



**NORTHERN
MIDLANDS
COUNCIL**

MINUTES

ORDINARY MEETING OF COUNCIL

MONDAY, 22 JULY 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.

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.

Unless expressly stated otherwise, Northern Midlands Council claims copyright ownership of the content of recordings of Council meetings ("the Recordings").

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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 22 July 2024 at 5.00pm in person at the Council Chambers, 13 Smith Street, Longford

1 ATTENDANCE

PRESENT

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

In Attendance

Mr Des Jennings - General Manager, Miss Maree Bricknell - Corporate Services Manager, Mr Trent Atkinson - Project & Building Compliance Manager (to 7.15pm), Mr Paul Godier - Senior Planner (to 6.05pm), Ms Brandie Strickland - Statutory Planner (to 6.05pm), Mrs Lee Viney - Executive Assistant (6.05pm), Mr Jeremiah Horne - IT Officer (to 6.46pm), Mrs Gail Eacher - Executive Assistant

APOLOGIES

Mr Leigh McCullagh - Works Manager



2 TABLE OF CONTENTS

Item	Page No.
1 ATTENDANCE	4
2 TABLE OF CONTENTS	5
3 ACKNOWLEDGEMENT OF COUNTRY	7
4 DECLARATIONS OF ANY PECUNIARY INTEREST OF A COUNCILLOR OR CLOSE ASSOCIATE	7
5 PROCEDURAL	8
5.1 Confirmation Of Council Meeting Minutes	8
5.2 Date Of Next Council Meeting	8
5.3 Motions On Notice By A Councillor	9
5.3.1 Notice Of Motion: Department Of State Growth - Longford Roadworks.....	9
6 COUNCIL COMMITTEES - CONFIRMATION OF MINUTES	12
7 COUNCIL COMMITTEES - RECOMMENDATIONS	13
7.1 Other Committee Recommendations	13
7.1.1 Devon Hills Neighbourhood Watch And Residents Committee	13
8 INFORMATION ITEMS.....	14
8.1 Council Workshops/Meetings Held Since The Last Ordinary Meeting	14
8.2 Mayor's Activities Attended & Planned	15
8.3 General Manager's Activities	15
8.4 Petitions.....	15
8.5 Conferences & Seminars: Report On Attendance By Council Delegates.....	17
8.6 132 & 337 Certificates Issued.....	18
8.7 Animal Control	18
8.8 Environmental Health Services	19
8.9 Customer Request Receipts	20
8.10 Gifts & Donations (Under Section 77 Of The LGA)	20
8.11 Action Items: Council Minutes	21
8.12 Resource Sharing Summary: 01 July 2023 To 30 June 2024	28
8.13 Vandalism	28
8.14 Youth Program Update.....	28



8.15 Integrated Priority Projects & Strategic Plans Update	31
8.16 Tourism & Events And Heritage Highway Tourism Region Association (HHTRA) Update ...	34
8.17 Longford Library Return Chute: Tasmanian Planning Scheme - Northern Midlands	35
9 PUBLIC QUESTIONS AND STATEMENTS.....	36
10 COUNCIL ACTING AS A PLANNING AUTHORITY	38
11 PLANNING REPORTS.....	39
11.1 PLN24-0047: Pump Shed For Northern Midlands Irrigation Scheme; 1440 Saundridge Road Cressy.....	39
11.2 PLN24-0049: Front Boundary Fence; 11A Smith Street Longford	52
11.3 PLN24-0084 Draft Amendment 17/2024 To Allow Storage On 20 Johns Street, Western Junction.....	65
12 COUNCIL ACTING AS A PLANNING AUTHORITY: CESSATION.....	75
13 COMMUNITY & DEVELOPMENT REPORTS.....	76
13.1 Development Services: Monthly Report	76
14 GOVERNANCE REPORTS	83
14.1 Perth's Napoleon Street Park Development.....	83
14.2 Local Government Association Of Tasmania (LGAT): 26 July 2024 General Meeting & Annual General Meeting.....	86
14.3 Longford Garden Club Constitution.....	95
15 CORPORATE SERVICES REPORTS.....	98
15.1 Monthly Report: Financial Statement	98
15.2 Making Of Rates And Adoption Of Annual Plan 2024/2025	102
16 WORKS REPORTS.....	110
16.1 Old Levee Bank Pathway At Longford: Sealing Halted	110
17 ITEMS FOR THE CLOSED MEETING	114
17.1 Closed Council Decisions Released.....	115
18 CLOSURE	116



3 ACKNOWLEDGEMENT OF COUNTRY

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

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

MINUTE NO. 24/0228-1

DECISION

Cr Adams/Deputy Mayor Lambert

Council resolved to accept the following Declarations of Interest:

- Mayor Mary Knowles - Closed Council Items 3.3 and 4.3
- Councillor Alison Andrews - Open Council Item 11.2 PLN 24-0049 (Boundary Fence, 11a Smith Street, Longford)
- Councillor Andrew McCullagh - Closed Council Items 3.3 and 4.3

Carried Unanimously

Voting for the Motion:

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

Voting Against the Motion:

Nil

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. 24/0228

DECISION

Cr McCullagh/Cr Andrews

That the Open Council Minutes of the Ordinary Meeting of the Northern Midlands Council held at the Council Chambers, Longford on Monday, 24 June 2024, be confirmed as a true record of proceedings.

Carried Unanimously

RECOMMENDATION

That the Open Council Minutes of the Ordinary Meeting of the Northern Midlands Council held at the Council Chambers, Longford on Monday, 24 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, 19 August 2024.



