project Officer	25/03/2024 Project Officer The consultant who prepared the feasibility assessment re the tourist park is to present to a forthcoming Campbell Town District Forum, prior to the plan going out for broader community consultation. 30/04/2024 Executive & Communications Officer Community Consultation advertising and promotion on FB page, Council website and community newsletters
2024-02-19	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	13/03/2024 Executive Assistant Presentation to be arranged. 13/05/2024 Executive Assistant Presentation to Campbell Town District Forum and Community held 14 May 2024.
2024-03-18	15.2	Conara Park Proposal	In progress	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.	Corporate Services Manager	14/05/2024 Executive Assistant Awaiting transfer documents from Department of State Growth.
2023-08-21	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. 13/05/2024 Executive Assistant Committee currently reviewing options.
2024-03-18	7 5.1	Devon Hills Neighbourhood Watch and Residents' Committee: Basketball Court	In progress	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.	Works Manager	13/05/2024 Executive Assistant Funding streams to be identified.
2024-02-19	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 to be lodged. Evandale Advisory Committee to be advised, and provided with a copy once lodged. 13/05/2024 Executive & Communications Officer Committee advised awaiting report
2023-08-21	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 Assistant, Executive Officer, 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. 30/04/2024 Executive Officer



Meeting Date	Item No.	Item	Status	Action Required	Assignees	Action Taken
						Matter to be further presented to Councillors at a workshop after July 2024.
2023-11-20	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. 12/04/2024 Engineering Officer DSG have requested that Council review all Longford entrance signs as part of the proposal to install town signage in the Longford roundabout. Discussion with DSG around Longford entrance signage have commenced. 09/05/2024 Engineering Officer DSG has raised concerns about sight lines and the safety of the structure if impacted by a vehicle. The design is currently being reviewed by an engineering consultant. 14/06/2024 Engineering Officer Onsite sightline assessment completed by consultant on 13/6/24. Awaiting report from consultant
2024-01-29	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.
2024-01-29	5 3.2	Motion on Notice: Strategic Property 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, Executive Officer	31/01/2024 Executive Officer Report is being prepared, to be presented to a 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.
2024-02-19	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.
2024-04-22	15.2	Nomenclature, Naming of Private Roads: Longford - Kertch Close and Mayfred Close	In progress	That Council approves the private road names in Longford: a) Kertch Close for the development at 47 Marlborough Street; and b) Mayfred Close for the shared road in the subdivision at 7 Cracraft Street (and confirm the correct spelling of the name).	Administration / Records Management Officer, Corporate Services Manager	13/05/2024 Executive Assistant Request submitted to Place Names Tasmania. 21/05/2024 Administration / Records Management Officer Maefred Close approved by Placenames with correction to spelling. Kertch Close refused as it already exists in St Leonards. New proposal requires to go back to council for approval.
2024-04-22	5 3.3	Notice of Motion: Waste Transfer Sites Signage	In progress	Notice of Motion: To upgrade and install display boards at the entrance of every waste transfer station in the Northern Midlands Council area to ensure all fees and information associated with each site is clearly set out for residents and ratepayers to access before entering the site.	Engineering Officer	14/05/2024 Executive Assistant Currently signs are located near the site office at each site. When new prices determined, corflute signs to be ordered and placed on the fence at all sites. 14/06/2024 Engineering Officer Signage to be installed when prices are changed in new financial year.
2023-11-20	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. 13/05/2024 Executive Assistant Report to June 2024 Council meeting.
2024-04-22	7 1.1	Overnight Camping	In progress	That Council officers investigate suitable sites which could be declared free overnight rest areas in accordance with Council's policy in Avoca.	Executive Assistant, Works Manager	26/04/2024 Executive Assistant Investigation commenced, report to June Council meeting. 13/05/2024 Executive Assistant Investigation in progress,



Meeting Date	Item No.	Item	Status	Action Required	Assignees	Action Taken
						Recreational Vehicles: Development and Management of Facilities (Overnight Camping) Policy is due for review by December 2024, amendment to made to free overnight rest areas to allow for site to be identified at Avoca.
2024-04-22	7 3.1	Pedestrian Crossing Wellington and Marlborough Streets	In progress	That Council note the concerns raised by the Local District Committee and consider the relocation/installation of a refuge in the vicinity of the library in future budget deliberations.	Executive & Communications Officer, General Manager, Works Manager	13/05/2024 Executive & Communications Officer Committee advised 14/05/2024 Executive Assistant Matter under consideration.
2024-05-20	16.1	Proposed Closure of Part of Youl Road	In progress	That Council progress the closure of Youl Road, between Edward and Drummond streets, develop the area as public open space and upgrade stormwater drainage.	Engineering Officer, Trainee Engineering Officer, Works Manager	30/05/2024 Trainee Engineering Officer Design Work commenced, works will be carried out in conjunction with other upgrade works in Sheepwash creek.
2024-05-20	13.2	Proposed Electric Vehicle Charging Station, Ross	In progress	That Council agree in principle to the NRMA's EV Charging Station proposal, noting that does not create or hold any obligations on Northern Midlands Council to NRMA, and that NRMA will need to apply for a discretionary planning permit for the electric vehicle chargers, and subject to: i) consultation and agreement with the adjoining landowner to determine the required location of vehicle access to 24 Church Street (CT44742/1 and CT44742/2); ii) consultation and agreement with NRMA regarding the construction of a footpath to connect the charging station to the footpath in Church Street including any required vehicle crossovers; iii) NRMA designing and constructing the charging station (chargers and charging space layout) so that at least one charger is accessible for drivers with disabilities; and iv) the lease containing a Market Rent Review clause whereby review of the rent may be initiated stating the market rent which is proposed as the rent for the rent review period, 5 years after the lease commencement date until the end of the lease.	Senior Planner	14/06/2024 Senior Planner Consulting with adjoining landowner regarding access.
2024-01-29	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.
2024-02-19	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. 09/05/2024 Engineering Officer Awaiting response from minister 13/05/2024 Executive & Communications Officer Committee notified. Awaiting response from Minister



Meeting Date	Item No.	Item	Status	Action Required	Assignees	Action Taken
2024-03-18	7 3.2	Speed Limit Change: Illawarra Road	In progress	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.	Engineering Officer, Executive & Communications Officer	16/04/2024 Executive Assistant Letter drafted to be sent. 16/04/2024 Executive Assistant Committee advised of Council decision. 14/05/2024 Executive Assistant Letter sent 18 April 2024.
2023-03-20	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 time-line 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. 13/05/2024 Executive Assistant Meeting scheduled with the General Manager of State Roads.
2024-03-18	7 4.1	Stormwater Infrastructure: Identification and Reporting of Issues	In progress	That Council officers investigate the matter and report to Council.	Project & Building Compliance Manager, Works Manager	15/05/2024 Project & Building Compliance Manager Officers investigating
2024-04-22	7 4.5	Toilet Signage	In progress	That Council 1. move the Talisker Street toilet sign closer to the road; and 2. install 24-hour toilet signage on all toilets in Perth that are open 24 hours a day.	Engineering Officer, Works Manager	14/05/2024 Executive Assistant Sign has been moved closer to the road. 24 hour toilet signs on order to be installed when received. 14/06/2024 Engineering Officer 24 hour toilet signage to be installed once it is received from signwriter
2024-05-20	7 1.1	Traffic Concerns: Wellington and Marlborough Streets	In progress	That Council follows up with the Department of State Growth.	Executive & Communications Officer, General Manager	17/06/2024 Executive Assistant Letter sent, DSG progressing.
2024-01-29	7 4.4	Train Park	In progress	That the Train Park (Lions Train Park) be promoted as an historical park focussing	Executive Assistant,	13/03/2024 Executive Assistant Report to be prepared.



Meeting Date	Item No.	Item	Status	Action Required	Assignees	Action Taken
				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.	Project Officer	
2024-05-20	14.2	Master Plan: Pioneer Park, Evandale	Not yet started	That Council: i) accept in principle the Pioneer Park Master Plan and release for further public comment; ii) consider funding the minor works components of the plan in future Council budgets, and request Council Officers to seek to secure external grants to assist with the implementation of the full plan.	Corporate Services Manager, Project Officer	
2024-05-20	14.1	Report on Notice of Motion: Longford Town Hall Management Committee	Not yet started	That Council: a) authorises its delegation to the General Manager in accordance with section 22 of the Local Government Act 1993 and Council resolution, to i) pursuant to section 24(2) of the Local Government Act 1993, to confirm and ratify the appointment of members to any Special Committee of Council, excluding District Committees and sub committees; and ii) pursuant to section 24(3) of the Local Government Act 1993, to determine the procedures relating to meetings of any Special Committee of Council, excluding District Committees and sub committees. iii) the General Manager report annually on the operation of the special committees, this report to include a list of the members of the special committees, the terms of their appointment, activities, finances. iv) (deleted) v) that no discount of fees and charges to be approved unless with written approval of the special committee and the General Manager. vi) a further report to council in relation to removed item iv) (item iv) - that no close associate of a councillor, in accordance with section 51 of the LGA, to be appointed to a special committee of council) and other matters.	General Manager	
2024-04-22	7 5.1	Ross Community Sports Club Management Committee: Memorial for Sue Kay	On hold	That the Works Manager discuss with the Committee and the husband of Sue Kay as to a suitable memorial.	Executive Officer, Works Manager	26/04/2024 Executive Officer RCSC advised of Council's decision and that the Works Manager will contact them to discuss further. 13/05/2024 Executive Assistant The Works Manager met with Sue Kay's widow. Mr Kay to provide advice in due course.

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

Resource Sharing Summary 1/7/23 to 30/6/24 As at 30/4/2024	Units Billed	Amount Billed GST Exclusive \$
<b>Meander Valley Council</b>		
<b>Service Provided by NMC to MVC</b>		
Street Sweeping Plant Operator Wages and Oncosts	287	14,651
Street Sweeper - Plant Hire Hours	287	21,974
<b>Total Services Provided by NMC to Meander Valley Council</b>		36,625
<b>Service Provided by Meander Valley Council to NMC</b>		
<b>Wages and Oncosts</b>		
Plumbing Inspector Services	-	-
Engineering Services	-	-



Total Service Provided by MVC to NMC		-
Net Income Flow	287	36,625
Total Net		36,625
Private Works and Council Funded Works for External Organisations	Hours	Amount \$
Works Department Private Works Carried Out	401	33,963
	401	33,963

### 8.13 VANDALISM

Prepared by: Jonathan Galbraith, Engineering Officer

Incident	Location	May 2024	Estimated Cost of Damages	
			Total to Date 2023/24	Total 2022/23
Graffiti at Campbell Town Recreation Ground	Campbell Town	\$ 500		
Graffiti at Victoria Square toilets	Longford	\$ 300		
<b>TOTAL COST VANDALISM</b>		<b>\$ 800</b>	<b>\$ 27,400</b>	<b>\$ 18,600</b>

### 8.14 YOUTH PROGRAM UPDATE

Prepared by: Natalie Dell, Youth Officer

#### PCYC Program

#### Active Northern Midlands Youth- Campbell Town and Cressy

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 and Cressy District High School, offering games and activities that encourage physical and mental wellbeing. Young people can choose the activities they engage in.

Session Venue	Date of Session	Attendance	Comment
Campbell Town			
	7/5	35	
	14/5	40	
	21/5	50	
	28/5	55	
Cressy			
	2/5	30	
	9/5	50	
	16/5	10	Drop due to replacement staff (non-familiarity)
	23/5	45	
	30/5	40	

#### PCYC Program- Mobile Activity Centre (MAC)- Perth and Evandale

The PCYC team offers free weekly activities in Perth and Evandale with the MAC trailer. The MAC trailer is an 'outreach' of PCYC operations, extending recreational opportunities to communities. The games offer a large variety and have a lot of input from the young people. Up to 20 young people join in on the program with a focus on social inclusion, group challenges and leadership development. Longford PCYC funds the program to run in Longford Attendance for the month of May as follows:

Session Venue	Date of Session	Attendance	Comment
Perth			
	2/5	8	
	9/5	8	





	16/5	13	
	23/5	7	
	30/5	7	
Evandale			
	1/5	5	
	8/5	4	
	15/5	3	
	22/5	5	

***Free2B Girls Program- Longford and Campbell Town***

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 as follows:

Session Venue	Date of Session	Attendance	Comment
Campbell Town			
	15/5	7	Rural Alive and Well joined the session
	29/5	7	Hip hop dancing with Bec
Longford			
	7/5	21	
	14/5	20	
	28/5	20	

***Youth Gym Exercise Class- Longford***

Motivity Fitness are offering fun group sessions focusing on building fundamental movement through exercise. Young people learn to work as a team and push themselves physically in a safe and encouraging environment. Supporting opportunities to participate in activities that support health and wellbeing. Free for young people to participate, removing financial barriers to access the program. Ages 12-16.

Session Venue	Date of Session	Attendance	Comment
Longford			
	8/5	3	First session
	15/5	16	
	22/5	14	
	29/5	14	

***Taiko Drumming- Longford***

Working with Longford Primary School and Launceston PCYC to engage a group of students with the program. Taiko drumming offers a platform for students to channel their emotions constructively, with the structured nature of learning Taiko can help to improve focus and concentration. Taiko also focuses on teamwork and communication skills, boosting confidence and social interaction abilities.

Session Venue	Session	Attendance	Comment
Longford			
	1	10	First session
	2	10	
	3	9	



	4	9	
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Meetings/Programs

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 40+ students. The School has identified several young people who will benefit from participating in the cooking program. The program helps address students' health, well-being, and food security. The program provides nearly double the numbers of previous years. This program is being extremely 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.

'My favourite part of my week, I get to cook and learn so many things- I often then make these recipes at home'.

Student

'This activity is so beneficial for the student in my class that regularly participates. This is an alternative educational program and the teaching of life skills in a calm and supportive environment is exactly what the student needs and enjoys and is directly linked to her individual educational plan goals for the year.' Teacher, CDHS.

**SPARK:**

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. Previous Schools include Longford Primary School, Cressy District High School and Campbell Town District High School. All Schools are encouraged to apply.

**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:**

Offering from Free2b Girls and recommenced in 2024 alongside the Free2b Groups. 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 program was introduced in 2023 and feedback has been excellent from participants and families on the positive outcomes. The group is held in Longford weekly.

**Rhythms- Perth:**

Supporting Catholic Care in the delivery of Rhythm to Recover program at Perth Primary School- improving access to services and programs. Rhythm2Recovery delivers therapeutic programs and professional development, that utilize fun and engaging rhythmic musical activities to support social and emotional development. Sessions can explore various themes/topics including Bullying awareness & prevention, social & emotional learning, health & wellbeing amongst others.

**Breakfast Club support:**

Youth Officer has been working to further support to Evandale Primary and Campbell Town District High Schools breakfast club, including donation of new toasters through Salvation Army. Further support as requested. Rotary Longford has provided financial assistance to Campbell Town District High School to expand their offerings of Breakfast, approximately 50+ students are accessing Breakfast Club each session.

**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 focusing on communication, teamwork, personal values and leadership development. Excellent feedback provided from previous students on the 'engaging, interactive, fun and worthwhile' sessions. This offering is open to all Schools.



**Youth Fitness Program:**

Working with Motivity Fitness on an upcoming Youth Fitness program to be offered in Longford. Free for young people to participate. Offering opportunities for young people to participate in activities that support their health and wellbeing, removing financial barriers to access the program. This program will be trialed in Term 2.

**Party Safe:**

Working with the School Nurse at Cressy District High School to plan a Party Safe program for students. Party Safe programs help to educate, empower, and equip students with information, choices and challenges around safe partying behaviors. A range of service providers will be invited to share information with students.

**Youth Mental Health First Aid:**

The Y offers a Youth Mental Health First Aid course, working with Cressy District High School and The Y to offer students the opportunity to participate in the training. Young people will learn how to identify signs of distress, offer initial help, and contribute to a more compassionate and mentally resilient community. The Y's programs are open to all Schools.

**Mental Health Week- Campbell Town:**

The youth officer is collaborating with the School Nurse at Campbell Town District High School to plan and co-facilitate a Youth Mental Health Week event. A wide range of service providers are being invited to participate, enhancing young people's access to vital services and programs. Theme for 2024 includes 'Appreciate the Little Things'.

**8.15 INTEGRATED PRIORITY PROJECTS & STRATEGIC PLANS UPDATE**

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

CURRENT AT 3 JUNE 2024

**INTEGRATED PRIORITY PROJECTS PLAN:**

Progress Report:

		Not Started (obstacles)	On Hold	On Track		
Project	Status	Budget 2023-24	\$	Scheduled		
<b>1 Progress: Economic health and wealth - grow and prosper</b>						
<b>Foundation Projects</b>						
4.1 <i>Main Street Upgrades: Campbell Town, Longford &amp; Perth</i>	Gov	<b>Campbell Town</b> 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	<b>Longford</b> DA submitted.	Budget allocation 2023-24 from Federal Govt Election Commitment 2019. Federal funding must be expended by 30 June 2025 at the latest. Funds proposed for streetscape upgrade approved for reallocation to the Longford-Mill Dam shared pathway at the April 2024 Council Meeting.	1,793,628	Grant Variation being negotiated	
	C&D	<b>Perth</b> 2022 Election Commitment secured through the PCIP DA approved.	Contribution from \$8m Federal Govt Election Commitment 2022.		Tender advertised 1 June 2024. Stormwater Stage, Practical Completion	
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	Main Building & BBQ shelter completed. Toilet refurbishment ongoing	
4.4 <i>TRANSLink</i>	Gov	Included in NMC Priority Projects	Federal Election commitment of	5,000,000	Business Case for the	



Project	Status	Budget 2023-24	\$	Scheduled
<a href="#">Intermodal Facility</a>		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.	\$5m for planning stage. No Council funded Budget allocation 2023-24. Further \$30m commitment subject to planning stage.	first \$5 million submitted. Funding agreement signed.
<b>Enabling Projects</b>				
<a href="#">5.1 Perth Sports Precinct &amp; Community Centre</a>	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
<a href="#">5.1 Ben Lomond Public Shelter Development</a>	Gov	<b>Feasibility Study: Investment in Ben Lomond Ski Field Northern Tasmania</b> 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.
<a href="#">5.3 Campbell Town – Town Hall Sale or Lease</a>	Gov	Agent appointed – all offers to be presented to Council.		TPC decision received 5 April 2024 approving the draft amendment. Consider offers as presented.
<a href="#">5.3 Longford Library &amp; exhibition Building on the Village Green</a>	Gov	<b>Longford Motor Sport Museum</b> Included in NMC Priority Projects document.	No budget allocation staff resources only.	Not scheduled. Motorama event moving from Woolmers to Symmons Plains Race Track.
<a href="#">5.3 Power Undergrounding in Evandale, Longford &amp; Perth</a>	Works	Awaiting funding streams to come available. Included in NMC Priority Projects document.	No budget allocation staff resources only.	Not scheduled at this stage.
<a href="#">5.4 Subdivisions (several – Cressy, Evandale, Longford &amp; Perth)</a>	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 TRANSiink.	Detention works not scheduled at this stage.
<b>2 People: Cultural and society – a vibrant future that respects the past</b>				
<b>Enabling Projects</b>				
<a href="#">5.1 Recreation Ground Upgrades)</a>	Gov	<b>Campbell Town, Evandale and Cressy</b> NMC Priority Projects document. Funding to be sought for oval upgrades.		Not scheduled at this stage.
	Gov	<b>Cressy Recreation Ground</b> 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.
		<b>Perth Recreation Ground</b> Amenities, topdressing, cricket net upgrade.	Cricket Australia grant of \$30,000 secured towards cricket nets upgrade.	135,000 Completed.
		<b>Longford Recreation Ground</b> Irrigation system install and preparation for 2 <sup>nd</sup> ground.		255,000 Completed.
<a href="#">5.1 Swimming Pool</a>	Gov	<b>Covering of Campbell Town &amp;</b>	No allocation 2023-24 staff	- Not scheduled at this



Project		Status	Budget 2023-24	\$	Scheduled	
Upgrades (several)		Gov	<b>Cressy Swimming Pools</b> Included in NMC Priority Projects document. <b>Cressy:</b> Solar system replacement <b>Ross:</b> Pool operation to continue (as per the current funding model) whilst structurally/operationally safe to do so.	resources only.  Allocation 2023-24 Budget allocation 2023-24 towards WHS issues.	50,000	stage.  Completed prior to season opening.
5.2	Shared Pathways	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 Funding application not successful.		Extent of work achievable within available budget being determined. Nominated as a Project of Regional Priority .
<b>4 Place: Nurture our heritage environment</b>						
<b>Foundation Projects</b>						
4.2	Perth South Esk River Parklands	Gov	Building Better Regions Fund grant secured towards the extension of the walkway, installation of footbridge and BBQ. Included in NMC Priority Projects document.	Footbridge and pathways completed. Acquittal report approved by funding body.		Completed.
4.3	Sheepwash Creek Corridor & Open Space	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	Municipal Tree Planting Program		Annual program being implemented. Included in NMC Priority Projects document.	Budget allocation 2023-2024.	100,000	Ongoing.
<b>Enabling Projects</b>						
5.1	Conara Park Upgrade	Gov	Concept prepared: awaiting funding opportunities. Included in NMC Priority Projects document.	No budget allocation staff resources only. Renegotiating with State Growth.		Agreement for Council to take control of Park, and improve as funds permit.
5.3	Redevelop Bartholomew Park Cressy	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, and Active Infrastructure grant (\$70,000) secured for the junior soccer field at Perth.
- Laycock Street Park LRCI funding allocation approved – work underway.
- Ross Men’s Shed Extension: Grant Agreement signed. First progress report submitted April 2024.
- Napoleon Street Park – application submitted for Open Spaces Grant Round Two – outcome awaited.
- Longford Community/Neighbourhood House – lobbying State Government.
- Longford Caravan Park Amenities – under construction.
- Secombe Street Reserve Raised Pavement Platform – Vulnerable Road User grant of \$50,000 secured – work nearing completion.
- Ross Recreation Ground: applications submitted for upgrade of the clubroom changerooms not successful. Application submitted to Cricket Australia for development of a junior practice facility and storage shed. Outcomes awaited.
- New Australian Grants Program ‘Play Our Way Program – More Opportunities for Women and Girls in Sport: application submitted April 2024 for funds for a soccer field at the Longford Recreation Ground. Outcome awaited.
- Application submitted to Community Energy Upgrades Fund Round One for solar system at the Longford Community Sports Centre: outcome awaited.



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

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

### Tourism update:

- Events:
  - 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.
  - 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.
- Northern Midlands Visitor Centres Group:
  - Coordinate Volunteers to participate in TVIN family opportunities.
  - Disseminate information from TVIN.
  - Source and distribute various tourism brochures.
  - Disseminate updates from emergency alert agencies, DSG roadworks updates, etc.
- Industry, Interpretation, Other Projects:
  - Attend Tourism Visitor Information Network (TVIN) meeting of North, East, and South representatives on 16 May 2024, and take minutes. Begin planning for August meeting to be hosted by Northern Midlands.
  - Voices from the Graves performances – assist to promote for Tourism Tasmania’s 2024 Off-Season campaign.

### HHTRA update:

- Ongoing marketing activities include website blog posts and social media. Working with Destination Southern Tasmania to whom the HHTRA outsource digital marketing activities and webpage maintenance.
  - Administrative tasks/correspondence etc.
-



## 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**

#### **Mill Dam Master Plan and Municipal Budget**

Mr Neil Tubb, Longford

#### Mill Dam Reserve:

Mr Tubb noted that

- he is a member of the Longford District Committee
- that Council had received a report regarding the Mill Dam Reserve and ownership thereof in August 2023 and received the concept plan at the 7 March workshop.

He queried:

1. when will the concept plan be released to the public?
2. why does it take 10 months to complete the report?

Council's General Manager advised that decisions are not made at workshops and further information is currently being gathered regarding the draft master plan. Once the additional information has been gathered, the information will be provided back to Council, likely at another workshop where Council will discuss the issues, before a formal report to Council. He noted that the reason for the time taken would relate to resourcing issues and the availability of staff to do the work.

#### Municipal Budget

Mr Tubb queried:

3. the justification for the 20% increase in the FOGO waste costs.

Mr Jennings advised that the matter would be considered during budget deliberations.



## 10 COUNCIL ACTING AS A PLANNING AUTHORITY

### MINUTE NO. 24/0202

#### DECISION

Deputy Mayor Lambert/Cr McCullagh

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.

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.

### **PLAN 11.2: PLN-23-0036: Concrete Batch Plant, 150 West Street, Campbell Town**

Liam Riordan, Boral Property Group, Planning & Approvals Manager

Mr Riordan noted:

- that Boral is happy with and agrees to the conditions which have been put forward
- that there is a gap in the concrete network, with most providers operating from Launceston or Hobart
- that the proposal will create job opportunities in the area
- mobile equipment will be brought to the quarry, close to the resource and trucks can operate out of the quarry
- operations will be conducted on a project demand basis
- truck travel times and driver fatigue will be reduced which will increase road user safety and reduce user costs
- the service to the central area, not only Campbell Town, providing better coverage for supply.





## 11 PLANNING REPORTS

### 11.1 PLN-24-0027: COVERED SHEEP YARDS, 635 LOGAN ROAD, EVANDALE

*File:* 202800.07  
*Responsible Officer:* Des Jennings, General Manager  
*Report prepared by:* Rebecca Green, Consultant Planner

#### MINUTE NO. 24/0203

#### DECISION

Cr Goss/Cr McCullagh

That application PLN-24-0027 to develop and use the land at 635 Logan Road, Evandale (folios of the Register 175728/8 and 175728/1) for two covered sheep yards (vary boundary setback) be approved subject to the following conditions:

#### 1 **Layout not altered**

The use and development must be generally in accordance with the endorsed documents:

- P1 Site Plan, Dated: Received 07/05/2024
- P2 Location Plan, Dated: Received 07/05/2024
- P3 Shearing Shed/sheep yards, Google Maps, Dated: Received 07/05/2024
- P4 Shearing Shed/sheep yards, Plan, Dated: Received 07/05/2024
- P5 Setbacks with dimensions plan, Dated: 19/03/2024
- D1 Covered sheep yards building documentation, Established Building Designs and Now Buildings, Dated: 16 Dec 2020.

NOTE: the owner is advised that a boundary adjustment or adhesion should take place before the property is sold, to place the buildings on one title.

Carried Unanimously

Voting for the Motion:

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

Voting Against the Motion:

Nil

#### **RECOMMENDATION**

That application PLN-24-0027 to develop and use the land at 635 Logan Road, Evandale (folios of the Register 175728/8 and 175728/1) for two covered sheep yards (vary boundary setback) be approved subject to the following conditions:

#### 1 **Layout not altered**

The use and development must be generally in accordance with the endorsed documents:

- P1 Site Plan, Dated: Received 07/05/2024
- P2 Location Plan, Dated: Received 07/05/2024
- P3 Shearing Shed/sheep yards, Google Maps, Dated: Received 07/05/2024
- P4 Shearing Shed/sheep yards, Plan, Dated: Received 07/05/2024
- P5 Setbacks with dimensions plan, Dated: 19/03/2024
- D1 Covered sheep yards building documentation, Established Building Designs and Now Buildings, Dated: 16 Dec 2020.



## 1 INTRODUCTION

This report assesses an application for two 20m x 30m x 5.363m covered sheep yards against the relevant provisions of the *Tasmanian Planning Scheme – Northern Midlands*, Version: 11 effective from 16<sup>th</sup> April 2024.

## 2 STATUTORY REQUIREMENTS

Determination of whether to refuse or approve the application is a statutory obligation. Council acts as the Planning Authority for the determination of this application under the *Land Use Planning and Approvals Act 1993* (the Act). Council as the Planning Authority must determine whether to refuse or approve the application pursuant to section 51(2) of the Act and 6.10 of the *Tasmanian Planning Scheme – Northern Midlands* (the planning scheme).

This application is made pursuant to section 57 of the Act (i.e., a Discretionary application which the Planning Authority has the discretion to refuse or approve with conditions). In determining whether to refuse or approve the application the Planning Authority must take into consideration:

- a) all applicable standards and requirements in this planning scheme; and
- b) any representations received pursuant to and in conformity with section 57(5) of the Act.

In the case of the exercise of discretion to refuse or approve the application, items a) and b) above must be considered only as far as each matter is relevant to the particular discretion being exercised.

### All applicable standards and requirements in this planning scheme

Compliance with the applicable standards consists of complying with the Acceptable Solution or satisfying the Performance Criteria for that standard. Where an application complies with an Acceptable Solution, the corresponding Performance Criteria cannot be considered. Where an application does not comply with an Acceptable Solution, the application must be assessed against the corresponding Performance Criteria. An assessment of the applicable standards pertaining to this application is included in section 5 of this report.

### Any representations received pursuant to and in conformity with section 57(5) of the Act.

The council as the Planning Authority is obliged to consider the views raised by the community by way of representation received during the public notification period. However, decisions made by the Planning Authority must be in accordance with the Act and the planning scheme. This means that Council as the Planning Authority can only consider matters raised in representations that insofar as those matters are relevant to the particular discretion being exercised. Consideration of matters that are not relevant to the particular discretion being exercised risks a decision being made that cannot stand up to challenge through the Tasmanian Civil and Administrative Tribunal. An assessment of the representation/s is included in section 5.5 of this report.

### Discretionary Aspects of the Application

- 21.4.2 Setbacks P1. The buildings are built over a boundary of two titles in the same ownership and so have a 0m setback to this boundary. A 5m setback to side boundaries is required to comply with Acceptable Solution. The building is 50m from the next nearest boundary (also in the same ownership). As discussed in this report the proposal satisfies the Performance Criterion for reducing the 5m setback.

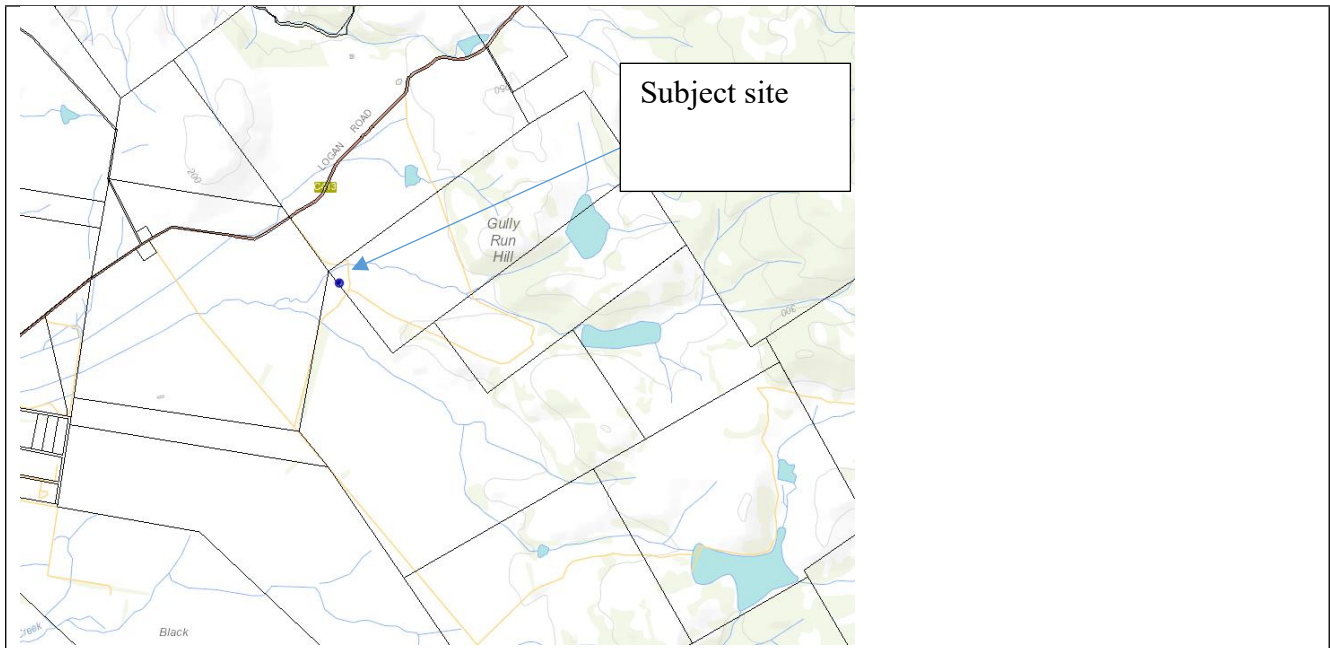


### 3 APPLICATION DETAILS AND TIMEFRAMES

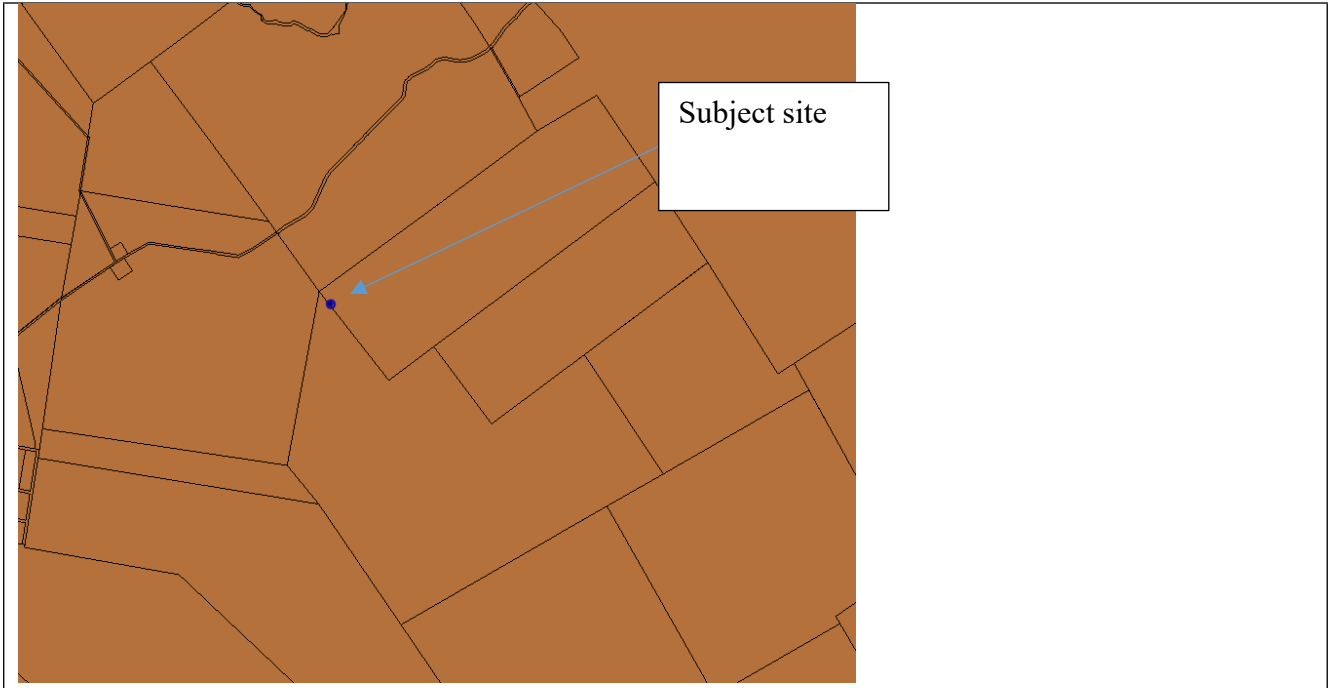
<b>Application Number:</b>	PLN-24-0027
<b>Address:</b>	635 Logan Road, Evandale (F.R. 175728/8 & F.R. 175728/1)
<b>Existing use/development</b>	Resource Development
<b>Applicant:</b>	Michael Peltzer
<b>Zone:</b>	21.0 Agriculture
<b>Particular Purpose Zone/Specific Area Plan</b>	N/a
<b>Applicable codes:</b>	C2.0 Parking and Sustainable Transport C16.0 Safeguarding of Airports Code
<b>Use classification:</b>	Resource Development
<b>Application must be determined by:</b>	28 June 2024
<b>Recommendation:</b>	Approval subject to conditions detailed in "recommendation" above.

### 4 SUBJECT SITE AND LOCALITY

#### Subject site



**Zone Map**



**Aerial image of the site and surrounding area**



**Photographs of subject site**





## 5 PLANNING SCHEME ASSESSMENT

This assessment has been made by a suitably qualified person and a professional recommendation has been provided for the Planning Authority to consider. The professional recommendation detailed further in this report considers (where relevant) previous decisions and case law of the Tasmanian Civil and Administrative Tribunal (TASCAT) and is an unbiased assessment of the applicable standards and the suitability of the proposed development.

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



CODE		Applicable (Y/N)	Exemption Applied
C1.0	Signs Code	N	-
C2.0	Parking and Sustainable Transport Code	Y	-
C3.0	Road and Railway Asset Code	N	-
C4.0	Electricity Transmission Infrastructure Protection Code	N	-
C5.0	Telecommunications Code	N	-
C6.0	Local Historic Heritage Code	N	-
C7.0	Natural Assets Code	N	-
C8.0	Scenic Protection Code	N	-
C9.0	Attenuation Code	N	-
C10.0	Coastal Erosion Hazard Code	N	-
C11.0	Coastal Inundation Hazard Code	N	-
C12.0	Flood-Prone Areas Hazard Code	N	-
C13.0	Bushfire Prone Areas Code	N	-
C14.0	Potentially Contaminated Land Code	N	-
C15.0	Landslip Hazard Code	N	-
C16.0	Safeguarding of Airports Code	N	C16.4.1 -development less than 316m AHD

PARTICULAR PURPOSE ZONES		Applicable (Y/N)
NOR-P1.0	Particular Purpose Zone – Campbell Town Service Station	N
NOR-P2.0	Particular Purpose Zone – Epping Forest	N

SPECIFIC AREA PLANS		Applicable (Y/N)
NOR-S1.0	TRANSlink Specific Area Plan	N
NOR-S2.0	Campbell Town Specific Area Plan	N
NOR-S3.0	Cressy Specific Area Plan	N
NOR-S4.0	Devon Hills Specific Area Plan	N
NOR-S5.0	Evandale Specific Area Plan	N
NOR-S6.0	Longford Specific Area Plan	N
NOR-S7.0	Perth Specific Area Plan	N
NOR-S8.0	Ross Specific Area Plan	N

The relevant Scheme definitions are:

Table 6.2 Use Class	
Resource Development	Use of land for propagating, cultivating or harvesting plants or for keeping and breeding of livestock or fishstock. If the land is so used, the use may include the handling, packing or storing of produce for dispatch to processors. Examples include agricultural use, aquaculture, controlled environment agriculture, crop production, horse stud, intensive animal husbandry, plantation forestry, forest operations, turf growing and marine farming shore facility.
Table 3.1 Planning Terms and Definitions	
Agricultural use	Means use of and for propagating, cultivating or harvesting plants or for keeping and breeding of animals, excluding domestic animals and pets. It includes the handling, packing or storing of plant and animal produce for dispatch to processors. It includes controlled environment agriculture and plantation forestry.

Per the applicable zone use class table, the proposed **use** Resource Development is a No Permit Required use.

Clause 6.10.2 states that consideration of the purpose of the zone, local area objectives, code, specific area plan and/or site-specific qualification is only required when determining an application for a Discretionary use.

The proposed **development** has a discretionary status as the development relies on performance criteria.



## 5.1 State Planning Provisions – Zone Provisions

### ASSESSMENT OF THE AGRICULTURE ZONE PROVISIONS

#### Zone Purpose

<b>21.1</b>	<b>Zone Purpose</b>
21.1.1	To provide for the use or development of land for agricultural use.
<b>Assessing Officers Comments</b>	The proposal provides for continued use and proposed development for agricultural use. The proposal complies.
21.1.2	To protect land for the use or development of agricultural use by minimising: a) conflict with or interference from non-agricultural uses; b) non-agricultural use or development that precludes the return of the land to agricultural use; and c) use of land for non-agricultural use in irrigation districts.
<b>Assessing Officers Comments</b>	The proposal provides for continued use and proposed development for agricultural use. The proposal complies.
21.1.3	To provide for use or development that supports the use of the land for agricultural use.
<b>Assessing Officers Comments</b>	The proposal provides for continued use and proposed development for agricultural use. The proposal complies.

#### 21.3 Use Standards

21.4 Development Standards for Buildings and Works		
Clause	Description	Assessment
21.4.1	Building height	A1 Proposal complies. Building height is less than 12m (5.363m).
21.4.2	Setback	A1 Does not comply as proposed Covered Sheep Yards are built over title boundaries.
		A2 Not applicable. Proposed buildings are not for a sensitive use.
21.4.3	Access for new dwellings	A1 Not applicable.

From the table above, where the acceptable solution has not been met, the performance criteria is addressed below.

#### DISCRETIONS

<b>21.4.2</b>	<b>Setbacks</b>
P1	Buildings must be sited to provide adequate vehicle access and not cause an unreasonable impact on existing use on adjoining properties, having regard to: a) the bulk and form of the building; b) the nature of existing use on the adjoining properties; c) separation from existing use on the adjoining properties; and d) any buffers created by natural or other features.
<b>Assessing Officers Comments</b>	Approval is sought for covered sheep yard buildings over the boundary of two titles in the same ownership, with all adjoining titles also under the same ownership and used together as a single farming entity. A burdening right of carriageway, which accommodates a gravel roadway, provides for the purpose of farm vehicles and equipment for the subject farming operations together with access to a property located at 548 Logan Road (the boundary of this property is some 3km from the covered sheep yards). The covered sheep yard buildings subject to this application are located approximately 63m from the edge of this gravel roadway and right of carriageway. The reduction in side boundary setback from 5m to 0m for the buildings will not cause an unreasonable impact on existing use of any



**DISCRETIONS**

adjoining property in a separate ownership as they are physically located a significant distance from land not within the ownership of the subject site and merely a roofed structure over existing yards. The purpose of the buildings is to provide for sheep husbandry practices and welfare, ancillary to existing agricultural use on the subject properties. The proposal is consistent with the performance criteria.

**5.2 LOCAL PLANNING PROVISIONS – PARTICULAR PURPOSE PROVISIONS / SPECIFIC AREA PLAN PROVISIONS**

Not applicable.

**5.3 State Planning Provisions – CODE Provisions**

**C2.0 PARKING AND SUSTAINABLE TRANSPORT CODE**

There is no parking space requirement for the Resource Development use class.

**5.4 REFERRALS**

No referrals required.

**5.5 REPRESENTATIONS**

Notice of the application was given in accordance with Section 57 of the Act. A review of Council’s Records management system after completion of the public exhibition period revealed that one (1) representation was received.

The Planning Authority has been provided with a copy of the representation for their consideration in accordance with clause 6.10 of the Scheme. A copy of the representation has not been included as an attachment to this report as the Land Use Planning and Approvals Act 1993 does not require that representations be published as part of the Council agenda. Furthermore, legislation, including the Personal Information Protection Act 2004, limits the way in which representations can be published.

A summary of the matters raised in the representations are outlined below followed by the planner’s comments.

<b>Issue</b>	General issues regarding vehicle access to the building site location
<b>Assessing Officers Comments</b>	The covered sheep yards subject to this application are not located over or near to the gravel roadway or the right of carriageway burdening the subject titles. The buildings are located some 63m from the right of carriageway. The only discretion sought of the application is due to the buildings (development) being located within 5m of a title boundary. The use is a No Permit Required land use. The buildings will not obstruct the right of carriageway.
<b>Issue</b>	General issues regarding the condition of access to the subject building
<b>Assessing Officers Comments</b>	The condition of access to the subject building is not relevant to the application or assessment. This is a matter between the applicable land owners with no criteria to assess against. No further consideration of this matter is necessary.

**5.6 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*.

**5.7 STATE POLICIES**

The proposal is consistent with all State Policies.

**5.8 STRATEGIC PLAN/ANNUAL PLAN/COUNCIL POLICIES**

Strategic Plan - Statutory Planning





## 6 FINANCIAL IMPLICATIONS TO COUNCIL

Not applicable to this application.

## 7 OPTIONS

Approval of the application subject to conditions, or refusal with reasons for refusal detailed.

When deciding whether to include conditions in a permit, the planning authority may consider:

- a) all applicable standards and requirements in this planning scheme; and
- b) any representations received pursuant to and in conformity with section 57(5) of the Act, but only as far as each such matter is relevant to the **particular discretion** being exercised.

In accordance with 6.11.2 of the Scheme, conditions and restrictions imposed by the planning authority on a permit may include:

- a) requirements that specific acts be done to the satisfaction of the planning authority;
- b) staging of a use or development, including timetables for commencing and completing stages;
- c) the order in which parts of the use or development can be commenced;
- d) limitations on the life of the permit;
- e) requirements to modify the development in accordance with predetermined triggers, criteria or events;
- f) construction or traffic management; and
- g) erosion, and stormwater volume and quality controls.

The test for determining the validity of a condition imposed on a permit was originally considered in *Newbury District Council v Secretary of State for the Environment [1981] AC 578* and subsequently affirmed by the High Court in *Western Australian Planning Commission v Temwood Holdings Pty Ltd (2004) 221 CLR 30, [57] (McHugh J)*.

The proposed conditions of approval at the beginning of this report have been drafted based on the above principles in that they:

- (i) are for a planning purpose and not for an ulterior purpose; and
- (ii) fairly and reasonably relate to the proposed development; and
- (iii) are not so unreasonable that no reasonable planning authority could have imposed them.

## 8 ATTACHMENTS

1. PL N-24-0027 Agenda Attachments [11.1.1 - 22 pages]



## 11.2 PLN-23-0036: CONCRETE BATCH PLANT, 150 WEST STREET, CAMPBELL TOWN

File: 303300.01  
Responsible Officer: Des Jennings, General Manager  
Report prepared by: Paul Godier, Senior Planner

### MINUTE NO. 24/0204

#### DECISION

Cr Goss/Cr McCullagh

That application PLN-23-0036 to develop and use the land at 150 West Street, Campbell Town for a concrete batch plant be approved subject to the following conditions:

#### **1 Layout not altered**

The use and development must be generally in accordance with the endorsed document:

- D1 Planning Report, version 2.0, 15 March 2023.

#### **2 Commencement of Use**

The use must not commence until Macquarie Road from the site access to West Street has been repaired to the satisfaction of the Council's General Manager.

#### **3 Haulage Route to Midland Highway**

Access to and from the Midland Highway must be via Macquarie Road and West Street.

#### **4 Maintenance of Macquarie Road and West Street**

Before the use and/or development commences, the condition of Macquarie Road from the site access to West Street, and West Street to the Midland Highway must be assessed by a suitably qualified expert at the proponent's expense. The assessment is to be provided to Council as a report. Subsequent assessments must be undertaken, and the report provided when required by the General Manager, depending on the condition of the roads, but no more than every two months. The assessment must be undertaken in accordance with the following, unless otherwise specified in writing by the General Manager:

- i) The assessment is limited to that part of Macquarie Road and West Street used by trucks going to and from the batching plant.
- ii) A visual inspection only is required.
- iii) The condition of the roads is to be recorded by photographs and description.
- iv) The report must state what (if any) damage, in the expert's opinion, has been caused
- v) The report must state what (if any) repairs are required to rectify the damage caused by truck movements to and from the batching plant.
- vi) The report must estimate the cost of any repairs it states are required under (v).

Any damage caused by the establishment, operation or decommissioning of the site must be repaired by the applicant. The proponent must maintain Macquarie Road from the site access to West Street, and West Street to the Midland Highway in the same or better condition than it currently is.

#### **5 Hours of Operation**

Hours of operation are limited to:

- Weekdays: 7am to 7pm
- Saturdays: 8am to 4pm

#### **6 Truck movements**

- There must be no more than 80 agitator truck movements (40 entries plus 40 exits) per month.

Carried Unanimously

Voting for the Motion:

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

Voting Against the Motion:

Nil



## RECOMMENDATION

That application PLN-23-0036 to develop and use the land at 150 West Street, Campbell Town for a concrete batch plant be approved subject to the following conditions:

### 1 **Layout not altered**

The use and development must be generally in accordance with the endorsed document:

- D1 Planning Report, version 2.0, 15 March 2023.

### 2 **Commencement of Use**

The use must not commence until Macquarie Road from the site access to West Street has been repaired to the satisfaction of the Council's General Manager.

### 3 **Haulage Route to Midland Highway**

Access to and from the Midland Highway must be via Macquarie Road and West Street.

### 4 **Maintenance of Macquarie Road and West Street**

Before the use and/or development commences, the condition of Macquarie Road from the site access to West Street, and West Street to the Midland Highway must be assessed by a suitably qualified expert at the proponent's expense. The assessment is to be provided to Council as a report. Subsequent assessments must be undertaken, and the report provided when required by the General Manager, depending on the condition of the roads, but no more than every two months. The assessment must be undertaken in accordance with the following, unless otherwise specified in writing by the General Manager:

- i) The assessment is limited to that part of Macquarie Road and West Street used by trucks going to and from the batching plant.
- ii) A visual inspection only is required.
- iii) The condition of the roads is to be recorded by photographs and description.
- iv) The report must state what (if any) damage, in the expert's opinion, has been caused
- v) The report must state what (if any) repairs are required to rectify the damage caused by truck movements to and from the batching plant.
- vi) The report must estimate the cost of any repairs it states are required under (v).

Any damage caused by the establishment, operation or decommissioning of the site must be repaired by the applicant. The proponent must maintain Macquarie Road from the site access to West Street, and West Street to the Midland Highway in the same or better condition than it currently is.

### 5 **Hours of Operation**

Hours of operation are limited to:

- Weekdays: 7am to 7pm
- Saturdays: 8am to 4pm

### 6 **Truck movements**

- There must be no more than 80 agitator truck movements (40 entries plus 40 exits) per month.

## 1 INTRODUCTION

This report assesses an application for a concrete batch plant against the relevant provisions of the *Tasmanian Planning Scheme – Northern Midlands*, Version: 8 effective from 9 November 2023.

## 2 STATUTORY REQUIREMENTS

Determination of whether to refuse or approve the application is a statutory obligation. Council acts as the Planning Authority for the determination of this application under the *Land Use Planning and Approvals Act 1993* (the Act). Council as the Planning Authority must determine whether to refuse or approve the application pursuant to section 51(2) of the Act and 6.10 of the *Tasmanian Planning Scheme – Northern Midlands* (the planning scheme).



This application is made pursuant to section 57 of the Act (i.e., a Discretionary application which the Planning Authority has the discretion to refuse or approve with conditions). In determining whether to refuse or approve the application the Planning Authority must take into consideration:

- a) all applicable standards and requirements in this planning scheme; and
- b) any representations received pursuant to and in conformity with section 57(5) of the Act.

In the case of the exercise of discretion to refuse or approve the application, items a) and b) above must be considered only as far as each matter is relevant to the particular discretion being exercised.

#### All applicable standards and requirements in this planning scheme

Compliance with the applicable standards consists of complying with the Acceptable Solution or satisfying the Performance Criteria for that standard. Where an application complies with an Acceptable Solution, the corresponding Performance Criteria cannot be considered. Where an application does not comply with an Acceptable Solution, the application must be assessed against the corresponding Performance Criteria. An assessment of the applicable standards pertaining to this application is included in section 5 of this report.

#### Any representations received pursuant to and in conformity with section 57(5) of the Act.

The council as the Planning Authority is obliged to consider the views raised by the community by way of representation received during the public notification period. However, decisions made by the Planning Authority must be in accordance with the Act and the planning scheme. This means that Council as the Planning Authority can only consider matters raised in representations as far as those matters are relevant to the particular discretion being exercised. Consideration of matters that are not relevant to the particular discretion being exercised risks a decision being made that cannot stand up to challenge through the Tasmanian Civil and Administrative Tribunal. An assessment of the representation/s is included in section 5.5 of this report.

#### Discretionary Aspects of the Application

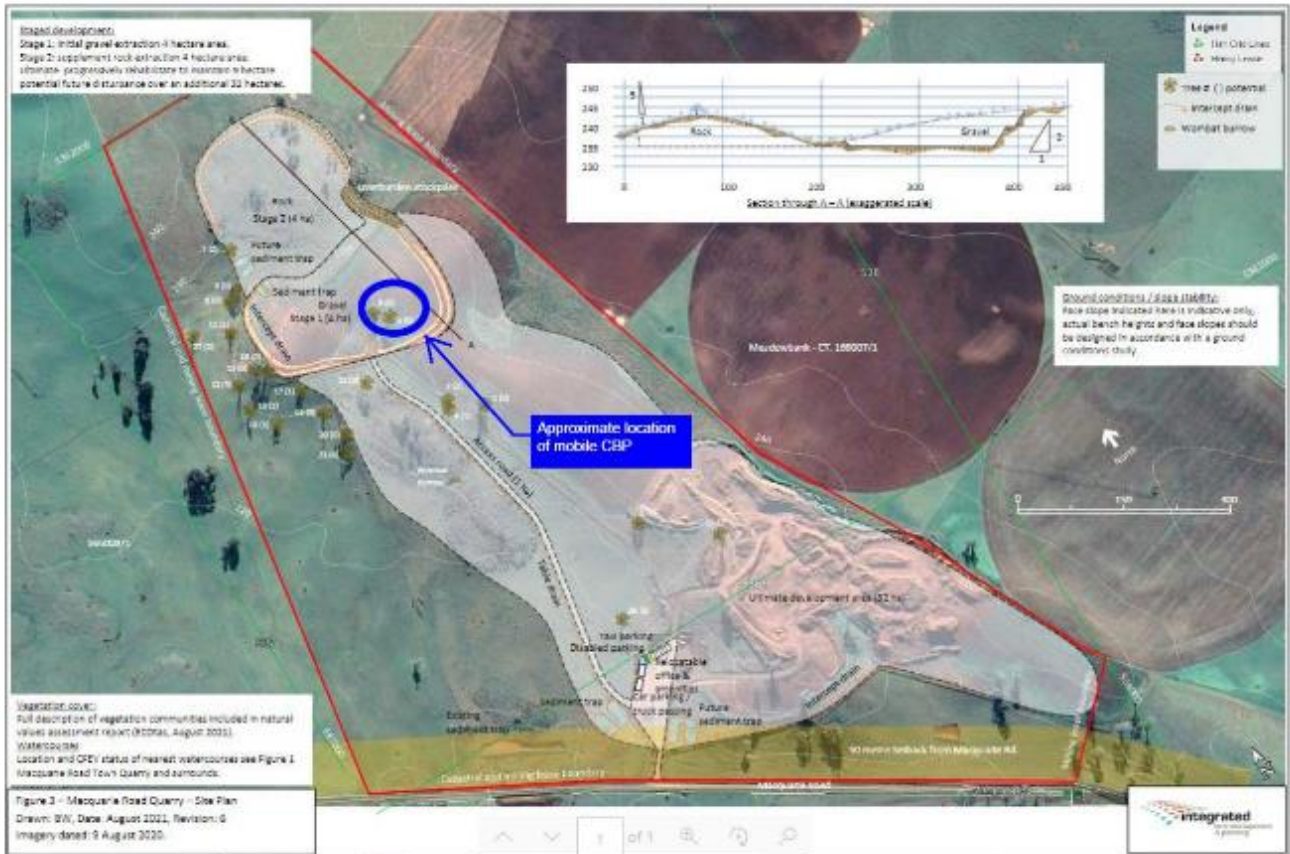
- A concrete batch plan (manufacturing and processing, if for the processing of materials from Extractive Industry) is a Discretionary use in the Agriculture Zone.
- 21.3.1 P1 Discretionary Uses must be required to locate on the site for operational or security reasons.
- 21.3.1 P2 A discretionary use must minimise the conversion of agricultural land to non-agricultural use.
- C3.5.1 P1 Increase in vehicle movements at the existing access by more than 5 movements per day.

### 3 APPLICATION DETAILS AND TIMEFRAMES

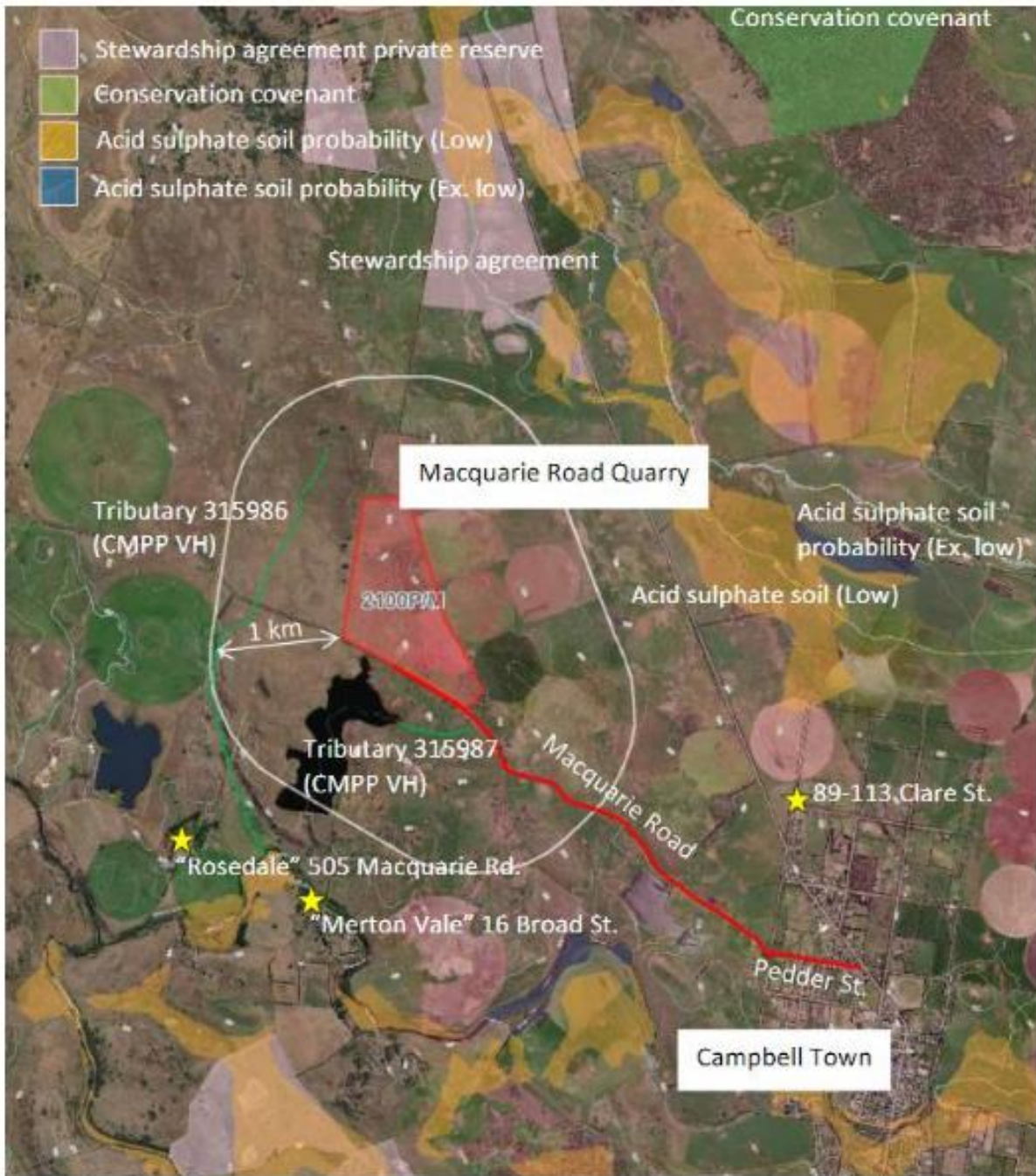
<b>Application Number:</b>	PLN-23-0036
<b>Address:</b>	150 West Street, Campbell Town
<b>Existing use/development</b>	Quarry
<b>Applicant:</b>	Boral Construction Materials Group Ltd
<b>Zone:</b>	Agriculture Zone
<b>Particular Purpose Zone/Specific Area Plan</b>	None applicable
<b>Applicable codes:</b>	Carparking and Sustainable Transport Code
<b>Use classification:</b>	Manufacturing and processing
<b>Existing use:</b>	Extractive Industry
<b>Application must be determined by:</b>	28 June 2024
<b>Recommendation:</b>	<b>Approval subject to conditions detailed in "recommendation" above.</b>

#### 4 SUBJECT SITE AND LOCALITY

The subject site is north-west of Campbell Town with access off Macquarie Road. The property is largely used for farming and also contains a quarry. The proposed site for the concrete batching plant is adjacent to the quarry, within an area approved for the quarry by planning permit PLN21-0231.



^Map of the Extractive Industry and proposed location of mobile concrete batch plant (source: Development Application)



^Aerial image of the site and surrounding area (source: Development Application)



^ Entrance to Subject Site from Macquarie Road



^Intersection of West Street and Midland Highway with widening required for the quarry permit

## 5 PLANNING SCHEME ASSESSMENT

This assessment has been made by a suitably qualified person and a professional recommendation has been provided for the Planning Authority to consider. The professional recommendation detailed further in this report considers (where relevant) previous decisions and case law of the Tasmanian Civil and Administrative Tribunal (TASCAT) and is an unbiased assessment of the applicable standards and the suitability of the proposed development.

GENERAL PROVISIONS		Applicable (Y/N)
7.1	Changes to an Existing Non-conforming Use	N
7.2	Development for Existing Discretionary Uses	N
7.3	Adjustment of a Boundary	N
7.4	Change of Use of a Place listed on the Tasmanian Heritage Register or a Local Heritage Place	N
7.5	Change of Use	N
7.6	Access and Provision of Infrastructure Across Land in Another Zone	N



7.7	Buildings Projecting onto Land in a Different Zone	N
7.9	Demolition	N
7.10	Development Not Required to be Categorised into a Use Class	N
7.12	Sheds on Vacant Sites	N

CODE		Applicable (Y/N)	Exemption Applied
C1.0	Signs Code	N	-
C2.0	Parking and Sustainable Transport Code	Y	-
C3.0	Road and Railway Asset Code	Y	-
C4.0	Electricity Transmission Infrastructure Protection Code	N	-
C5.0	Telecommunications Code	N	-
C6.0	Local Historic Heritage Code	N	-
C7.0	Natural Assets Code	N	-
C8.0	Scenic Protection Code	N	-
C9.0	Attenuation Code	N (more than 200m from sensitive uses)	-
C10.0	Coastal Erosion Hazard Code	N	-
C11.0	Coastal Inundation Hazard Code	N	-
C12.0	Flood-Prone Areas Hazard Code	N	-
C13.0	Bushfire Prone Areas Code	N	-
C14.0	Potentially Contaminated Land Code	N	-
C15.0	Landslip Hazard Code	N	-
C16.0	Safeguarding of Airports Code	N	-

PARTICULAR PURPOSE ZONES		Applicable (Y/N)
NOR-P1.0	Particular Purpose Zone – Campbell Town Service Station	N
NOR-P2.0	Particular Purpose Zone – Epping Forest	N

SPECIFIC AREA PLANS		Applicable (Y/N)
NOR-S1.0	TRANSlink Specific Area Plan	N
NOR-S2.0	Campbell Town Specific Area Plan	N
NOR-S3.0	Cressy Specific Area Plan	N
NOR-S4.0	Devon Hills Specific Area Plan	N
NOR-S5.0	Evandale Specific Area Plan	N
NOR-S6.0	Longford Specific Area Plan	N
NOR-S7.0	Perth Specific Area Plan	N
NOR-S8.0	Ross Specific Area Plan	N

The relevant Scheme definition is:

Table 6.2 Use Class	
Manufacturing and processing	<i>Use of land for manufacturing, assembling or processing products other than Resource Processing. Examples include boat building, brick making, cement works, furniture making, glass manufacturing, metal and wood fabrication, mineral processing and textile manufacturing.</i>

Per the applicable zone use class table, the proposed use 'Manufacturing and processing' with the qualification 'if for the processing of materials from Extractive Industry' is Discretionary. Clause 6.10.2 states that consideration of the purpose of the zone, local area objectives, code, specific area plan and/or site-specific qualification is only required when determining an application for a Discretionary use.





## 5.1 State Planning Provisions – Zone Provisions

### ASSESSMENT OF THE AGRICULTURE ZONE PROVISIONS

#### Zone Purpose

Per 6.10.2 Assessment against this only required when the use is discretionary. The proposed use is Discretionary per 21.2 Use Table.

21.1 Zone Purpose	
21.1.1	To provide for the use or development of land for agricultural use.
<b>Assessing Officers Comments</b>	The proposal to use land currently used for extractive industry does not conflict with this purpose.
21.1.2	To protect land for the use or development of agricultural use by minimising: <ul style="list-style-type: none"> <li>a) conflict with or interference from non-agricultural uses;</li> <li>b) non-agricultural use or development that precludes the return of the land to agricultural use; and</li> <li>c) use of land for non-agricultural use in irrigation districts.</li> </ul>
<b>Assessing Officers Comments</b>	The proposal complies with this zone purpose.
21.1.3	To provide for use or development that supports the use of the land for agricultural use.
<b>Assessing Officers Comments</b>	The proposal does not conflict with this purpose.

#### 21.3 Use Standards

21.3.1 Discretionary Uses		
Description	Assessment	
A1 Requirement of use to occur on agricultural land	No Acceptable Solution	
A2 Converting agricultural land for non-agricultural uses	No Acceptable Solution	
A3 Uses on prime agricultural land	No Acceptable Solution	
A4 Residential Use	No Acceptable Solution	
21.4 Development Standards for Buildings and Works		
Clause	Description	Assessment
21.4.1	Building height	A1 Maximum height of 4.5m. Less than 12m. Complies.
21.4.2	Setback	A1 More than 5m from boundaries. Complies.
		A2 Not a sensitive use. Not applicable.
21.4.3	Access for new dwellings	Not applicable.
21.5 Development Standards for Subdivision		
Clause	Description	Assessment
21.5.1	Lot Design	A1 Not applicable.
		A2 Not applicable.



From the table above, where the acceptable solution has not been met, the performance criteria is addressed below.

DISCRETIONS	
<b>21.3.1</b>	<b>Discretionary Uses</b>
P1	<p>A use listed as Discretionary, excluding Residential or Resource Development, must be required to locate on the site, for operational or security reasons or the need to contain or minimise impacts arising from the operation such as noise, dust, hours of operation or traffic movements, having regard to:</p> <ul style="list-style-type: none"> <li>a) access to a specific naturally occurring resource on the site or on land in the vicinity of the site;</li> <li>b) access to infrastructure only available on the site or on land in the vicinity of the site;</li> <li>c) access to a product or material related to an agricultural use;</li> <li>d) service or support for an agricultural use on the site or on land in the vicinity of the site;</li> <li>e) the diversification or value adding of an agricultural use on the site or in the vicinity of the site; and</li> <li>f) provision of essential Emergency Services or Utilities.</li> </ul>
<b>Assessing Officers Comments</b>	The proposal for a concrete batch plant which will source materials directly from the extractive industry on site complies with the performance criterion.
P2	<p>A use listed as Discretionary, excluding Residential, must minimise the conversion of agricultural land to non-agricultural use, having regard to:</p> <ul style="list-style-type: none"> <li>a) the area of land being converted to non-agricultural use;</li> <li>b) whether the use precludes the land from being returned to an agricultural use;</li> <li>c) whether the use confines or restrains existing or potential agricultural use on the site or adjoining sites.</li> </ul>
<b>Assessing Officers Comments</b>	The proposal to use an area of land already used for extractive industry complies with this performance criterion.
P3	<p>A use listed as Discretionary, excluding Residential, located on prime agricultural land must:</p> <ul style="list-style-type: none"> <li>a) be for Extractive Industry, Resource Development or Utilities, provided that: <ul style="list-style-type: none"> <li>(i) the area of land converted to the use is minimised;</li> <li>(ii) adverse impacts on the surrounding agricultural use are minimised; and</li> <li>(iii) the site is reasonably required for operational efficiency; or</li> </ul> </li> <li>b) be for a use that demonstrates a significant benefit to the region, having regard to the social, environmental and economic costs and benefits of the proposed use.</li> </ul>
<b>Assessing Officers Comments</b>	Not applicable. The land is not prime agricultural land. The land is class 4 and 5. Prime agricultural land is class 1, 2, or 3.
P4	<p>A Residential use listed as Discretionary must:</p> <ul style="list-style-type: none"> <li>a) be required as part of an agricultural use, having regard to: <ul style="list-style-type: none"> <li>(i) the scale of the agricultural use;</li> <li>(ii) the complexity of the agricultural use;</li> <li>(iii) the operational requirements of the agricultural use;</li> <li>(iv) the requirement for the occupier of the dwelling to attend to the agricultural use; and</li> <li>(v) proximity of the dwelling to the agricultural use; or</li> </ul> </li> <li>b) be located on a site that: <ul style="list-style-type: none"> <li>(i) is not capable of supporting an agricultural use;</li> <li>(ii) is not capable of being included with other agricultural land (regardless of ownership) for agricultural use; and</li> <li>(iii) does not confine or restrain agricultural use on adjoining properties.</li> </ul> </li> </ul>
<b>Assessing Officers Comments</b>	Not applicable. Not a residential use.



5.2 LOCAL PLANNING PROVISIONS – PARTICULAR PURPOSE PROVISIONS / SPECIFIC AREA PLAN PROVISIONS

5.3 State Planning Provisions – CODE Provisions

**C2.0 PARKING AND SUSTAINABLE TRANSPORT CODE**

C2.5 Use Standards		
Clause	Description	Assessment
C2.5.1	Car Parking Numbers (Refer to table C2.1)	A1 1 space per 200m <sup>2</sup> floor area or 2 spaces per 3 employees whichever is greater. No floor area. 4 employees = 2 spaces required. These are provided within the quarry office parking area.
C2.5.2	Bicycle parking numbers (Refer to table C2.1)	A1 1 space per 5 employees. Not required given the location and use.
C2.5.3	Motorcycle parking numbers (Refer to table C2.4)	A1 None required.
C2.5.4	Loading Bays	A1 N/a – floor area less than 1,000m <sup>2</sup> .
C2.5.5	Number of car parking spaces within the Gen Res Zone	A1 N/a
C2.6 Development Standards for Buildings and Works		
Clause	Description	Assessment
C2.6.1	Construction of parking areas	A1 Complies – existing gravel carpark used for quarry.
C2.6.2	Design and layout of parking areas	A1.1 Complies – existing gravel carpark used for quarry.
		A1.2 Complies – existing gravel carpark used for quarry.
C2.6.3	Number of accesses for vehicles	A1 Complies, only 1 access.
		A2 N/a – not a business zone.
C2.6.4	Lighting of parking areas within the Gen Bus and Cent Bus zone	A1 N/a – not a business zone.
C2.6.5	Pedestrian Access	A1.1 – not required for this use.
		A1.2 – not required for this use.
C2.6.6	Loading Bays	A1 – not required for this use.
		A2 – not required for this use.
C2.6.7	Bicycle parking and storage facilities within the Gen Bus and Cent Bus zone	A1 – N/a – not a business zone.
		A2 – N/a – not a business zone.
C2.6.8	Siting of parking and turning areas	A1- Not applicable to the Agriculture zone
		A2- Not applicable to the Agriculture zone
C2.7 Parking Precinct Plan		
Clause	Description	Assessment
C2.7.1	Parking precinct plan	A1 N/a – no parking precinct plan.

**C3.0 ROAD AND RAILWAY ASSET CODE**



**Code Purpose**

<b>C3.1</b>	<b>Code Purpose</b>
<b>C3.1.1</b>	To protect the safety and efficiency of the road and railway networks.
<b>Assessing officer's comments</b>	<p>The approved quarry permit allows for:  Average pay load various truck types = 32 tonnes.  Average movements (expected) 468/week or 78/day.  Peak movements (expected) 210/week or 85/day.  The concrete batch plant proposes that each truck will cart 5m<sup>3</sup> of concrete <u>on average</u>.  200m<sup>3</sup> per month / 5m<sup>3</sup> per truck = 40 truck entries and 40 truck exits = 80 truck movements per month on average.  This is equivalent to 20 truck movements per week on average, or 4 truck movements per day on average.  The nature of the traffic is similar to that of the quarry (heavy vehicles) and the number is somewhat less. Similar conditions for the maintenance of Macquarie Road and West Street are required for the batch plant permit.  It is considered that the proposal satisfies the Code Purpose.</p>
<b>C3.1.2</b>	To reduce conflicts between sensitive uses and major roads and the rail network.
<b>Assessing officer's comments</b>	The proposal is not for a sensitive use and does not use a major road until trucks access the Midland Highway.

**C3.5 Use Standards**

Clause	Description	Assessment
C3.5.1	Traffic generation at a vehicle crossing, level crossing or new junction.	A1.1 N/a
		A1.2 N/a
		A1.3 N/a
		A1.4 To comply with Table C3.1 the batch plant must increase the average daily traffic to and from the site by no more than 20% or 5 vehicle movements per day whichever is greater. The proposal must be assessed against the Performance Criteria C3.5.1 P1.
		A1.5 Complies.

**C3.6 Development Standards for Buildings and Works**

Clause	Description	Assessment
C3.6.1	Habitable buildings for sensitive uses within a road or railway attenuation area.	A1 N/a

**C3.7 Development Standards for Subdivision**

Clause	Description	Assessment
C3.7.1	Subdivision for sensitive uses within a road or railway attenuation area.	A1 N/a

**DISCRETIONS**

Clause	Description
<b>C3.5.1</b>	<b>Traffic generation at a vehicle crossing, level crossing or new junction</b>
P1	<p>Vehicular traffic to and from the site must minimise any adverse effects on the safety of a junction, vehicle crossing or level crossing or safety or efficiency of the road or rail network, having regard to:</p> <ol style="list-style-type: none"> <li>any increase in traffic caused by the use;</li> <li>the nature of the traffic generated by the use;</li> <li>the nature of the road;</li> <li>the speed limit and traffic flow of the road;</li> </ol>



DISCRETIONS	
	<ul style="list-style-type: none"> <li>e) any alternative access to a road;</li> <li>f) the need for the use;</li> <li>g) any traffic impact assessment; and</li> <li>h) any advice received from the rail or road authority.</li> </ul>
<b>Assessing Officers Comments</b>	<p>The approved quarry permit allows for:            Average pay load various truck types = 32 tonnes.            Average movements (expected) 468/week or 78/day.            Peak movements (expected) 210/week or 85/day.</p> <p>The concrete batch plant proposes that each truck will cart 5m<sup>3</sup> of concrete <u>on average</u>.            200m<sup>3</sup> per month / 5m<sup>3</sup> per truck = 40 truck entries and 40 truck exits = 80 truck movements per month on average.            This is equivalent to 20 truck movements per week on average, or 4 truck movements per day on average.</p> <p>The nature of the traffic is similar to that of the quarry (heavy vehicles) and the number is somewhat less. Similar conditions for the maintenance of Macquarie Road and West Street are required for the batch plant permit.            It is considered that the proposal satisfies the Performance Criterion.</p>

#### 5.4 REFERRALS

<p><b>Council's Infrastructure &amp; Works Department – NMC</b></p> <p>Council's Works &amp; Infrastructure Department recommends the following conditions:</p> <p>1 Haulage Route to Midland Highway            Access to and from the Midland Highway must be via Macquarie Road and West Street.</p> <p>2 Maintenance of Macquarie Road and West Street            Before the use and/or development commences, the condition of Macquarie Road from the site access to West Street, and West Street to the Midland Highway must be assessed by a suitably qualified expert at the proponent's expense. The assessment is to be provided to Council as a report. Subsequent assessments must be undertaken, and the report provided when required by the General Manager, depending on the condition of the roads, but no more than every two months. The assessment must be undertaken in accordance with the following, unless otherwise specified in writing by the General Manager:</p> <ul style="list-style-type: none"> <li>i) The assessment is limited to that part of Macquarie Road and West Street used by trucks going to and from the batching plant.</li> <li>ii) A visual inspection only is required.</li> <li>iii) The condition of the roads is to be recorded by photographs and description.</li> <li>iv) The report must state what (if any) damage, in the expert's opinion, has been caused</li> <li>v) The report must state what (if any) repairs are required to rectify the damage caused by truck movements to and from the batching plant.</li> <li>vi) The report must estimate the cost of any repairs it states are required under (v).</li> </ul> <p>Any damage caused by the establishment, operation or decommissioning of the site must be repaired by the applicant. The proponent must maintain Macquarie Road from the site access to West Street, and West Street to the Midland Highway in the same or better condition than it currently is.</p>
<p><b>Environmental Protection Authority (EPA)</b></p> <p>A concrete batch plant is not a Level 2 Activity under the Environmental Management and Pollution Control Act 1994 and therefore does not require referral to the EPA.</p>

#### 5.5 REPRESENTATIONS

Notice of the application was given in accordance with Section 57 of the Act. A review of Council's Records management system after completion of the public exhibition period revealed that five representations were received.

The Planning Authority has been provided with a copy of the representations for its consideration in accordance with clause 6.10 of the Scheme. A copy of the representations has not been included as an attachment to this report as the Land Use Planning and Approvals Act 1993 does not require that representations be published as part of the Council agenda. Furthermore, legislation, including the Personal Information Protection Act 2004, limits the way in which representations can be published.

A summary of the matters raised in the representations are outlined below followed by the planner's comments.



<b>Issue 1</b>	Impact on the condition of Macquarie Road and West Street to the junction with the Midland Highway. Approval of the application should be conditional on a plan to maintain the roads to a safe standard on a permanent and ongoing basis. An agreement to return the road to its original state at the end of a campaign is not sufficient.
<b>Assessing officer's comments</b>	Planning permit PLN-21-0231 for the quarry requires Boral to maintain Mcquarie Road and West Street from the site access to the Midland Highway. Boral has recently completed repairs on West Street in accordance with this condition and has undertaken to complete repairs to Macquarie Road using a Council approved contractor, with timing being subject to the contractor's availability. A similar condition will be placed on any permit for the batch plant.
<b>Issue 2</b>	Truck volumes. It states in the application that there will be 80 movements per month, and will generate 200m3 of concrete per month. A Twin steer truck holds 7m3 of concrete that would mean there is only 1 truck a day, which doesn't seem viable. The numbers don't add up. Approval of this application should be conditional on a strict, ongoing and enforceable limitation on the number of heavy vehicles traversing West Street, or any other residential street in Campbell Town.
<b>Assessing officer's comments</b>	Boral has advised that they have calculated that each truck will cart 5m3 of concrete <u>on average</u> . 200m3 per month / 5m3 per truck = 40 truck entries and 40 truck exits = 80 truck movements. Recommend a condition that there be no more than 80 agitator truck movements (40 entries plus 40 exits) per month.
<b>Issue 3</b>	Midland highway intersection. Concern is the amount of trucks turning into West Street from the Midland Highway. It is a single lane and a speed zone 80km. There will also be a number of trucks turning onto the Midland Highway from the other side of West street that will enter and exit from Elders. There should be provision in the approval of PLN-23-0036 for the widening and reinforcement of the junction.
<b>Assessing officer's comments</b>	Planning permit PLN-21-0231 for the quarry requires "Place a widening strip of asphalt on the western side of the Midland Highway end of West Street, plus a 1m gravel shoulder and drainage". These were the works considered by Council to be necessary upgrades to the junction of the Midland Highway / West Street and have been completed.
<b>Issue 4</b>	Use of Pedder Street by trucks
<b>Assessing officer's comments</b>	Planning permit PLN-21-0231 for the quarry requires access to and from the Midland Highway must be via Macquarie Road and West Street. The same requirement will be imposed on any permit issued for the mobile concrete batching plant. Boral has advised that fleet which access the Boral site are instructed to only use the approved traffic route under PLN-21-0231. In the instance that Boral vehicles are using Pedder Street to access the highway, Boral has requested that the quarry manager be contacted directly (6337 5333) and Boral will educate their drivers on the approved route.
<b>Issue 5</b>	Truck drivers' speed. Realises this is primarily a police enforcement issue and states that Boral should review their driver training and systems before placing additional heavy vehicles on narrow roads.
<b>Assessing officer's comments</b>	Boral has requested that if a member of the public observes Boral vehicles driving in an irresponsible manner to please note the registration number and contact the quarry manager directly (6337 5333) and Boral will educate the driver around the specific issue.
<b>Issue 6</b>	The air quality has changed and the dust is heavier in the house. Dust is a concern as Tasmania is extremely windy. The application states that "During dry periods, water carts will be dampening the road surfaces", will that also be the case after close of business hours? The concrete batch plant will be on higher ground than Campbell Town and its near neighbours off West Street. This will result in dust and some noise pollution in particular when the northerly winds are blowing. This has been experienced from the quarry and the bauxite sites. Heavy winds are very frequent in this region.
<b>Assessing officer's comments</b>	Conditions A1 – A3 of the EPA Permit conditions for the quarry approval require control of dust emissions. The planning scheme places an attenuation distance for sensitive uses (such as houses) of 200m around concrete batch plants for emissions such as noise and dust. The concrete batch plant will be at least 2.5km from the nearest sensitive use.
<b>Issue 7</b>	The concrete batch plant requires water. In the planning report there is a photo of a water tank, and a chemical storage spill bund but no study/report indicating where the water is being accessed from or where the contaminated water is being disposed.
<b>Assessing officer's comments</b>	Boral advises that the site currently has two water tanks which provide water for the existing quarry operations. Water is sourced from the adjoining farmer in accordance with their water licence limits. The mobile concrete batching plant will obtain water from these existing water tanks. Trucks will return to the city base where they will empty any waste into approved waste bays.
<b>Issue 8</b>	Page 5 shows the location (stage 1) for the proposed site. It also shows ( stage 2). I would like clarification on stage 2 and if there will be any future development.
<b>Assessing officer's comments</b>	Page 5 overlays the site of the concrete batch plant onto the plan approved for the quarry). Stage 1 and stage 2 are part of the quarry approval, not the concrete batch plant proposal.
<b>Issue 9</b>	Would like to see an environmental waste plan. Washing down of trucks and where is the waste going.



Assessing officer's comments	Boral advises that all agitator trucks will be based off-site in Hobart and Launceston concrete plant depots. The trucks will leave their city base and head to the Campbell Town site where they will be filled with concrete which will be transported to the jobs in the local area for the day. Once the works are completed for the day, the agitator trucks will be provided water to keep excess concrete from drying and will return to the city base where they will empty any waste into approved waste bays.
Issue 10	Would like to see a plan for on-site facilities first aid , toilets, lunch room.
Assessing officer's comments	Boral advises that the mobile concrete batching plant will utilise the existing amenities which are onsite for the quarry operation.
Issue 11	The EPA should be notified of use of recycled water on organic ground.
Assessing officer's comments	The Land Information System Tasmania (LIST) shows that the subject title contains 'Campbell Town Reuse Dam' which is connected to the Campbell Town Reuse Pumping Station at the Campbell Town Wastewater Treatment Plant (an EPA regulated premises). Regarding effluent reuse, the EPA's website states that 'If the wastewater comes from a treatment plant regulated by the EPA, the EPA also authorises that plant to discharge to the reuse scheme'.
Issue 12	Has there been an Environmental Impact Study? If not, why not?
Assessing officer's comments	An Environmental Impact Study has not been undertaken because the planning scheme does not require one to be undertaken.
Issue 13	As there are earthworks, isn't it required for the EPA to give consent?
Assessing officer's comments	A concrete batch plant is not a Level 2 Activity and therefore does not require consent from the EPA. The existing quarry is a Level 2 Activity and has a planning permit (PLN21-0231) including the EPA's Environmental Permit No. 10668.
Issue 14	Visual impact on Macquarie Road as a tourist route and first impression on Campbell Town. Approval of this application should be conditional on the concrete plant and fixtures, even if temporary, being invisible from the road.
Assessing officer's comments	The mobile concrete batching plant will be located within the footprint of the existing quarry, around 650m from Macquarie Road, with equipment having a maximum height of 4.5m. It is therefore expected to have little adverse visual impact. Regardless, the planning scheme contains no provisions regarding the visual impact of this proposal.
Issue 15	This has been going on for quite a while – August 2002? Its already happening and at the end of the documents money has changed hands.
Assessing officer's comments	The certificate of title refers to an agreement (C445593) pursuant to section 71 of the Land Use Planning and Approvals Act 1993. A copy of this agreement was placed on public notification as forming part of the title documents. The agreement is titled 'Agreement for Use of Recycled Water between Northern Midlands Council and Quorn Hall Pty Limited' dated 30 August 2002. It is not relevant to this application for a concrete batch plant which was lodged on 21 February 2023.
Issue 16	In favour of the proposal of Boral to establish a mobile concrete batch plant. Expects the proposal will cause no detriment to the people and environment of Merton Vale and should provide a valuable service for future development in this part of the Municipality.
Assessing officer's comments	The representation is noted.

## 5.6 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*.

## 5.7 STATE POLICIES

The proposal is consistent with all State Policies.

## 5.8 STRATEGIC PLAN/ANNUAL PLAN/COUNCIL POLICIES

## 6 FINANCIAL IMPLICATIONS TO COUNCIL

Not applicable to this application.

## 7 OPTIONS

Approval of the application subject to conditions, or refusal with reasons for refusal detailed.

When deciding whether to include conditions in a permit, the planning authority may consider:



- a) all applicable standards and requirements in this planning scheme; and
- b) any representations received pursuant to and in conformity with section 57(5) of the Act, but only as far as each such matter is relevant to the **particular discretion** being exercised.

In accordance with 6.11.2 of the Scheme, conditions and restrictions imposed by the planning authority on a permit may include:

- a) requirements that specific acts be done to the satisfaction of the planning authority;
- b) staging of a use or development, including timetables for commencing and completing stages;
- c) the order in which parts of the use or development can be commenced;
- d) limitations on the life of the permit;
- e) requirements to modify the development in accordance with predetermined triggers, criteria or events;
- f) construction or traffic management; and
- g) erosion, and stormwater volume and quality controls.

The test for determining the validity of a condition imposed on a permit was originally considered in *Newbury District Council v Secretary of State for the Environment [1981] AC 578* and subsequently affirmed by the High Court in *Western Australian Planning Commission v Temwood Holdings Pty Ltd (2004) 221 CLR 30, [57] (McHugh J)*.

The proposed conditions of approval at the beginning of this report have been drafted based on the above principles in that they:

- (i) are for a planning purpose and not for an ulterior purpose; and
- (ii) fairly and reasonably relate to the proposed development; and
- (iii) are not so unreasonable that no reasonable planning authority could have imposed them.

## **8 ATTACHMENTS**

1. PL N-23-0036 public exhibition documents [11.2.1 - 54 pages]





## 12 COUNCIL ACTING AS A PLANNING AUTHORITY: CESSATION

### MINUTE NO. 24/0205

#### 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

*At the conclusion of Item 12, Council commenced with Item 7.2.4 (to Item 8) 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. 24/0209

#### DECISION

Deputy Mayor Lambert/Cr Andrews  
That the report be noted.

Carried Unanimously

Voting for the Motion:

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

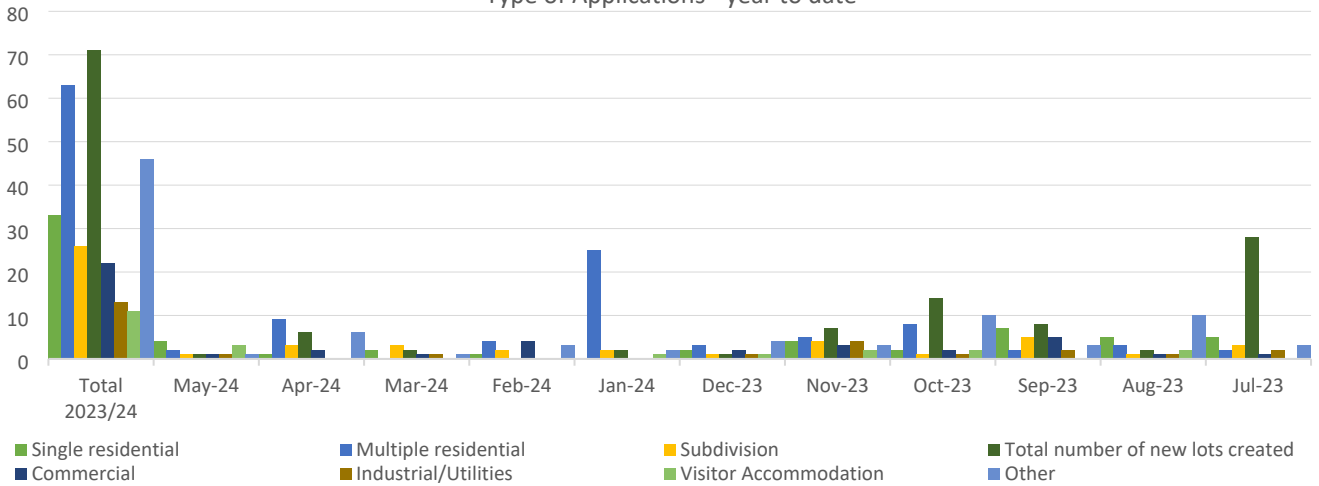
##### 2.1 Planning Decisions

	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	104	16	13	11	12	7	3	8	5	7	12	10	
Applications on STOP for further information				66	62	53	59	31	30	50	42	46	40	49	
Single residential	36	48	33	5	5	7	2	4	2	0	1	2	1	4	
Multiple residential	92	31	63	2	3	2	8	5	3	25	4	0	9	2	
Subdivision	37	34	26	3	1	5	1	4	1	2	2	3	3	1	
Total number of new lots created	91	203	71	28	2	8	14	7	1	2	0	2	6	1	
Commercial	37	27	22	1	1	5	2	3	2	0	4	1	2	1	
Industrial/Utilities	30	12	13	2	1	2	1	4	1	0	0	1	0	1	
Visitor Accommodation	10	8	11	0	2	0	2	2	1	1	0	0	0	3	
Total permitted	0	1	0	0	0	0	0	0	0	0	0	0	0	0	
Total discretionary	10	7	11	0	2	0	2	2	1	1	0	0	0	3	
Other (includes all residential development on existing dwellings [alterations/ additions, sheds, solar, fences, pools etc.])	99	85	46	3	10	3	10	3	4	2	3	1	6	1	
Total No. Applications Approved:	273	228	171	13	21	23	21	22	11	10	13	8	18	11	
Total Permitted:	36	33	17	1	0	2	3	0	1	2	2	1	4	1	
Average Days for Permitted	17.25	11	15	22	-	13	11		5	27	9	22	10	20	
Days allowed for approval by LUPAA	28	28	28	28	28	28	28	28	28	28	28	28	28	28	
Total Exempt under IPS:	84	83	82	23	2	4	16	7	4	6	8	4	4	4	
Total Refused:	16	5	4	1	0	0	1	1	0	1	0	0	0	0	
Total Discretionary:	239	198	154	12	21	21	18	22	10	8	11	7	14	10	
Average Days for Discretionary:	37.33	33.3	32.82	32	30	32	32	35	28	41	33	35	27	36	
Days allowed for approval under LUPAA:	42	42	42	42	42	42	42	42	42	42	42	42	42	42	
Total Withdrawn:	20	39	37	2	2	1	4	3	11	2	3	3	0	6	

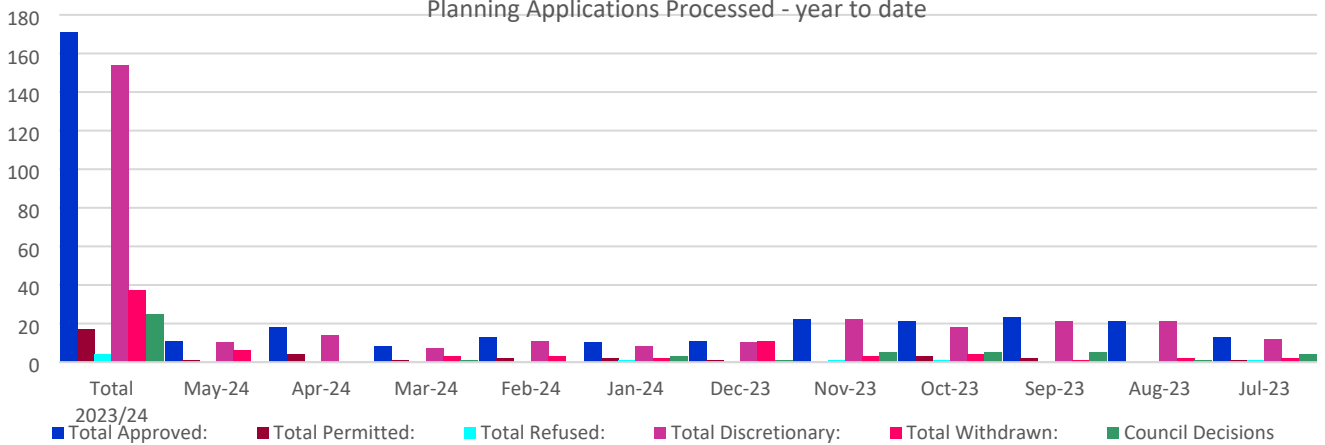


	2021/20 22	2022/ 2023	Total YTD	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June
Council Decisions	41	36	25	4	1	5	5	5	1	3	0	1	0	0	
Appeals lodged by the Applicant	9	6	2	0	0	0	1	0	0	1	0	0	0	0	
Appeals lodged by third party	1	2	0	0	0	0	0	0	0	0	0	0	0	0	

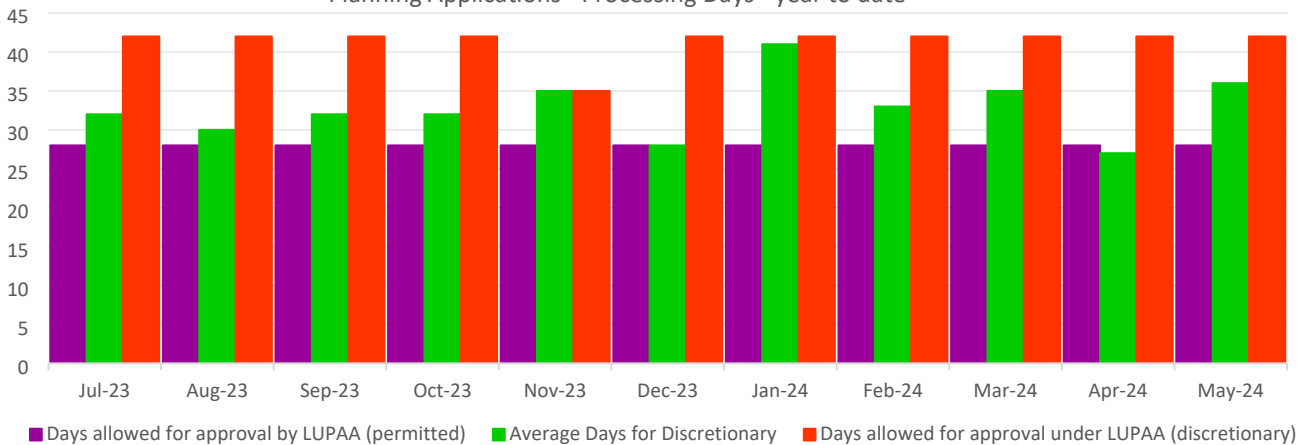
Type of Applications - year to date



Planning Applications Processed - year to date



Planning Applications - Processing Days - year to date

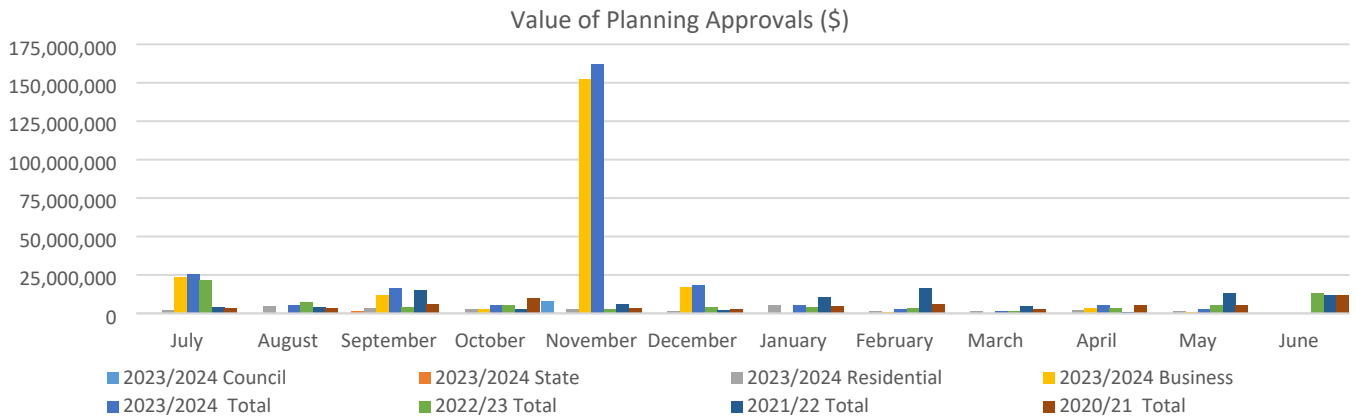




Project	Details	Address	Applicant	No of LUPAA days	Perm / Disc / Exempt
<b>DELEGATED DECISIONS</b>					
PLN-21-0247-1	Change letterboxes from communal to individual - 21 Unit Development	71-73 High Street, Campbell Town TAS 7210	Prime Design	11	A
PLN-24-0043	SHED Extension	9 Bond Street, Ross TAS 7209	NMC	20	P
PLN-23-0103	New Single Dwelling and Bus Annex	18 Portugal Street, Ross (access over Crown Land) TAS 7209	EJ Design and Drafting	42	D
PLN-24-0014	Dwelling (Farmworkers Accommodation)	150 West Street, Campbell Town TAS 7210	Adams building Design	42	D
PLN-24-0028	NEW DWELLING	17 High Street, Ross TAS 7209	Ms Noreen Bazen	42	D
PLN-24-0039	Single Dwelling, access over FR143546/3	24C George Street, Perth (access over F.R. 143546/3) TAS 7300	Prime Design	28	D
PLN-24-0044	Change of Use (Visitor Accommodation)	15 High Street, Ross TAS 7209	Ms Bronwyn Rose	40	D
PLN-24-0048	Multiple Dwellings x 2	5 Laycock Street, Longford TAS 7301	DCM Design Construction Management Pty Ltd	28	D
PLN-24-0050	Tree Removal	292 Leighlands Road, Evandale TAS 7212	Mrs Amanda Duigan	29	D
PLN-24-0051	Visitor Accommodation - 2 new units	31 Norwich Drive, Longford (access over F.R. 135661/1) TAS 7301	DCM Design Construction Management Pty Ltd	25	D
PLN-24-0053	2 Lot Subdivision	78 Pakenham Street, Longford TAS 7301	Woolcott Surveys	38	D
PLN-24-0061	Horse shelters x 20 (change to an existing non-conforming use) (proposed on Lot 5 approved by planning permit P14-140) & additional crossover	10 Anstey Street, Longford TAS 7301	Mr George Blacker	39	D
<b>COUNCIL DECISIONS</b>					
<b>COUNCIL DECISIONS - REFUSAL</b>					
<b>DELEGATED DECISIONS - REFUSAL</b>					

## 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
March	0	260,000	1,210,000	25,000	1,495,000	1,238,500	4,459,000	2,914,596
April	0	0	2,027,340	3,114,000	5,141,340	3,186,222	942,860	5,068,500
May	150,000	0	1,690,000	880,000	2,720,000	5,195,000	13,327,000	5,625,188
<b>YTD Total</b>	<b>8,000,000</b>	<b>1,760,000</b>	<b>28,588,879</b>	<b>212,644,000</b>	<b>250,992,879</b>	<b>63,221,582</b>	<b>79,808,349</b>	<b>52,971,630</b>
<b>Annual Total</b>						<b>76,384,582</b>	<b>91,715,427</b>	<b>64,878,708</b>



### 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. Council and the Appellant have entered into a consent agreement to replace Council's refusal with a permit which has been provided to the Tribunal. Awaiting the Tribunal's decision.		
<b>Decisions received</b>			
-	-		

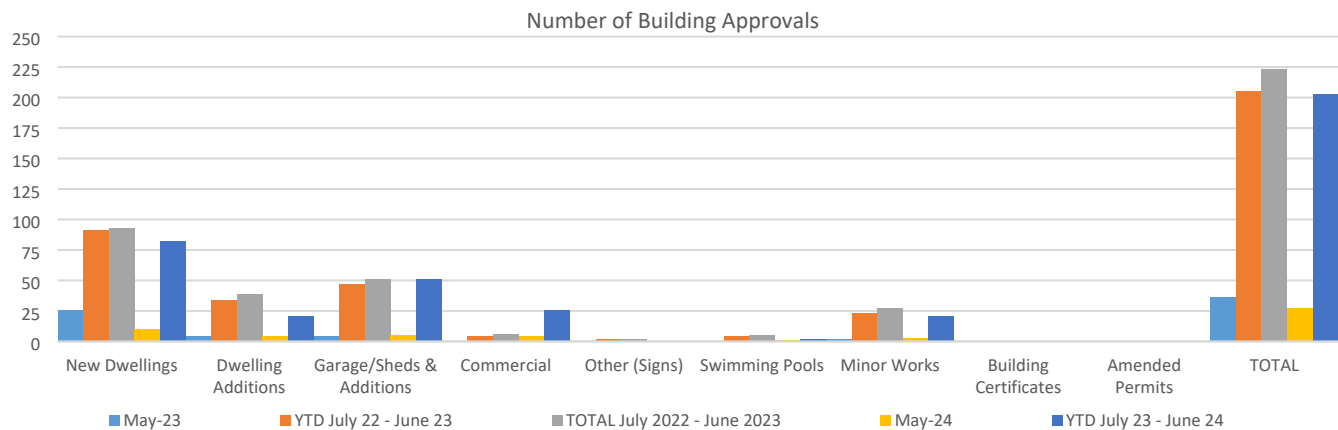
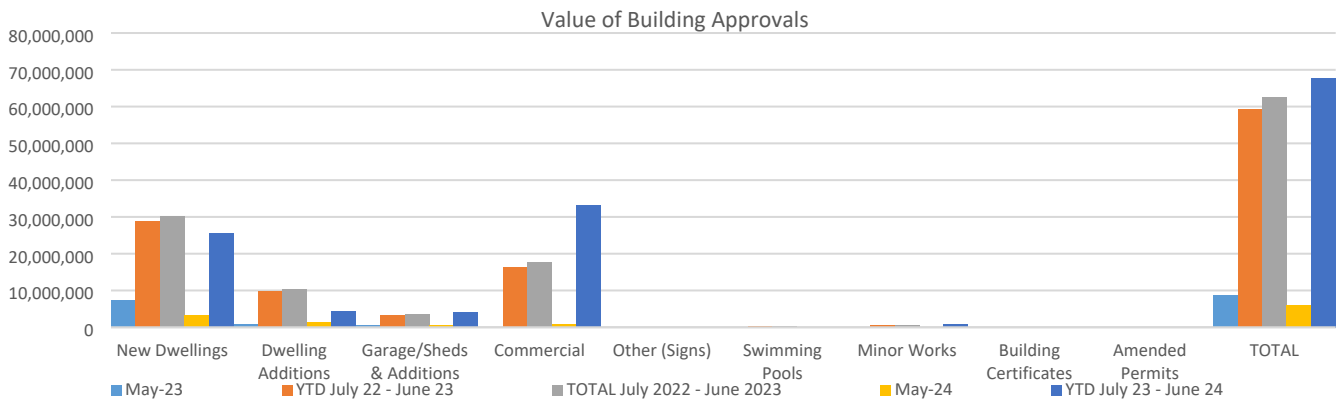
  

TPC		TASMANIAN PLANNING COMMISSION	
PLN-24-0016	Draft Amendment 13/2024 to apply the flood-prone area overlay to the Planning Scheme maps at Perth, Campbell Town and Ross. Report on representations to be presented to a future Council meeting.		
<b>Decisions received</b>			
-	-		

### 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			
	May 2023		YTD 2022-2023		July 2022 - June 2023		May 2024		YTD 2023-2024	
	No.	Total Value \$	No.	No.	No.	Total Value \$	No.	Total Value \$	No.	No.
New Dwellings	26	7,393,410	91	28,915,415	93	30,059,415	10	3,280,000	82	25,433,896
Dwelling Additions	4	705,000	34	9,726,630	39	10,252,722	4	1,439,000	21	4,305,400
Garage/Sheds & Additions	4	583,000	47	3,390,957	51	3,583,957	5	470,000	51	3,954,824
Commercial	0	0	4	16,317,000	6	17,742,000	4	830,000	26	33,225,214
Other (Signs)	0	0	2	82,945	2	82,945	0	0	0	0
Swimming Pools	0	0	4	296,000	5	374,750	1	25,000	2	114,000
Minor Works	2	28,500	23	425,868	27	481,351	3	25,812	21	696,126
Building Certificates	0	0	0	0	0	0	0	0	0	0
Amended Permits	0	0	0	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>36</b>	<b>8,709,910</b>	<b>205</b>	<b>59,154,815</b>	<b>223</b>	<b>62,577,140</b>	<b>27</b>	<b>6,069,812</b>	<b>203</b>	<b>67,729,460</b>
<b>Inspections</b>										
Building	0		10		10		0		4	
Plumbing	24		259		280		46		402	



**2.5 Planning, Building & Plumbing Compliance – Permit Review**

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

<b>Planning Permit Compliance Reviews</b>	<b>This Month</b>	<b>2023/2024</b>	<b>Total 2022/2023</b>
Number of Inspections	7	49	79
Property owner not home or only recently started			
Complying with all conditions / signed off	2	9	1
Not complying with all conditions			
Re-inspection required	5	34	64
Notice of Intention to Issue Enforcement Notice			5
Enforcement Notices issued			1
Infringement Notice Issued			
No Further Action Required		6	14
<b>Building / Plumbing Permit Compliance Reviews</b>	<b>This Month</b>	<b>2023/2024</b>	<b>Total 2022/2023</b>
Number of Inspections	51	112	29
Property owner not home or only recently started			
Complying with all conditions / signed off	50	91	
Not complying with all conditions			
Re-inspection required	1	14	10
Building Notices issued			2
Plumbing Notices Issued			
Building Orders issued			
Plumbing Orders issued			
Infringements Issued (Building/Plumbing)			
No Further Action Required		7	19
<b>Illegal Works – Building / Plumbing</b>	<b>This Month</b>	<b>2023/2024</b>	<b>Total 2022/2023</b>
Number of Inspections	12	83	78
Commitment provided to submit required documentation		7	11
Re-inspection required	6	45	42
No Further Action Required	6	31	25
Building Notices issued	2	16	12
Plumbing Notices Issued	1	10	
Building Orders issued	6	12	7
Plumbing Orders Issued		1	



Illegal Works – Building / Plumbing	This Month	2023/2024	Total 2022/2023
Emergency Order			3
Infringements issued (Building/Plumbing)			
Illegal Works - Planning	This Month	2023/2024	Total 2022/2023
Number of Inspections		4	40
Commitment provided to submit required documentation		2	2
Re-inspection required			24
Notice of Intention to Issue Enforcement Notice issued		1	
Enforcement Notices issued			3
Infringements Issued			
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 26 commercial building approvals valued a total of 33,225,214 for 2023/24 (year to date) compared to 4 commercial building approvals valued a total of \$16,317,000 (year to date) for the previous year.

In total, there have been 203 building approvals valued at \$67,729,460 (year to date) for 2023/2024 compared to 205 building approvals valued at \$59,154,815 (year to date) for the previous year.





## 14 GOVERNANCE REPORTS

### 14.1 NORTHERN MIDLANDS BUSINESS ASSOCIATION: APPOINTMENT OF COUNCIL'S REPRESENTATIVE TO THE ASSOCIATION

Responsible Officer: Des Jennings, General Manager

Report prepared by: Tatiana Paniagua, Executive Officer

#### DECISION

Deputy Mayor Lambert/Cr Andrews

That Council

- a) approves the revised funding proposal to the Northern Midlands Business Association for the 2024-25 financial year to continue its role as Council's primary mechanism for business development, investment attraction, regional promotion and economic growth initiatives across the municipality.
- b)
  - i) nominate Cr Archer as the representative to the NMBA Board; and
  - ii) such representative will report back to Council on NMBA activities and progress.

Lost

Voting for the Motion:

Mayor Knowles, Deputy Mayor Lambert and Cr Andrews

Voting Against the Motion:

Cr Archer, Cr Brooks, Cr Goss, Cr McCullagh and Cr Terrett

#### **RECOMMENDATION**

That Council

- a) approves the revised funding proposal to the Northern Midlands Business Association for the 2024-25 financial year to continue its role as Council's primary mechanism for business development, investment attraction, regional promotion and economic growth initiatives across the municipality.
- b)
  - i) nominate a representative to the NMBA Board; and
  - ii) such representative will report back to Council on NMBA activities and progress.

## 1 PURPOSE OF REPORT

The purpose of this report is to:

- evaluate Council's long-standing partnership with the Northern Midlands Business Association (NMBA) to deliver business development, economic growth and engagement activities across the municipality.
- recommend the appointment of a Council representative to the Northern Midlands Business Association (NMBA) Board to enhance collaboration, transparency, and alignment of NMBA activities with Council's strategic economic development goals.

## 2 INTRODUCTION/BACKGROUND

For several years, Northern Midlands Council has outsourced business development and economic growth activities to the NMBA. The NMBA is an independent membership association representing over 600 local businesses and receiving annual funding from the Council to perform this role.

Key points about the value derived from Council funding:

- Council Funding FY23/4	\$104,356
- Active registered member businesses supported	627
- Total businesses and key stakeholders engaged	1022
- Value of benefits program to businesses	\$641,000



- Additional economic development project grants	FY2024 \$14,040,000
- Return on Council investment excluding project grants	6:1
- Return on Council investment including project grants	134:1

The NMBA has been instrumental in fostering a strong business environment in the Northern Midlands. Its activities include:

- *Networking Events*: The NMBA host networking events, providing a platform for businesses to connect, share ideas, and forge strategic partnerships.
- *Workshops and Seminars*: The NMBA facilitates workshops and seminars on a wide range of topics relevant to local businesses.
- *Advocacy*: The NMBA advocates for the business community, representing interests at the state level. The NMBA reports that it is driving statewide regulatory reform programs to reduce red tape for small businesses. The NMBA describes this reform program as "the most comprehensive review ever of rules, permits and interactions with small businesses", and has been acknowledged by the state government as being the "joint architect" in this initiative.

*Community Engagement*: The NMBA has actively engaged with the community through various initiatives, including the recent Northern Midlands Illuminate initiative. The program is designed to "inspire young people to challenge their creativity, foster their self-esteem, and explore their future as business leaders and entrepreneurs, with the week-long Illuminate Education intensive program in July 2024." This initiative aligns with five key constituent elements of the Council's Youth Strategy, being:

1. To ensure that young people's views and needs are considered in Council activities;
2. To support young people to have opportunities to participate in activities that support their health and wellbeing;
3. To improve access to services and programs for young people;
4. To support education and employment opportunities for young people; and
5. To improve the capacity of communities to support young people.

Other key NMBA accomplishments include:

- Managing the Agriclean truck wash, a state-of-the-art facility for the agricultural industry. This includes successfully obtaining a grant of \$340,000 in funding for major upgrades. The upgrade project was managed inhouse by the NMBA, and was completed ahead of time and on-budget.
- Securing over \$6 million in mobile blackspot program funding for mobile infrastructure projects to-date, with a further \$2.2 million federal grant being secured for a new mobile tower near the Delmont exchange. The current focus of the NMBA is to undertake lobbying of relevant parties with the goal to fast-track the project from 2 years to going live in late 2024.
- Facilitating infrastructure investment for the TRANSlink business precinct – the NMBA has recently secured an \$11.5 million grant to address critical power capacity issues at the TRANSlink business precinct.

While the partnership has yielded positive outcomes, opportunities have been identified to enhance collaboration, transparency and accountability mechanisms to ensure Council's annual funding investment provides optimal value for the community.

### **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

### **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
- 2.3 Collaborative partnerships attract key industries

## **3.2 Integrated Priority Projects Plan 2021**

Not applicable.

## **3.3 Economic Development Strategy**

The Economic Development Strategy reflects the Northern Midlands Council Strategic Plan 2021-2027.

The purpose of local economic development is to further build the economic capacity of a local area to improve its economic future and the quality of life for all. It is a process by which the public, businesses and the non-government sector work collaboratively to create better conditions for economic growth and employment generation.

Council will continue to work in partnership with all stakeholders to ensure the Northern Midlands economy develops in a way that, insofar as it is possible, meets the needs and aspirations of the municipality's people and businesses.

## **4 POLICY IMPLICATIONS**

The appointment aligns with Council's policy of promoting transparent and effective governance in partnerships and ensuring Council's strategic priorities are represented and advocated for within the NMBA.

## **5 STATUTORY REQUIREMENTS**

### **5.1 Local Government Act 1993**

The Local Government Act 1993 provides the statutory framework within which Council operates. The proposed appointment adheres to the requirements of the Act, ensuring that Council's decisions are made in the best interest of the community.

## **6 FINANCIAL IMPLICATIONS**

NMBA effectively fulfills the business development functionality that would otherwise be undertaken internally by other councils. NMBA reports equivalent functionality found in peer municipalities as:

- Meander Valley Council – Full time Economic Development Manager & Business Engagement Officer = approx. \$200,000 plus program budgets
- Kentish/Latrobe Council – Full Time Business Team Leader & Full Time Business Engagement Officers & 2 Part Time Officers = \$250,000 plus program budgets.

The financial implications of an appointment are minimal, primarily involving the representative's time and minor administrative costs. This is outweighed by the potential benefits of improved alignment and oversight of NMBA activities funded by the Council.

The funding allocation requested for 2024-25 amounts to \$109,555.



## **7 RISK ISSUES**

The primary risk addressed by this appointment is the lack of transparency and potential misalignment of NMBA activities with Council's objectives. By appointing a representative, Council mitigates these risks and enhances accountability.

## **8 CONSULTATION WITH STATE GOVERNMENT**

No direct consultation with the state government is required for either the approval of the funding or as regards any appointment to the NMBA Board.

## **9 COMMUNITY CONSULTATION**

N/a

## **10 OPTIONS FOR COUNCIL TO CONSIDER**

1. Approve the appointment of a Council representative to the NMBA Board.
2. Do not approve the appointment and continue the current arrangement.
3. Explore alternative models for business and economic development activities.

Finally, Councillors will need to identify and nominate either a councillor or a member of Council staff to represent the Council on the NMBA Board.

## **11 OFFICER'S COMMENTS/CONCLUSION**

The NMBA represents a valuable return on investment for the municipality. The NMBA is a professionally organised association, comprising a Board of diverse leaders within the local business community. On review of the attached documents, the Officer considers that NMBA's activities broadly align with Council's strategic objectives. Accordingly, the Officer recommends the approval of the revised funding proposal to the NMBA for the 2024-25 financial year.

The Officer further recommends that Councillors nominate a representative of council to the NMBA Board. It is envisaged that this would be a strategic move to enhance collaboration, transparency, and alignment of activities with Council's economic development goals. This will ensure that Council's substantial investment in NMBA delivers optimal value and benefits to the community.

## **12 ATTACHMENTS**

1. NMBA Annual Report FINAL [14.1.1 - 22 pages]
2. NMBA strategic plan [14.1.2 - 5 pages]
3. NMBA Member Guide - April 2024 02 [14.1.3 - 18 pages]
4. NMC Economic Development Strategy Draft #8 [14.1.4 - 4 pages]
5. NMC TRANSLink Briefing Statement [14.1.5 - 4 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. 24/0210

#### DECISION

Cr Terrett/Cr Andrews

That Council:

- i) receive and note the Monthly Financial Report for the period ending 31 May 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 Andrews, Cr Archer, Cr Brooks, Cr Goss, 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 31 May 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 30 April 2024.

#### 2 INTRODUCTION/BACKGROUND

The Monthly Financial Summary for the period ended 30 April 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:

31-May-24

11

**A. Operating Income and Expenditure**

	Budget	Year to Date Budget 25%	Actual	(\$,000)	Target 100%	Comments
Rate Revenue	-\$14,203,781	-\$14,203,781	-\$14,295,912	\$92	100.6%	Raised in July 2023
Recurrent Grant Revenue	-\$5,205,188	-\$5,205,188	-\$1,052,364	-\$4,153	20.2%	100% FAGS grants paid 22/23
Fees and Charges Revenue	-\$2,634,486	-\$2,414,946	-\$2,892,314	\$477	119.8%	Additional Childcare
Interest Revenue	-\$1,322,579	-\$1,212,365	-\$963,098	-\$249	79.4%	Timing variance
Reimbursements Revenue	-\$105,197	-\$96,431	-\$72,425	-\$24	75.1%	
Other Revenue	-\$1,381,788	-\$1,266,639	-\$950,027	-\$317	75.0%	Timing variance
	-\$24,853,019	-\$24,399,349	-\$20,226,140	-\$4,173	82.9%	
Employee costs	\$6,812,119	\$6,244,442	\$7,150,631	-\$906	114.5%	Childcare/Works
Material & Services Expenditure	\$6,814,926	\$6,247,016	\$6,084,151	\$163	97.4%	
Depreciation Expenditure	\$7,163,532	\$6,566,571	\$6,566,571	\$0	100.0%	
Government Levies & Charges	\$1,151,278	\$1,055,338	\$1,275,854	-\$221	120.9%	
Councillors Expenditure	\$223,690	\$205,049	\$217,812	-\$13	106.2%	
Interest on Borrowings	\$63,900	\$58,575	\$31,950	\$27	54.5%	
Other Expenditure	\$1,749,631	\$1,603,828	\$995,683	\$608	62.1%	
Plant Expenditure Paid	\$578,462	\$530,257	\$660,484	-\$130	124.6%	
	\$24,557,538	\$22,511,077	\$22,983,136	-\$472	102.1%	
	-\$295,481	-\$1,888,273	\$2,756,996			
Gain on sale of Fixed Assets	\$0	\$0	-\$116,191	\$116	0.0%	
Loss on Sale of Fixed Assets	\$401,388	\$367,939	\$73,446	\$294	20.0%	* Asset recognition EOY
Underlying (Surplus) / Deficit	<b>\$105,907</b>	<b>-\$1,520,334</b>	<b>\$2,714,251</b>			1*
	\$0		-\$3,581,544			
Capital Grant Revenue	-\$7,963,339	-\$7,299,727	-\$5,489,358	-\$1,810	75.2%	
Subdivider Contributions	-\$362,067	-\$331,895	0	-\$332	0.0%	* Not recognised until EOY
Capital Revenue	<b>-\$8,325,406</b>	<b>-\$7,631,622</b>	<b>-\$5,489,358</b>			

**Budget Alteration Requests**

- For Council authorisation by absolute majority

**Budget  
Operating**

**Budget  
Capital**

**Actuals**

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

**May**

Fleet 69 - Compactor Truck	700069	\$270,000	C/fwd not delivered until July/Aug
Depot Improvements	720200 / 720201	\$100,000	C/fwd for design of new facilities
Morven Park Topdressing	707978	\$45,000	Tfr expenditure to maintenance
Perth Rec Topdressing	707876	\$29,000	Tfr expenditure to maintenance
Cressy Pool Solar System Replacement	707924	\$50,000	Deferred to next season
Lfd Railway Pillar Replacement	708049	\$50,000	Deferred until 2024/25
Ross Mens Shed Extension	708056	\$210,000	Deferred until 2024/25
Evan Pioneer Park Improvements	708063	\$200,000	Deferred until 2024/25
Perth Dog Park Improvements	708067 / 708068 / 708073	\$37,550	Deferred until 2024/25
Ctown King St Hall heating painting and kitchen	708079	\$35,000	Deferred until 2024/25
Council Office improvements	708081	\$40,000	Deferred until 2024/25
Lfd Town Hall Dampness Improvements	708087	\$50,000	Deferred until 2024/25
Lfd Sports Centre Floor and backboards	707752.98	\$40,000	Deferred until 2024/25
Avoca Hall Toilet Upgrade	707775	\$50,000	Deferred until 2024/25
Evan Tourist Centre Roof repairs	707955	\$20,000	Deferred until 2024/25
Ross Drill Hall re-roof	708051	\$60,000	Deferred until 2024/25
Evan Honeysuckle Banks dump/toilet	720145	\$150,000	Deferred until 2024/25
Lfd Streetscape footpaths	707987	\$1,551,000	Deferred until 2024/25
Perth Seccombe Street speed reducing device	751612.9	\$50,000	Deferred until 2024/25



Perth Youl Road K&g verge seal and footpath	751425	\$350,000	Deferred until 2024/25
Lfd Entrance Roundabout Signage	751614	\$200,000	Deferred until 2024/25
Perth Main Street Improvements	752025	\$390,000	C/fwd work in progress
Ross High Street railway crossing footpath	752028.6	\$60,000	Deferred until 2024/25
Ctown Bridge Street footpath	750181.6	\$15,000	Deferred until 2024/25
Ctown Bridge Street K&g	750181	\$85,000	Deferred until 2024/25
Lfd Pakenham Street footpath	750977.6	\$60,000	Deferred until 2024/25
Lfd Wilmores Lane seal to cemetery	750222	\$40,000	Deferred until 2024/25
Ctown Main Street Project	750544	\$2,163,000	C/fwd plans in progress
Lfd Hobhouse Street reconstruction	750579	\$130,000	Deferred until 2024/25
Lfd Waste Transfer Station sealing of roadways	751615	\$85,000	Deferred until 2024/25
Bridge guard rail replacements	740050	\$200,000	Deferred until 2024/25
Stormwater side entry pit renewals	788633	\$46,000	Deferred until 2024/25
Ross Stormwater Waterloo Street	788649	\$20,000	Deferred until 2024/25
Ctown Stormwater Humceptor Rec Ground	788655	\$45,000	Deferred until 2024/25
Ctown Stormwater Humceptor High Street	788657	\$20,000	Deferred until 2024/25
Ctown Stormwater High Street culvert upgrade	788657	\$30,000	Deferred until 2024/25
Lfd Caravan Park amenities replacement	707758	\$450,000	C/fwd work in progress
		<u>\$7,426,550</u>	

**Bad Debt Write-Off**

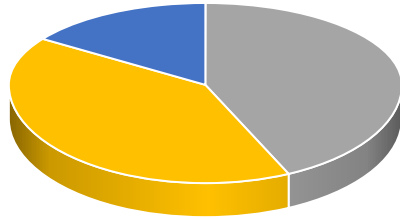
Bad Debt listing as at 19 June 2024 attached	\$9,734
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**B. Balance Sheet Items**

	Year to Date Actual	Monthly Change	Same time last year	Comments	
<b>Cash &amp; Cash Equivalents</b>					
<b>Balance</b>	Year to Date				
- Opening Cash balance	\$20,722,818	\$19,356,507			
- Cash Inflow	\$26,166,950	\$971,107			
- Cash Payments	-\$28,887,943	-\$2,325,789			
- Closing Cash balance	\$18,001,825	\$18,001,825			
Account Breakdown					
- Trading Accounts	\$818,618				
- Investments	\$17,183,207				
	\$18,001,825				
<b>Summary of Investments</b>	<b>Investment Date</b>	<b>Maturity Date</b>	<b>Interest Rate%</b>	<b>Purchase Price</b>	<b>Maturity Value</b>
Tas Corp 24hr Call Account	1/05/2024	31/05/2024	4.35	\$5,766	\$5,786
Commonwealth 24hr Call Account	6/05/2024	31/05/2024	0.25	\$0	\$0
Commonwealth Business Online Saver Account	31/05/2024	1/06/2024	4.35	\$1,050,858	\$1,050,983
Westpac Corporate Regulated Interest Account	1/05/2024	31/05/2024	4.35	\$755,471	\$755,471
CBA	6/05/2024	4/11/2024	4.97	\$2,000,000	\$2,049,564
CBA	8/04/2024	7/10/2024	4.82	\$2,000,000	\$2,048,068
My State Financial	21/12/2023	18/06/2024	5.10	\$3,559,071	\$3,648,584
My State Financial - Online Saver Business	1/05/2024	31/05/2024	0.00	\$25	\$25
Westpac	29/04/2024	29/10/2024	5.15	\$1,067,513	\$1,095,077
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
				<u>\$17,938,703</u>	<u>\$18,360,112</u>

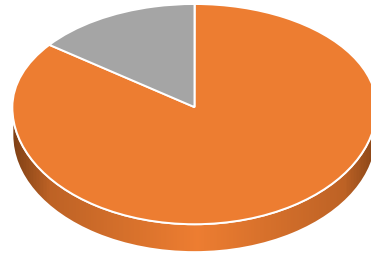


Investments by Institution



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

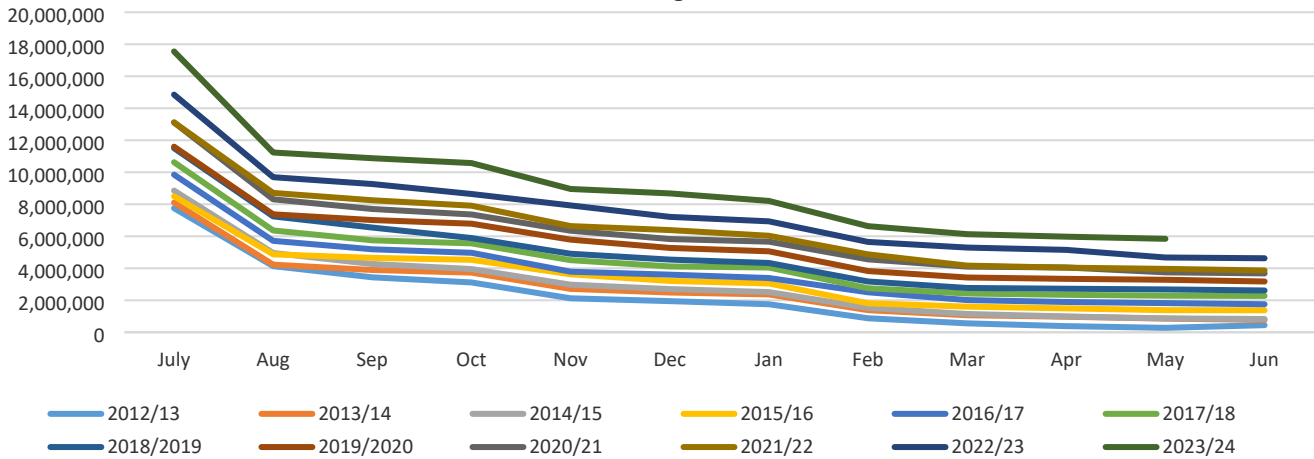
Total Investments by Rating (Standard & Poor's)



AA+ AA- BBB Unrated

Rate Debtors	2023/24	% to Raised	Same Time Last Year	% to Raised
Balance b/fwd	\$4,626,436		\$3,863,134	
Rates Raised	\$14,712,208		\$13,467,142	
	\$19,338,644		\$17,330,276	
Rates collected	\$12,903,302	87.7%	\$12,101,904	89.9%
Pension Rebates	\$569,477	3.9%	\$527,437	3.9%
Discount & Remissions	\$24,228	0.2%	\$26,458	0.2%
	\$13,497,006		\$12,655,799	
Rates Outstanding	\$5,841,809	30.2%	\$4,674,477	34.7%
Advance Payments received	-\$609,407		-\$625,281	

Outstanding Rates



Trade Debtors	
Current balance	\$893,538
- 30 Days	\$47,505
- 60 Days	\$246,347
- 90 Days	\$5,117
- More than 90 days	\$594,569
Summary of Accounts more than 90 days:	-
- Norfolk Plains Book sales	171
- Hire/lease of facilities	54,412
- Removal of fire hazards	7,345
- Dog Registrations & Fines	21,921
- Private Works	33,180
- Regulatory Fees	11,140
- Govt Reimbursements	466,400
	-

C. Capital Program				
	Budget	Actual (\$,000)	Target 92%	Comments
Renewal	\$15,315,969	\$10,245,540	67%	
New assets	\$6,551,246	\$2,414,623	37%	





Total	\$21,867,215	\$12,660,163	58%	
Major projects:				
- Lfd Memorial Hall upgrade	\$3,109,479	\$3,178,391	102%	Substantially complete
- Lfd Urban Streetscape Improvements	\$1,793,628	\$251,069	14%	Stalled
- Ctown Urban Streetscape Improvements	\$2,450,000	\$287,419	12%	Design stage
- Pth Urban Streetscape Improvements	\$1,641,000	\$1,273,392	78%	Stormwater complete
- Lfd Caravan Park Amenities replacement	\$450,000	\$37,966	8%	In progress
- Ashby Road reconstruction	\$500,000	\$619,683	124%	Complete
- Bishopsbourne Road Reconstruction	\$504,900	\$457,133	91%	Complete
- Lfd Llaycock Street Reserve	\$500,768	\$216,822	43%	In progress
- Cry Bridge Replacements (3)	\$1,117,200	\$998,667	89%	Complete

\* 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%	70.7%	-13.5%	↘
- Own Source Revenue / Total Revenue	79%	95%	-15.7%	↘
Sustainability Ratio				
- Operating Surplus / Operating Revenue	-0.4%	-13.4%	13.0%	↘
- Debt / Own Source Revenue	37.8%	38.7%	-0.9%	↔
Efficiency Ratios				
- Receivables / Own Source Revenue	34.3%	24.4%	9.9%	↘
- Employee costs / Revenue	27.4%	35.4%	-7.9%	↗
- Renewal / Depreciation	213.8%	156.0%	57.8%	↗
Unit Costs				
- Waste Collection per bin	\$13.74	\$20.98		↔
- Employee costs per hour	\$56.77	\$42.75		↗
- Rate Revenue per property	\$1,844.41	\$1,856.37		↔
- IT per employee hour	\$5.45	\$4.00		↘

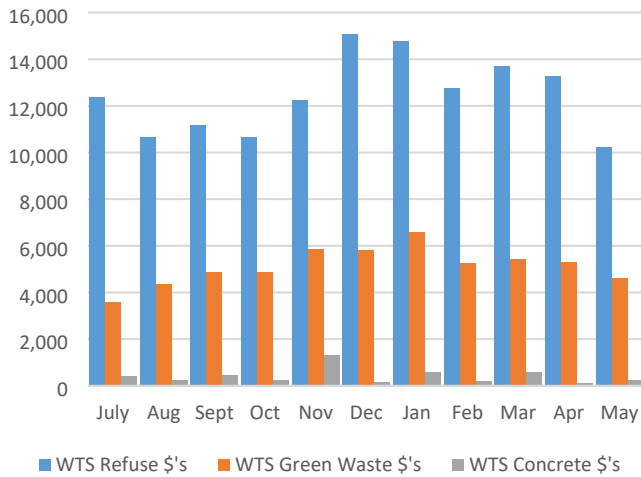
E. Employee & WHS scorecard		
	YTD	This Month
Number of Employees	109	109
New Employees	38	3
Resignations	22	0
Total hours worked	167,248	13,982
Medical Treatment Injury	7	0
Safety Incidents Reported	9	0
Hazards Reported	14	1
Workplace Inspections	17	2
Risk Incidents Reported	7	1
Insurance claims - Public Liability	1	0
Insurance claims - Industrial	0	0
Insurance claims - Motor Vehicle	3	0
IT - Unplanned lost time	3	0
Open W/Comp claims	9	0

F. Waste Management						
Waste Transfer Station	2021/22	2022/23	2023/24			
			Budget	2023/24		
Year to Date						
<b>Takings</b>						
- Refuse	\$135,285	\$146,790	\$137,942	\$136,884	% change for same period last year	1%
- Green Waste	\$82,450	\$77,811	\$79,337	\$56,547	% change for same period last year	-26%
- Concrete	\$2,980	\$4,861	\$3,457	\$4,461	% change for same period last year	8%
- Tyres	694	\$257	\$622	\$0		
Total Takings	\$221,409	\$229,719	\$221,358	\$197,892		
<b>Tonnes Disposed</b>						
WTS Refuse Disposed Tonnes	1349	1298	1,238	1168	% change for same period last year	-6%
WTS Green Waste Disposed Tonnes	2760	5970	4,442	0		
WTS Concrete Disposed Tonnes	3056	0	2,058	0		
Kerbside Refuse Disposed Tonnes	2430	2341	1,778	2107	% change for same period last year	0%
Kerbside Recycling Disposed Tonnes	1048	1035	1,084	856	% change for same period last year	-15%
Fogo Disposed Tonnes	0	488	1,158	1123		

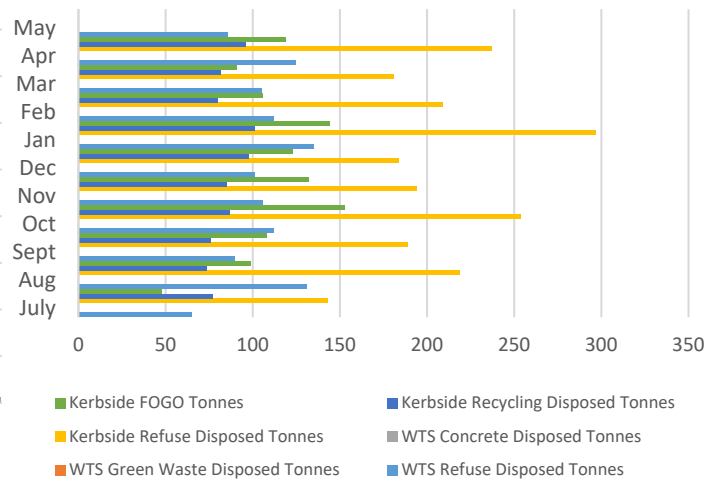


Total Waste Tonnes Disposed	10643	11132	11757	5254
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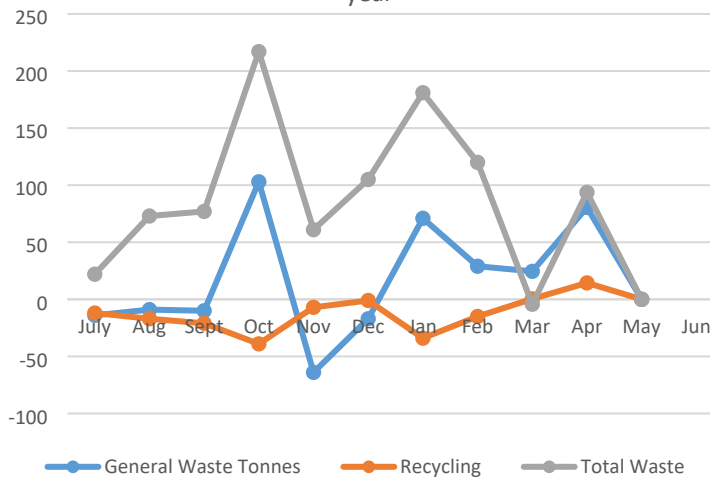
Waste Transfer Station Fees \$'s



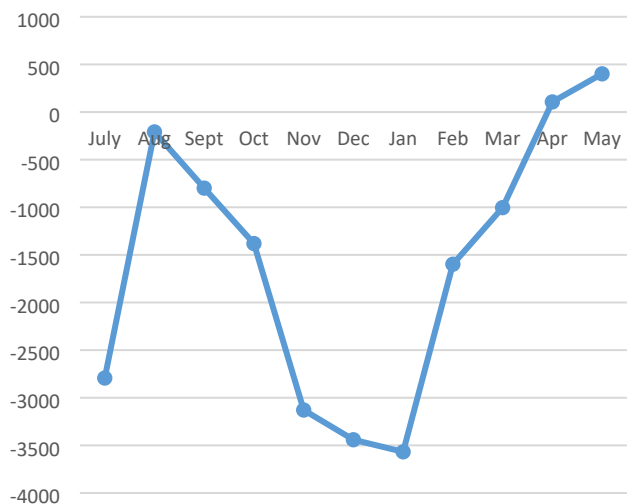
Waste Disposal Tonnes



Comparison of Total Kerbside Waste from previous year



Green Waste Fees decrease at WTS's



**5 OFFICER COMMENTS**

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

**6 ATTACHMENTS**

1. Monthly Financial Report - May 2024 [15.1.1 - 1 page]
2. Monthly Capital Financial Report to Council - May 2024 [15.1.2 - 8 pages]
3. Bad Debt listing [15.1.3 - 1 page]



## 15.2 MUNICIPAL BUDGET

Responsible Officer: Maree Bricknell, Corporate Services Manager

Report prepared by: Maree Bricknell, Corporate Services Manager

### DECISION

Cr Goss/Cr Andrews

- A. That Council receive and discuss the 2024-25 Annual Budget; 2024-25 Annual Plan; Rates & Charges Policy, Budget Summary Report and the Fees and Charges Schedule.
- C. That Council approve and adopt the 2024-25 Rates & Charges Policy pursuant to Section 86B of the *Local Government Act 1993* (amended for \$AAV increases of 3.74%).
- D. That Council:
- i) approve and adopt the 2024-25 revenue and expenditure estimates pursuant to Section 82 of the *Local Government Act 1993*, amended as follows:
    - Removal of the \$25 Waste Transfer Station Voucher and reduce the General rate increase from the recommended 4.74% to 3.74%.
  - ii) make rates and charges for the period 1 July 2024 to 30 June 2025 pursuant to the provisions of the *Local Government Act 1993* in accordance with the following resolutions:
    - 1. General Rate**
      - a) That pursuant to Section 90 of the Local Government Act 1993 Council makes the following general rate on all rateable land (excluding land which is exempt pursuant to the provision of Section 87) within the municipal area of Northern Midlands for the period commencing 1 July 2024 and ending on 30 June 2025, namely a rate of 8.8856 cents (increase of 3.74%) in the dollar on the assessed annual value of the land.
      - b) Pursuant to Section 107, by reason of the use or predominant use of any land, the non-use of any land or land being within a planning zone, Council by absolute majority declares that the general rate shall be varied as follows:
        - i) Land used for primary production purposes the general rate is varied to 2.107 cents in the dollar on the assessed annual value of the land (increase of 3.74%);
        - ii) Land zoned as “residential low density and rural living zones” under the Tasmanian Planning Scheme – Northern Midlands the general rate is varied to 5.285 cents in the dollar on the assessed annual value of the land (increase of 3.74%);
        - iii) Land used for sport and recreation purposes the general rate is varied to 6.636 cents in the dollar on the assessed annual value of the land (increase of 3.74%);
        - iv) Land used for residential purposes (not being land within subparagraphs (ii) or (viii)) the general rate is varied to 5.872cents in the dollar on the assessed annual value of the land (increase of 3.74%);
        - v) Land used for quarries or mining purposes the general rate is varied to 7.810 cents in the dollar on the assessed annual value of the land (increase of 3.74%) (increase of 3.74%);
        - vi) Land used for commercial purposes the general rate is varied to 7.194 cents in the dollar on the assessed annual value of the land (increase of 3.74%);
        - vii) Land used for public purposes the general rate is varied to 8.133 cents in the dollar on the assessed annual value of the land (increase of 3.74%);
        - viii) Land used for residential purposes (not being land within subparagraphs (ii) or (iv)) and zoned in the Agricultural or Rural zones in the Tasmanian Planning Scheme – Northern Midlands the general rate is varied to 5.285 cents in the dollar on the assessed annual value of the land (increase of 3.74%);



- ix) Land which is vacant the general rate is varied to 2.554 cents in the dollar on the assessed annual value of the land (increase of 3.74%);
- x) Land which is vacant and which is zoned industrial under the Tasmanian Planning Scheme – Northern Midlands the general rate is varied to 8.856 cents in the dollar on the assessed annual value of the land (increase of 3.74%).
- c) That pursuant to Section 90(4) of the Local Government Act 1993 Council sets a minimum amount payable in respect of the general rate of \$592 (increase charge 3.74%).
- d) Pursuant to section 107 Council declares by absolute majority the minimum amount is varied to \$389 (increase charge 3.74%) by reference to land use as follows:
  - i) Land used for public purposes;
  - ii) Land used for sport and recreation facilities;
  - iii) Land used for primary production;
  - iv) Land used for quarries or mining;
  - v) Land used for industrial;
  - vi) Vacant land which is not used for any purpose.

## **2. Service Rates and Services Charges**

That pursuant to Sections 93A, 94 and 95 of the *Local Government Act 1993*, Council makes the following service rates and service charges on all rateable land within the municipal area of Northern Midlands (including land which is otherwise exempt from rates pursuant to Section 87 but excluding land owned by the Crown to which Council does not supply the following services) for the period on the 1 July 2024 and ending on the 30 day of June 2025 namely:

### 1. Service Charge Waste Management

- 1.1 A service charge for waste management (garbage/waste removal) in respect of all land to which Council makes available a garbage/waste removal service of:
  - i) \$210 for one 140 litre mobile garbage bin and one 240 litre mobile recycling and one food organic garden organic recycling bin in urban areas
  - ii) \$300 for one 240 litre mobile garbage bin and one 240 litre mobile recycling bin and one food organic garden organic recycling bin in urban area
  - iii) \$210 for one 140 litre mobile garbage bin and one 240 litre mobile recycling in rural serviced areas
  - iv) \$300 for one 240 litre mobile garbage bin and one 240 litre mobile recycling bin in rural serviced areas; and
  - v) \$144 for each additional recycle bin all areas.

### 2. Fire Service Contribution

- 2.1 Pursuant to section 93A of the *Local Government Act 1993* Council makes the following service rates in respect of the Fire Service Contributions it must collect under the *Fire Service Act 1979* for the rateable parcels of land within the municipal area as follows;
  - a) Cressy, Campbell Town, Longford, Perth & Evandale Volunteer Brigade rating district 0.285 cents in the dollar of assessed annual value of such land;
  - b) for general land 0.221 cents in the dollar of assessed annual value of such land.
- 2.2 Pursuant to section 93(3) Council sets a minimum amount payable in respect of the service rate for fire protection of \$49.

## **3. Separate Land**

For the purposes of these resolutions the rates and charges shall apply for each parcel of land which is shown as being separately valued in the valuation list prepared under the *Valuation of Land Act 2001*.

## **4. Payment**

Pursuant to Section 124 of the Act, Council:

- a) permits all ratepayers to pay rates by instalments instead of by one payment, if ratepayers so elect



- b) determines that if all rates are paid by one payment, then the date by which the rates are due to be paid shall be 30 September 2024,
- c) decides that where rates are payable by instalments, then they shall be paid by three instalments of approximately equal amounts and determines that the dates by which such instalments are to be paid shall be as follows:
  - i) the first instalment on or before 31 August 2024
  - ii) the second instalment on or before 30 November 2024
  - iii) the third instalment on or before 28 February 2025

**5. Discount for Early Payment**

Pursuant to Section 130 of the Act, Council offers to all ratepayers who pay the whole of the rates specified in the rates notice in one payment on or before 31 August 2024, a discount of 0.5% upon the current rates and charges.

**6. Penalty & Interest**

That pursuant to Section 128 of the Act, if any rate or instalment is not paid on or before the date it falls due then:

- a) there is payable a penalty of 5% of the unpaid rate or instalment imposed from 1 April 2025; and
- b) there is payable a daily interest charge of 0.0178% in respect of the unpaid rate or instalment for the period during which it is unpaid.

**7. Adjusted Values**

That for the purposes of each of these resolutions, any reference to assessed annual value includes a reference to that value as adjusted pursuant to Section 89 of the *Local Government Act 1993*.

**8. Words Used**

Words and expressions used both in these resolutions and in the *Local Government Act 1993* or the *Fire Service Act 1979* have in these resolutions the same respective meanings as they have in those Acts.

- E. That Council approve and adopt special project assistance funding.
- F. That Council approve and adopt special event funding.
- G. That Council pursuant to Section 205 of the *Local Government Act 1993*;
  - i) Imposes fees and charges as specified in the Fees and Charges Schedule 2024-25; and
  - ii) Each of the fees and charges referred to in these resolutions are payable within 30 days of receipt by the person who is liable to pay rates in respect of the land to which the fees and charges relate, of a notice of those fees and charges from the Council.
  - iii) If any fee or charge is not paid to Council on the date that it is due for payment then interest is payable at a rate of 6.50% from the due date of payment until the date of payment.

Lost

Voting for the Motion:

Deputy Mayor Lambert, Cr Andrews, Cr Archer and Cr Goss

Voting Against the Motion:

Mayor Knowles, Cr Brooks, Cr McCullagh and Cr Terrett



**MINUTE NO. 24/0211**

FORESHADOWED MOTION

Cr McCullagh/Cr Terrett

- A. That Council receive and discuss the 2024-25 Annual Budget; 2024-25 Annual Plan; Rates & Charges Policy, Budget Summary Report and the Fees and Charges Schedule.
- C. That Council approve and adopt the 2024-25 Rates & Charges Policy pursuant to Section 86B of the *Local Government Act 1993* (amended for \$AAV increases of 3.74%).
- D. That Council:
- i) approve and adopt the 2024-25 revenue and expenditure estimates pursuant to Section 82 of the *Local Government Act 1993*, amended as follows:
    - Removal of the \$25 Waste Transfer Station Voucher and reduce the General rate increase from the recommended 4.74% to 3.74%;
    - reduce NMBA Contribution by \$20,000 from amount requested;
    - reduce Special Project Consultancy by \$4,000 (being reduction of \$20,000 but reinstatement of \$16,000 for Workforce Planning Study).
  - ii) make rates and charges for the period 1 July 2024 to 30 June 2025 pursuant to the provisions of the *Local Government Act 1993* in accordance with the following resolutions:
    - 1. General Rate**
      - a) That pursuant to Section 90 of the Local Government Act 1993 Council makes the following general rate on all rateable land (excluding land which is exempt pursuant to the provision of Section 87) within the municipal area of Northern Midlands for the period commencing 1 July 2024 and ending on 30 June 2025, namely a rate of 8.8856 cents (increase of 3.74%) in the dollar on the assessed annual value of the land.
      - b) Pursuant to Section 107, by reason of the use or predominant use of any land, the non-use of any land or land being within a planning zone, Council by absolute majority declares that the general rate shall be varied as follows:
        - i) Land used for primary production purposes the general rate is varied to 2.107 cents in the dollar on the assessed annual value of the land (increase of 3.74%);
        - ii) Land zoned as “residential low density and rural living zones” under the Tasmanian Planning Scheme – Northern Midlands the general rate is varied to 5.285 cents in the dollar on the assessed annual value of the land (increase of 3.74%);
        - iii) Land used for sport and recreation purposes the general rate is varied to 6.636 cents in the dollar on the assessed annual value of the land (increase of 3.74%);
        - iv) Land used for residential purposes (not being land within subparagraphs (ii) or (viii)) the general rate is varied to 5.872 cents in the dollar on the assessed annual value of the land (increase of 3.74%);
        - v) Land used for quarries or mining purposes the general rate is varied to 7.810 cents in the dollar on the assessed annual value of the land (increase of 3.74%) (increase of 3.74%);
        - vi) Land used for commercial purposes the general rate is varied to 7.194 cents in the dollar on the assessed annual value of the land (increase of 3.74%);
        - vii) Land used for public purposes the general rate is varied to 8.133 cents in the dollar on the assessed annual value of the land (increase of 3.74%);
        - viii) Land used for residential purposes (not being land within subparagraphs (ii) or (iv)) and zoned in the Agricultural or Rural zones in the Tasmanian Planning Scheme – Northern Midlands the general rate is varied to 5.285 cents in the dollar on the assessed annual value of the land (increase of 3.74%);



- ix) Land which is vacant the general rate is varied to 2.554 cents in the dollar on the assessed annual value of the land (increase of 3.74%);
- x) Land which is vacant and which is zoned industrial under the Tasmanian Planning Scheme – Northern Midlands the general rate is varied to 8.856 cents in the dollar on the assessed annual value of the land (increase of 3.74%).
- c) That pursuant to Section 90(4) of the Local Government Act 1993 Council sets a minimum amount payable in respect of the general rate of \$592 (increase charge 3.74%).
- d) Pursuant to section 107 Council declares by absolute majority the minimum amount is varied to \$389 (increase charge 3.74%) by reference to land use as follows:
  - i) Land used for public purposes;
  - ii) Land used for sport and recreation facilities;
  - iii) Land used for primary production;
  - iv) Land used for quarries or mining;
  - v) Land used for industrial;

## **2. Service Rates and Services Charges**

That pursuant to Sections 93A, 94 and 95 of the *Local Government Act 1993*, Council makes the following service rates and service charges on all rateable land within the municipal area of Northern Midlands (including land which is otherwise exempt from rates pursuant to Section 87 but excluding land owned by the Crown to which Council does not supply the following services) for the period on the 1 July 2024 and ending on the 30 day of June 2025 namely:

### 1. Service Charge Waste Management

- 1.1 A service charge for waste management (garbage/waste removal) in respect of all land to which Council makes available a garbage/waste removal service of:
  - i) \$210 for one 140 litre mobile garbage bin and one 240 litre mobile recycling and one food organic garden organic recycling bin in urban areas
  - ii) \$300 for one 240 litre mobile garbage bin and one 240 litre mobile recycling bin and one food organic garden organic recycling bin in urban area
  - iii) \$210 for one 140 litre mobile garbage bin and one 240 litre mobile recycling in rural serviced areas
  - iv) \$300 for one 240 litre mobile garbage bin and one 240 litre mobile recycling bin in rural serviced areas; and
  - v) \$144 for each additional recycle bin all areas.

### 2. Fire Service Contribution

- 2.1 Pursuant to section 93A of the *Local Government Act 1993* Council makes the following service rates in respect of the Fire Service Contributions it must collect under the *Fire Service Act 1979* for the rateable parcels of land within the municipal area as follows;
  - a) Cressy, Campbell Town, Longford, Perth & Evandale Volunteer Brigade rating district 0.285 cents in the dollar of assessed annual value of such land;
  - b) for general land 0.221 cents in the dollar of assessed annual value of such land.
- 2.2 Pursuant to section 93(3) Council sets a minimum amount payable in respect of the service rate for fire protection of \$49.

## **3. Separate Land**

For the purposes of these resolutions the rates and charges shall apply for each parcel of land which is shown as being separately valued in the valuation list prepared under the *Valuation of Land Act 2001*.

## **4. Payment**

Pursuant to Section 124 of the Act, Council:

- a) permits all ratepayers to pay rates by instalments instead of by one payment, if ratepayers so elect
- b) determines that if all rates are paid by one payment, then the date by which the rates are due to be



- paid shall be 30 September 2024,
- c) decides that where rates are payable by instalments, then they shall be paid by three instalments of approximately equal amounts and determines that the dates by which such instalments are to be paid shall be as follows:
- i) the first instalment on or before 31 August 2024
  - ii) the second instalment on or before 30 November 2024
  - iii) the third instalment on or before 28 February 2025

**5. Discount for Early Payment**

Pursuant to Section 130 of the Act, Council offers to all ratepayers who pay the whole of the rates specified in the rates notice in one payment on or before 31 August 2024, a discount of 0.5% upon the current rates and charges.

**6. Penalty & Interest**

That pursuant to Section 128 of the Act, if any rate or instalment is not paid on or before the date it falls due then:

- a) there is payable a penalty of 5% of the unpaid rate or instalment imposed from 1 April 2025; and
- b) there is payable a daily interest charge of 0.0178% in respect of the unpaid rate or instalment for the period during which it is unpaid.

**7. Adjusted Values**

That for the purposes of each of these resolutions, any reference to assessed annual value includes a reference to that value as adjusted pursuant to Section 89 of the *Local Government Act 1993*.

**8. Words Used**

Words and expressions used both in these resolutions and in the *Local Government Act 1993* or the *Fire Service Act 1979* have in these resolutions the same respective meanings as they have in those Acts.

- E. That Council approve and adopt special project assistance funding.
- F. That Council approve and adopt special event funding.
- G. That Council pursuant to Section 205 of the *Local Government Act 1993*;
  - i) Imposes fees and charges as specified in the Fees and Charges Schedule 2024-25; and
  - ii) Each of the fees and charges referred to in these resolutions are payable within 30 days of receipt by the person who is liable to pay rates in respect of the land to which the fees and charges relate, of a notice of those fees and charges from the Council.
  - iii) If any fee or charge is not paid to Council on the date that it is due for payment then interest is payable at a rate of 6.50% from the due date of payment until the date of payment.

Carried

Voting for the Motion:

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

Voting Against the Motion:

Mayor Knowles, Cr Andrews and Cr Archer

**MINUTE NO. 24/0212**

DECISION

Cr Brooks/Cr McCullagh

- B. That Council defer the adoption of the 2024-25 Annual Plan pursuant to Section 71 of the *Local Government Act 1993* to the July Council meeting.

AND Note that the rate in the \$AAV will change to reflect the previous motion.

Carried Unanimously





Voting for the Motion:

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

Voting Against the Motion:

Nil

**RECOMMENDATION**

- A. That Council receive and discuss the 2024-25 Annual Budget; 2024-25 Annual Plan; Rates & Charges Policy, Budget Summary Report and the Fees and Charges Schedule.
- B. That Council approve and adopt the 2024-25 Annual Plan pursuant to Section 71 of the *Local Government Act 1993*.
- C. That Council approve and adopt the 2024-25 Rates & Charges Policy pursuant to Section 86B of the *Local Government Act 1993*.
- D. That Council:
- i) approve and adopt the 2024-25 revenue and expenditure estimates pursuant to Section 82 of the *Local Government Act 1993*.
  - ii) make rates and charges for the period 1 July 2024 to 30 June 2025 pursuant to the provisions of the *Local Government Act 1993* in accordance with the following resolutions:
    - 1. General Rate**
      - a) That pursuant to Section 90 of the Local Government Act 1993 Council makes the following general rate on all rateable land (excluding land which is exempt pursuant to the provision of Section 87) within the municipal area of Northern Midlands for the period commencing 1 July 2024 and ending on 30 June 2025, namely a rate of 8.950 cents in the dollar on the assessed annual value of the land.
      - b) Pursuant to Section 107, by reason of the use or predominant use of any land, the non-use of any land or land being within a planning zone, Council by absolute majority declares that the general rate shall be varied as follows:
        - i) Land used for primary production purposes the general rate is varied to 2.130 cents in the dollar on the assessed annual value of the land;
        - ii) Land zoned as “residential low density and rural living zones” under the Tasmanian Planning Scheme – Northern Midlands the general rate is varied to 5.341 cents in the dollar on the assessed annual value of the land;
        - iii) Land used for sport and recreation purposes the general rate is varied to 6.706 cents in the dollar on the assessed annual value of the land;
        - iv) Land used for residential purposes (not being land within subparagraphs (ii) or (viii)) the general rate is varied to 5.935 cents in the dollar on the assessed annual value of the land;
        - v) Land used for quarries or mining purposes the general rate is varied to 7.893 cents in the dollar on the assessed annual value of the land;
        - vi) Land used for commercial purposes the general rate is varied to 7.264 cents in the dollar on the assessed annual value of the land;
        - vii) Land used for public purposes the general rate is varied to 8.220 cents in the dollar on the assessed annual value of the land;
        - viii) Land used for residential purposes (not being land within subparagraphs (ii) or (iv)) and zoned in the Agricultural or Rural zones in the Tasmanian Planning Scheme – Northern Midlands the general rate is varied to 5.341 cents in the dollar on the assessed annual value of the land;



- ix) Land which is vacant the general rate is varied to 2.582 cents in the dollar on the assessed annual value of the land;
  - x) Land which is vacant and which is zoned industrial under the Tasmanian Planning Scheme – Northern Midlands the general rate is varied to 8.950 cents in the dollar on the assessed annual value of the land.
- c) That pursuant to Section 90(4) of the Local Government Act 1993 Council sets a minimum amount payable in respect of the general rate of \$598.
- d) Pursuant to section 107 Council declares by absolute majority the minimum amount is varied to \$393 by reference to land use as follows:
- i) Land used for public purposes;
  - ii) Land used for sport and recreation facilities;
  - iii) Land used for primary production;
  - iv) Land used for quarries or mining;
  - v) Land used for industrial;
  - vi) Vacant land which is not used for any purpose.

## **2. Service Rates and Services Charges**

That pursuant to Sections 93A, 94 and 95 of the *Local Government Act 1993*, Council makes the following service rates and service charges on all rateable land within the municipal area of Northern Midlands (including land which is otherwise exempt from rates pursuant to Section 87 but excluding land owned by the Crown to which Council does not supply the following services) for the period on the 1 July 2024 and ending on the 30 day of June 2025 namely:

### 1. Service Charge Waste Management

- 1.1 A service charge for waste management (garbage/waste removal) in respect of all land to which Council makes available a garbage/waste removal service of:
- i) \$210 for one 140 litre mobile garbage bin and one 240 litre mobile recycling and one food organic garden organic recycling bin in urban areas
  - ii) \$300 for one 240 litre mobile garbage bin and one 240 litre mobile recycling bin and one food organic garden organic recycling bin in urban area
  - iii) \$210 for one 140 litre mobile garbage bin and one 240 litre mobile recycling in rural serviced areas
  - iv) \$300 for one 240 litre mobile garbage bin and one 240 litre mobile recycling bin in rural serviced areas; and
  - v) \$144 for each additional recycle bin all areas.

### 2. Fire Service Contribution

- 2.1 Pursuant to section 93A of the *Local Government Act 1993* Council makes the following service rates in respect of the Fire Service Contributions it must collect under the *Fire Service Act 1979* for the rateable parcels of land within the municipal area as follows;
- a) Cressy, Campbell Town, Longford, Perth & Evandale Volunteer Brigade rating district 0.285 cents in the dollar of assessed annual value of such land;
  - b) for general land 0.221 cents in the dollar of assessed annual value of such land.
- 2.2 Pursuant to section 93(3) Council sets a minimum amount payable in respect of the service rate for fire protection of \$49.

## **3. Separate Land**

For the purposes of these resolutions the rates and charges shall apply for each parcel of land which is shown as being separately valued in the valuation list prepared under the *Valuation of Land Act 2001*.

## **4. Payment**

Pursuant to Section 124 of the Act, Council:

- a) permits all ratepayers to pay rates by instalments instead of by one payment, if ratepayers so elect



- b) determines that if all rates are paid by one payment, then the date by which the rates are due to be paid shall be 30 September 2024,
- c) decides that where rates are payable by instalments, then they shall be paid by three instalments of approximately equal amounts and determines that the dates by which such instalments are to be paid shall be as follows:
  - i) the first instalment on or before 31 August 2024
  - ii) the second instalment on or before 30 November 2024
  - iii) the third instalment on or before 28 February 2025

**5. Discount for Early Payment**

Pursuant to Section 130 of the Act, Council offers to all ratepayers who pay the whole of the rates specified in the rates notice in one payment on or before 31 August 2024, a discount of 0.5% upon the current rates and charges.

**6. Penalty & Interest**

That pursuant to Section 128 of the Act, if any rate or instalment is not paid on or before the date it falls due then:

- a) there is payable a penalty of 5% of the unpaid rate or instalment imposed from 1 April 2025; and
- b) there is payable a daily interest charge of 0.0178% in respect of the unpaid rate or instalment for the period during which it is unpaid.

**7. Adjusted Values**

That for the purposes of each of these resolutions, any reference to assessed annual value includes a reference to that value as adjusted pursuant to Section 89 of the *Local Government Act 1993*.

**8. Words Used**

Words and expressions used both in these resolutions and in the *Local Government Act 1993* or the *Fire Service Act 1979* have in these resolutions the same respective meanings as they have in those Acts.

- E. That Council approve and adopt special project assistance funding.
- F. That Council approve and adopt special event funding.
- G. That Council pursuant to Section 205 of the *Local Government Act 1993*;
  - i) Imposes fees and charges as specified in the Fees and Charges Schedule 2024-25; and
  - ii) Each of the fees and charges referred to in these resolutions are payable within 30 days of receipt by the person who is liable to pay rates in respect of the land to which the fees and charges relate, of a notice of those fees and charges from the Council.
  - iii) If any fee or charge is not paid to Council on the date that it is due for payment then interest is payable at a rate of 6.50% from the due date of payment until the date of payment.

**1 PURPOSE OF REPORT**

The purpose of this report is for Council to present the Municipal Budget for the financial period from 1 July 2024 to 30 June 2025 to the community.

**2 INTRODUCTION/BACKGROUND**

**2.1 BUDGET**

The 2024-25 operating budget is framed to keep abreast of a higher inflation and interest rate economy, the need for more Council labour resources, cost escalation of materials, services, waste management services, and growing



depreciation cost for assets. This year Council aims to deliver a very small Operating surplus with a 4.74 percent general rate increase, and a 20 percent service charge increase for waste management.

Base financial assumptions used in the 2024-25 Budget calculations are mostly in accordance with principles adopted by Council in February 2024, and the Long-Term Financial Plan adopted in June 2023 (reviewed with 2024 figures).

Federal Grant revenue has been increased by approximately 4.0 percent as indicated by the State Grants Commission, provision made for TasWater dividends to continue at current levels, fees and charges indexed by 3.74 percent, bank interest revenue calculated at a weighted average return of 4.5 percent based on current investment rates.

Council's estimated Employee wage cost has been increased by 3.5 percent being the third year increase in the three year Enterprise Bargaining Agreement, materials, services and contracts indexed by 3.74 percent, and depreciation indexed by 5.0 percent.

Staff resources have been boosted to fund the employment of two additional full time Executive Officers, a second IT Officer, a Customer Service/Booking Officer, Senior Engineer, and additional Parks & Reserves and maintenance staff.

Apart from the increased employee resources this year existing service levels will be maintained, only a small number of projects/initiatives have been included, and funds will continue to be allocated to renew municipal infrastructure. This results in a very small underlying budget surplus result of only \$1,656.

The Budget's new projects/initiatives include:

- Waste Transfer Station 1 general /green waste voucher up to value of \$25 per property,
- Increase in GIS System consultancy \$20,000,
- Master planning \$20,000.

In 2024-25 budgeted operating revenue is \$39.7 million and budgeted operating expenditure is \$25.3 million which results in an operating surplus of \$14.4 million, or an underlying surplus of only \$1,656 after eliminating capital grant revenue and developer contributions.

Included in the operating expenditure is \$7.6 million depreciation which represents approximately 30 percent of operating expenditure.

<b>OPERATING STATEMENT</b>			
	<b>Budget</b>	<b>Actual (7/6)</b>	<b>Budget</b>
<b>Underlying Surplus/(Deficit) Calculation</b>	<b>2024/25</b>	<b>2023/24</b>	<b>2023/24</b>
<b>Revenue</b>			
Rates & Charges	14,767,178	14,295,912	14,203,781
Grants and Property (Including Capital)	19,696,118	11,057,930	13,168,527
Fees & Charges	3,112,403	3,065,722	2,634,486
Interest General Funds and Rates Outstanding	835,200	857,421	1,038,679
Interest Stimulus Funds	22,225	139,139	220,000
Stimulus Package Interest Reimbursements	22,225	31,950	63,900
Other Reimbursements	119,799	76,289	105,197
Investment in TasWater	468,000	351,000	468,000
Other	794,132	349,466	419,842
	<b>39,837,280</b>	<b>30,224,829</b>	<b>32,322,412</b>
<b>Expenditure</b>			
Employee Costs	8,432,058	7,183,199	6,812,119
Materials & Services	7,639,318	7,017,979	7,393,388
Government Levies & Charges	1,238,375	1,105,650	1,151,278
Depreciation	7,656,898	7,163,088	7,163,532



Stimulus Package Interest Expense	22,225	31,950	63,900
Other Expenditure	335,497	900,173	1,518,696
	25,324,371	23,402,039	24,102,913
<b>Operating Surplus/(Deficit)</b>	<b>14,512,909</b>	<b>6,822,791</b>	<b>8,219,499</b>
Adjustments :			
Less Capital Grants and Property	14,135,645	5,489,358	7,963,339
Less Subdivider Contributions	375,608	0	362,067
<b>Underlying Operating Surplus/(Deficit)</b>	<b>1,656</b>	<b>1,333,433</b>	<b>(105,907)</b>

In addition to recurring base federal grants, special purpose grant funding of \$14 million is expected during 2024-25 with major items listed below:

- Campbell Town & Perth Main Street Projects \$8,000,000
- Longford Streetscape footpaths \$1,393,628
- Perth Urban Stormwater Improvements \$1,863,514
- Roads to Recovery \$960,936
- Roads & Community Infrastructure Phase 4a & 4b \$909,136
- Pension Rate rebates \$532,121
- Western Junction Stormwater Detention improvements \$265,000.

Cash and investments are expected to decrease by \$5.0 million during the year to approximately \$10.2 million at 30 June 2025 (or approximately \$1.2m net of loan and funding commitment reserves) with completion of the capital works program. This decrease is due to the number of major capital works programmed for 2024-25 and repayment of the remaining stimulus borrowings.

Under the State Government Accelerated Local Government Capital Grants Program, Council holds a \$3 million interest free loan for stormwater improvements which is due to be repaid in December 2024.

With the support of \$14.1 million capital grant funding Council has set a large capital works budget of \$32.2 million including the following programs for 2024-25:

• Road Program of	\$	17,863,669
• Footpath Program of	\$	1,336,290
• Bridge Replacement of	\$	3,527,028
• Stormwater Program of	\$	1,835,030
• Community Building Improvements of	\$	3,138,160
• Recreation Improvements	\$	2,206,270
• Fleet Replacement Program (net cost of)	\$	1,632,000
• Plant & Equipment	\$	295,000
• Information Technology & other equipment	\$	387,139

Major projects include:

- Campbell Town and Perth Urban Main Street Improvement projects,
- Bridge/culvert upgrades over Sheepwash Creek at Perth,
- Longford and Breadalbane pathway projects,
- Reconstruction of sections of Elphinstone Road and Ashby Road,
- Detention Basin extensions at Translink Industrial Estate,
- Replacement of the Longford Caravan Park amenities building, and
- Improvements to Pioneer Park at Evandale and Macquarie River reserve at Cressy.



Management Committee Grants amount to \$59,004 Special Community Grants to \$35,100, Special Event Grants to \$75,000, and other Donations are allocated to community groups for \$37,320 in 2024-25.

Ratepayers are encouraged to obtain Council's 2024-25 Annual Plan which outlines specific projects, capital works and other tasks/targets to be achieved over the next twelve months.

## 2.2 RATES

Total rate revenue in 2024-25 is estimated at \$14,767,178 which represents 57.5 percent of Council's total revenue (excluding Capital grant funding), including a General Rate revenue increase of approximately \$150,000 from expected rate base development over the next twelve months.

All properties within the Northern Midlands area were revalued in 2019 and the new valuations provided by the Valuer General as at 1 July 2019. This year the Valuer General's has applied valuation adjustment factors for each land use category and these have been used to calculate rates for 2024-25.

Council will continue to use Differential Rating for different land use categories to raise the same amount of revenue as the previous year within each land use category plus any development and indexation applied.

As a result of the Adjustment Factors applied at 1 July 2024 Assessed Annual Value amounts to \$293,729,947 which represents a change of \$47,639,359 attributable to the value adjustment factors applied plus development over the last twelve months. Development amounted to increased rate revenue of \$184,000 last year.

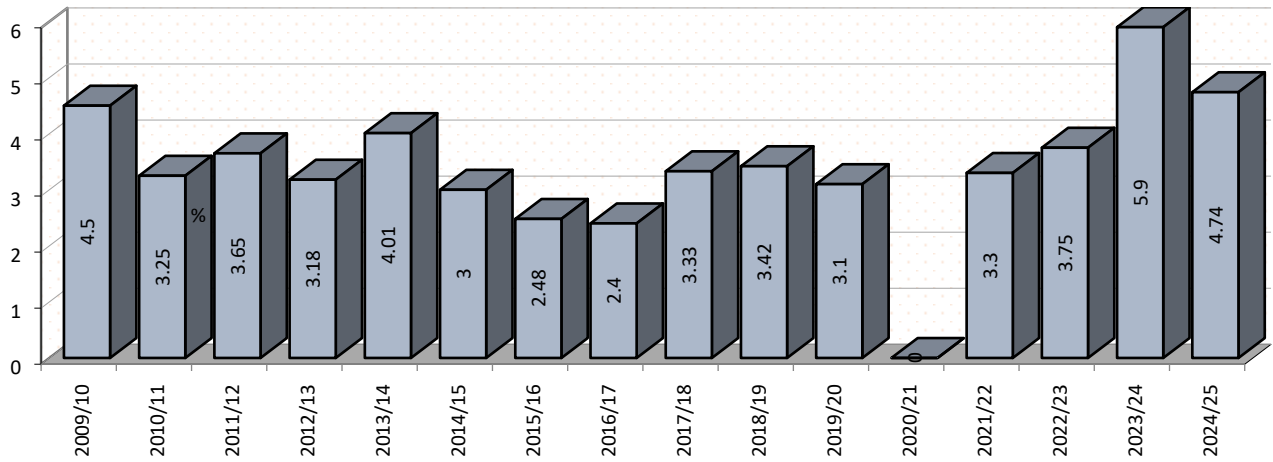
Under the differential rating system the following table details general rates raised in the individual land use categories, and demonstrates the movements in the share of the rates between the land use categories.

Land Use Code (LUC)	No. of Properties	Rates 2024-25	LUC %	Rates 2023-24	LUC %	Inc/Dec \$ %	Inc/Dec %
Commercial	264	752,128	6.1%	718,506	6.2%	4.7%	-0.1%
Industrial	176	1,854,434	15.1%	1,722,767	15.0%	7.6%	0.2%
Rural	892	2,760,929	22.5%	2,635,687	22.9%	4.8%	-0.3%
Low Density Residential	376	552,130	4.5%	524,422	4.6%	5.3%	0.0%
Public Purpose	114	239,562	2.0%	228,229	2.0%	5.0%	0.0%
Quarry	4	41,671	0.3%	26,065	0.2%	59.9%	0.1%
Residential	4,842	5,160,972	42.1%	4,818,747	41.8%	7.1%	0.3%
Rural Residential	442	616,986	5.0%	584,289	5.1%	5.6%	0.0%
Sport	39	37,331	0.3%	35,893	0.3%	4.0%	0.0%
Vacant	553	229,639	1.9%	222,348	1.9%	3.3%	-0.1%
<b>TOTAL</b>	<b>7,702</b>	<b>12,245,782</b>	<b>100%</b>	<b>11,516,952</b>	<b>100%</b>	<b>6.3%</b>	<b>0.0%</b>

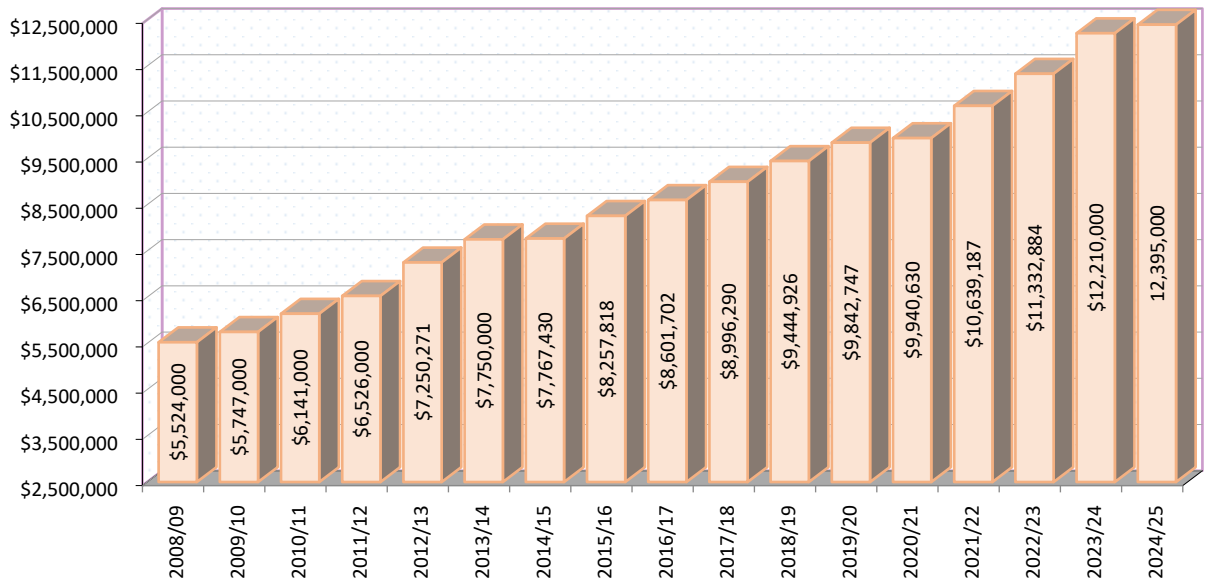
In order to adhere to Council's policy to budget at least to a surplus position, the general rate in the dollar of assessed annual value will increase by 4.74 percent, raising a total general rate of \$12,395,000. Individual rate bills will increase due to indexation to an average property in Avoca, Conara and Epping by \$70, Campbell Town Cressy and Ross by \$80, in Evandale, Longford and in Perth \$86. Minimum rates apply to approximately 13.7 percent of all rateable properties.



**Percentage Rate Increase**



**General Rate Revenue \$'s**



The following rates will apply for 2024-25:

- 8.950 cents in the \$AAV for land used for industrial purposes
- 8.950 cents in the \$AAV for non used (vacant) land zoned industrial
- 8.220 cents in the \$AAV for land used for public purpose
- 7.893 cents in the \$AAV for land used for quarries and mining
- 7.264 cents in the \$AAV for land used for commercial purposes
- 6.706 cents in the \$AAV for land used for sport and recreation
- 5.935 cents in the \$AAV for land used for residential purposes
- 5.341 cents in the \$AAV for land zoned low density residential
- 5.341 cents in the \$AAV for land zoned primary production used for residential purposes
- 2.582 cents in the \$AAV for other non used (vacant) land
- 2.130 cents in the \$AAV for land used for primary production.

It is recommended that in 2024-25 the minimum rate be increased 4.74 percent to \$598 for land used for residential, commercial and quarry/ mining purposes, and by 4.74 percent to \$393 for land used for rural, industrial, vacant, public purpose and sport and recreation purposes.

The State Fire Commission has increased the State Fire Levy by 5.3 percent (3.5% in urban areas and 7.1% in rural



areas) and the amount to be collected amounts to \$752,834 for 2024-25. The minimum charge will increase by \$1 to \$49 in 2024-25, the rate in \$AAV for the Volunteer Districts of Cressy, Campbell Town, Longford, Perth and Evandale will increase to 0.285 cents (from 0.28 cents last year), and in all other general areas increase to 0.221 cents (from 0.33 cents last year).

During 2024-25 charges will be increased 20 percent for a 140 litre bin service to assist funding the increased waste disposal contractor payments as there has not been a noticeable decrease in volume and saving in the amount of general waste costs following introduction of the FOGO service.

In 2024-25 the recommended kerbside collection cost for

- 140 litre waste, 240 litre recycling and FOGO collection service in urban areas of \$210 (increase of \$35), and
- 240 litre waste, 240 litre recycling and FOGO collection service in urban areas of \$300 (increase \$45),
- 140 litre waste, 240 litre recycling service in rural areas of \$210 (increase of \$35), and
- 240 litre waste, 240 litre recycling service in rural areas of \$300 (increase \$45).

An additional waste collection service will again be provided between Christmas and New Year to all properties receiving the kerbside collection service.

One Waste Transfer Station voucher to the value of \$25 for general or green waste will be provided to all ratepayers in 2024-25.

The following table shows examples of overall rate bills compared to last year:

Residential	Average		Rates 2023-24	Rates 2024-25	Increase in Rates Bill	Increase General	Discount Reduction
	Property Value						
	\$	\$	\$	\$	%	%	\$
Longford	\$472,000	\$1,268	\$1,348	\$81	6.4%	4.6%	\$7
Perth	\$528,000	\$1,330	\$1,416	\$86	6.5%	4.9%	\$7
Evandale	\$504,000	\$1,306	\$1,391	\$85	6.5%	4.8%	\$7
Campbell Town	\$232,000	\$1,047	\$1,123	\$76	7.2%	4.8%	\$6
Cressy	\$392,000	\$1,116	\$1,194	\$78	7.0%	4.7%	\$6
Devon Hills	\$1,280,000	\$2,591	\$2,731	\$140	5.4%	4.8%	\$14
Ross	\$408,000	\$1,136	\$1,216	\$79	7.0%	4.8%	\$6
Avoca	\$248,000	\$889	\$956	\$68	7.6%	4.7%	\$5
Conara	\$184,000	\$794	\$857	\$63	7.9%	4.7%	\$4
Epping	\$232,000	\$859	\$929	\$69	8.1%	5.3%	\$5
Vacant Land	\$724,500	\$780	\$812	\$32	4.1%	6.1%	\$4
Vacant Land	\$310,500	\$423	\$442	\$19	4.4%	4.7%	\$2
Low Density Residential	\$864,000	\$1,806	\$1,911	\$106	5.8%	4.8%	\$10
Residential in Rural Zone	\$712,000	\$1,344	\$1,402	\$58	4.3%	4.8%	\$7
Rossarden	\$136,000	\$794	\$857	\$63	7.9%	4.7%	\$4
Rural A					5.1%	4.7%	
Rural B					4.6%	4.7%	
Commercial A					4.9%	4.7%	
Commercial B					5.7%	4.7%	
Industrial A					4.8%	4.7%	
Industrial B					4.4%	4.7%	
<b>GENERAL RATE REVENUE INCREASE</b>				<b>4.74%</b>			

Council has retained an early payment discount of 0.5 percent to encourage up-front rate payments this is for cash flow advantages.





A three (3) instalment payment system is again offered in 2024-25.

A daily interest of 0.0178 percent (6.5% p.a.) will be imposed on all overdue Rate Instalments, and a penalty of 5 percent will also be imposed on all outstanding amounts as at 1 April 2025.

During 2024-25 ratepayers have the option to pay Rates & Charges via Bpay, Bpay View, CBA, Australia Post, Service Tasmania at Campbell Town, Direct Debit and at Council Chambers at Longford.

Ratepayers are encouraged to register for Rate bills to be forwarded by email, and Rate bill reminders sent by SMS.

### **3 STRATEGIC PLAN & INTEGRATED PRIORITY PROJECTS PLAN**

#### **3.1 Strategic Plan 2021-2027**

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

**Lead: Serve with honesty, integrity, innovation and pride**

**Leaders with Impact**

**Strategic outcomes:**

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

**Progress: Economic health and wealth - grow and prosper**

**Strategic Project Delivery - Build Capacity for a Healthy Wealthy Future**

**Strategic outcomes:**

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

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

**Sense of Place - Sustain, Protect, Progress**

**Strategic outcomes:**

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

**Place: Nurture our heritage environment**

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

**Strategic outcomes:**

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

#### **3.2 Integrated Priority Projects Plan 2021**

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

**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.*

4.2 Perth South Esk River Parklands:

*Improvement of the public open space, provide better connectivity to the river and strengthen the path network and accessibility along the river; creating a regional attraction in Perth that showcases the environmental amenity of the South Esk River.*

4.3 Sheepwash Creek Corridor & Open Spaces:

*Sheepwash Creek has the potential to become an attractive, appealing open space corridor complemented by its associated open spaces. Implementation of these projects would make this a reality and enhance Perth's natural charm.*

4.4 TRANSLink Intermodal Facility:

*The growing precinct is adjacent to Launceston Airport, with an increasing number of businesses producing high-end agriculture products, the construction of an intermodal facility would improve access to interstate and overseas markets and open up additional land for development.*

4.5 Municipal Tree Planting Program (Council-wide):

*Northern Midlands Council plants and maintains street trees to provide environmental and health benefits to residents and visitors alike. This project offers a step change opportunity to substantially increase the tree planting program and enhance the environment and improve visual amenity for our residents.*

**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 - Perth Sports Precinct and Community Centre:

*Perth's recreation and community facilities are ageing and lack capacity to meet user demand. Co-location of a new oval, community centre, aquatic centre, bowls club and other recreation facilities would address this need and provide multiple social and health benefits for the region.*

5.1 Recreation - Cressy Recreation Ground Upgrade:

*The recreation ground has basic facilities and assets of varying condition that have been developed over the years in an ad-hoc manner. An upgrade will provide better facilities for Cressy residents and the broader region during the renovation of other local sporting grounds.*

5.1 Recreation - Ben Lomond Public Shelter Development stage 2:

*The Ben Lomond ski field is a drawcard to Northern Tasmania during the winter months. This project will deliver a replacement shelter for visitors to the area (stage 1) and an expanded multi-purpose area (stage 2).*

5.1 Recreation - Swimming Pool upgrades:

*Identification, design and delivery of a regional pool (location TBD) & install covering over the Cressy and Campbell Town swimming pools*

5.1 Recreation - Oval Upgrades:

*Upgrades to the ovals in Longford (x 2), Cressy and Campbell Town.*



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).*

5.1 Recreation - Morven Park Master Plan stage 2:

*Currently used for sporting activities including football, tennis, cricket and other recreational activities. Upgrades are needed to the clubhouse to accommodate the full range of users and various other facilities.*

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).*

5.2 Transport - Illawarra Road Upgrade & Shared Paths:

*Illawarra Road carries a high proportion of heavy vehicles and the freight movements are increasing over time. This project will enable a shorter, improved route for both freight and passenger vehicles travelling between the North West and Southern portions of Tasmania.*

5.2 Transport - Evandale Main Road Upgrade & Shared Paths:

*This project is needed to cater for increasing freight and passenger vehicle movements. Council is seeking input to the design to maximise benefits for the Northern Midlands region*

5.3 Community - NBN to Cressy School:

*Cressy District High School is located near the new police facility. At present, NBN fibre extends to neither location. This project would see fibre installed.*

5.3 Community - Campbell Town Hall Sale or Lease:

*Decision at March 2021 Council Meeting to initiate the sale of the hall subject to adherence to Sections 177 and 178 of the Local Government Act 1993.*

5.3 Community - Longford Library & Exhibition Building on the Village Green:

*Upgrade and developments for Longford Library and Exhibition Building on the Village Green, including motor museum*

5.3 Community - Power undergrounding in Evandale, Longford & Perth:

*Undergrounding of power lines in the main streets of Longford, Evandale and Perth to improve visual amenity.*

5.3 Community - Redevelop Cressy Park:

*Redevelopment of Cressy Park including additional play equipment and seating.*

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 POLICY IMPLICATIONS**

The Budget is drafted in accordance with base and financial parameters adopted by Council.



## **5 STATUTORY REQUIREMENTS**

The 2024-25 Municipal Budget prepared in accordance with Section 82 of the *Local Government Act 1993* was submitted for adoption by absolute majority prior to 31 August 2024.

Under Section 90 of the *Local Government Act 1993* Council may make one general rate on all rateable land in its municipal area, based on value of land, and a minimum or fixed component may apply. Although Council can only make one general rate under Section 107 of the LGA it can vary the rate by use or non-use, locality, planning zone, or any other prescribed factor.

## **6 FINANCIAL IMPLICATIONS**

As detailed above.

## **7 RISK ISSUES**

There is a financial risk that if rating levels are not accurate and affordable Council will not be able to provide essential services to the community.

## **8 CONSULTATION WITH STATE GOVERNMENT**

There is some requirement to consult with the State Grants Commission, the State Fire Service and the Department of Treasury and Finance in relation to revenue and expenditure that has impact on Council's budget.

## **9 COMMUNITY CONSULTATION**

There is community input into the budget process of drafting the budget via councillors, local district committees, and direct input from members of the public.

## **10 OPTIONS FOR COUNCIL TO CONSIDER**

Council has the option to change components of the budget as required, and an opportunity each month to review its budget and add/delete items.

## **11 OFFICER'S COMMENTS/CONCLUSION**

Section 82 (7) of the LGA requires the General Manager to report any budget adjustment and an explanation of the adjustment at the first ordinary meeting of the council following the adjustment.

## **12 ATTACHMENTS**

1. Budget Summary 2024-25 [15.2.1 - 173 pages]

Annual Plan 2023-2024 – to be circulated separately



## 16 WORKS REPORTS

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



## 17 ITEMS FOR THE CLOSED MEETING

### MINUTE NO. 24/0213

#### DECISION

Cr Terrett/Deputy Mayor Lambert

That Council move into the "Closed Meeting" with the General Manager, Corporate Services Manager, Works Manager, Project and Building Compliance Manager, Senior Planner, Executive Officer and Executive Assistant; and independent advisor, Mr Andrew Paul to discuss Closed Council Items.

Carried Unanimously

#### **RECOMMENDATION**

That Council move into the "Closed Meeting" with the General Manager, Corporate Services Manager, Works Manager, Project & Building Compliance Manager, Senior Planner, Executive Officer 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 Matters	15(2)(i)
Personnel Matters	15(2)(a)
Legal Matter	15(2)(i)
Compliance Matter	15(2)(g)
District Committee Membership	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

### 4.1 UPDATE: TANNERY ROAD FUEL DEPOT APPEAL

#### MINUTE NO. 24/0223

##### DECISION

Cr Goss/Cr Archer

That, in relation to the appeal against Council's refusal of the application for a 24 hour fuel station at 26A Tannery Road, Council:

- a) Note that a consent agreement has been entered into, replacing Council's refusal with a permit, for the following reasons:

The proposal falls for assessment under the follow parts of the Tasmanian Planning Scheme – Northern Midlands (TPS):

- i) 15.0 General Business Zone, triggering discretions in clauses 15.3.2 P2, 15.4.3 P2 and 15.4.4 P1;
- ii) C1.0 Signs Code, triggering discretions in clauses C1.6.1 P1.1 and C1.6.2 P1;
- iii) C2.0 Parking and Sustainable Transport Code, no discretions being triggered; and
- iv) C3.0 Road and Railway Assets Code, triggering the discretion in clause C3.5.1 – Traffic generation at a vehicle crossing (P1).

Of these controls, the only matter of concern (and potential basis for refusal) arose under C3.5.1 P1. C3.5.1 is a use standard concerned with traffic generation at the new access point to Tannery Road South. C3.5.1 is comprised of five acceptable solutions (all of which, where applicable, must be satisfied) and one performance criteria. Of the five acceptable solutions:

- i) only two are applicable to the Proposal, namely A1.2 and A1.5;
- ii) A1.5 is met – there is no dispute that the proposal allows vehicular traffic to enter and leave Tannery Road South in a forward direction; and
- iii) up until recently (and at the time Council made its decision), A1.2 was not met (i.e. “written consent for a new junction, vehicle crossing, or level crossing to serve the use and development has been issued by the road authority.”) therefore the proposal was required to be assessed against the corresponding performance criteria P1.

Following the advent of the appeal, the Department of State Growth (DSG) (being the road authority for Tannery Road South) ultimately determined to issue a written consent for the purposes of C3.5.1 A1.2, and that consent has now been issued. DSG's consent was issued having regard to feedback from Council regarding traffic concerns, but under the Tasmanian Planning Scheme the final decision rests with the DSG as the road authority for Tannery Road South.

The result is that all applicable acceptable solutions in C3.5.1 are now satisfied, the proposal does not fall for assessment against C3.5.1 P1, and Council's sole ground of refusal can no longer be maintained. Accordingly, and in reflection of its status as a model litigant in proceedings of this nature, a consent agreement was entered into to the grant of a planning permit subject to conditions.

- 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



## 4.2 THE TASMANIA HONEY FACTORY: SMOKE INVESTIGATION

### MINUTE NO. 24/0224

#### DECISION

Cr Archer/Cr Brooks

That Council

- a) Continue to monitor the facility; and
- b) Meet with the Owners to further discuss the matter
- c) 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

## 4.3 2024-2026 DISTRICT COMMITTEE TERM: MEMBERSHIP APPOINTMENTS

### MINUTE NO. 24/0225

#### DECISION

Cr Brooks/Cr Goss

That Council

- A) appoint the following **8** members to the **Campbell Town District Committee** (including surrounding areas including Conara, Epping Forest, Cleveland & Lake Leake)
  - 1 Danny Saunders
  - 2 Sally Hills
  - 3 Jill Davis
  - 4 Kenneth Reid
  - 5 Elizabeth Porter
  - 6 Christopher Beach
  - 7 Judith Lyne
  - 8 Barry Pyke
- B) appoint the following **7** members to the **Evandale District Committee** (including surrounding areas including Western Junction, Breadalbane, Deddington, Nile & Ben Lomond)
  - 1 Geoffrey Divall
  - 2 Lynette Robson
  - 3 John Lewis
  - 4 Barry Lawson
  - 5 Henrietta Houghton
  - 6 Bruce Argent-Smith
  - 7 David Swann
- C) appoint the following **8** members to the **Longford District Committee** (including surrounding areas including Bishopsbourne, Toiberry & Liffey)
  - 1 Lesley Pyecroft
  - 2 Bron Baker
  - 3 Frances Stewart
  - 4 Annette Aldersea
  - 5 Neil Tubb
  - 6 Joanne Clarke
  - 7 Peter Munro
  - 8 Christine Darke





D) appoint the following **8** members to the **Ross District Committee** (including surrounding areas including Tooms Lake)

- 1 Julie Smith
- 2 Rodney Haigh
- 3 John Barber
- 4 Michael Smith
- 5 Helen Davies
- 6 Nigel Davies
- 7 Debra Cadogan-Cowper
- 8 Sally Langridge

And, 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



## 18 CLOSURE

MINUTE NO. 24/0226

### DECISION

Deputy Mayor Lambert/Cr McCullagh  
That Council move out of the "Closed Meeting".

Carried Unanimously

Mayor Knowles closed the meeting at 8.27pm.

MAYOR \_\_\_\_\_ DATE \_\_\_\_\_