5.3 MOTIONS ON NOTICE BY A COUNCILLOR

The following notice of Motion/Motions have been received.

5.3.1 Notice Of Motion: Department Of State Growth - Longford Roadworks

Responsible Officer: *Des Jennings, General Manager*

MINUTE NO. 24/0229

DECISION

Cr Andrews/Cr Terrett

Council Officer's support Cr Andrews' recommendation:

That Council immediately steps up pressure on the Department of State Growth via, emails, face-to-face meetings, media and whatever other means at Council's disposal, for State Growth to urgently address:

- i) The dangerous condition of Illawarra Road on the Mill Dam side of the roundabout at the northern entrance to Longford.
- ii) The upgrade of Tannery Road from the roundabout at the northern entrance to Longford to the railway crossing to ameliorate the danger to motorists and pedestrians on that stretch of road caused by the 24-hour, heavy vehicle fuel station to be built on Tannery Road next to JBS Australia's Longford site.
- iii) The need for bike lanes for safety reasons, from the Pateena Road turn-off on Illawarra Road along Illawarra Road, across the highway bridges, through the roundabout to the Bishopsbourne Road turn-off to avoid cyclists being severely injured or killed trying to negotiate that stretch of road.

AND

That Council set up a meeting with State Infrastructure Minister and Deputy Premier Michael Ferguson as a matter of priority, for Mr Ferguson to view the three sites to be addressed and to commit to addressing these issues.

Carried Unanimously

Voting for the Motion:

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

Voting Against the Motion:

Nil

OFFICER'S RECOMMENDATION

Council Officer's support Cr Andrews' recommendation:

That Council immediately steps up pressure on the Department of State Growth via, emails, face-to-face meetings, media and whatever other means at Council's disposal, for State Growth to urgently address:

- i) The dangerous condition of Illawarra Road on the Mill Dam side of the roundabout at the northern entrance to Longford.
- ii) The upgrade of Tannery Road from the roundabout at the northern entrance to Longford to the railway crossing to ameliorate the danger to motorists and pedestrians on that stretch of road caused by the 24-hour, heavy vehicle fuel station to be built on Tannery Road next to JBS Australia's Longford site.
- iii) The need for bike lanes for safety reasons, from the Pateena Road turn-off on Illawarra Road along Illawarra Road, across the highway bridges, through the roundabout to the Bishopsbourne Road turn-off to avoid cyclists being severely injured or killed trying to negotiate that stretch of road.

AND

That Council set up a meeting with State Infrastructure Minister and Deputy Premier Michael Ferguson as a matter of priority, for Mr Ferguson to view the three sites to be addressed.



Councillor Andrews has requested the below Notice of Motion be tabled at the 22 July 2024 Council Meeting.

NOTICE OF MOTION

That Council immediately steps up pressure on the Department of State Growth via, emails, face-to-face meetings, media and whatever other means at Council's disposal, for State Growth to urgently address:

- i) The dangerous condition of Illawarra Road on the Mill Dam side of the roundabout at the northern entrance to Longford.
- ii) The upgrade of Tannery Road from the roundabout at the northern entrance to Longford to the railway crossing to ameliorate the danger to motorists and pedestrians on that stretch of road caused by the 24-hour, heavy vehicle fuel station to be built on Tannery Road next to JBS Australia's Longford site.
- iii) The need for bike lanes for safety reasons, from the Pateena Road turn-off on Illawarra Road along Illawarra Road, across the highway bridges, through the roundabout to the Bishopsbourne Road turn-off to avoid cyclists being severely injured or killed trying to negotiate that stretch of road.

AND

That Council set up a meeting with State Infrastructure Minister and Deputy Premier Michael Ferguson as a matter of priority, for Mr Ferguson to view the three sites to be addressed.

BACKGROUND

Despite Council's best efforts over at least the past 18 months of this term of office, it has been unsuccessful in persuading State Growth to take action on a growing number of issues to do with State Growth roads in the Longford area that, at the most, are life threatening to motorists, cyclists and pedestrians in the region and, at least, are time bombs waiting to go off to cause serious injury.

The latest situation has seen State Growth grant a national fuel company the permit needed for it to enter and exit its proposed 24-hour-a day, seven-day-a-week, heavy vehicle fuel station, on the stretch of Tannery Road that is already the over-crowded entry to Longford from the north. This is despite the Council knocking back the original development application from Lowes Petroleum Service on road safety issues obvious to anyone who has taken the time to visit the site and take a look.

There is simply not room for heavy vehicles, including B-doubles, to be turning into and out of the proposed fuel station to and from Tannery Road in a manner that isn't dangerous for oncoming traffic from both directions as well as the heavy vehicle drivers themselves.

Yet, despite Northern Midlands Council's protests, State Growth has issued the fuel station proponent a permit devoid of conditions which would see the major road works needed to at least make the town's main entry and exit point safe to negotiate.

This comes after Council has staged an ongoing, unsuccessful battle for more than two years for State Growth to address the safety concerns surround the multiple entry and exit points on the State Growth-owned Longford main road at Sticky Beaks Corner.

It comes after State Growth's refusal to include cycle lanes in its multi million dollar reconstruction of Illawarra Road from the roundabout at the entrance to Longford to the turn-off to Bishopsbourne Road and the ongoing, still unresolved negotiations with State Growth to continue the bike path from where it finishes at the turn off to Pateena Road along Illawarra Road at least to Longford, again to provide safe access for cyclists to the town.



The Council had repeatedly raised the dangerous deterioration of State Growth's Illawarra Road on the Mill Dam side of the roundabout entrance to Longford to no avail.

None of this is good enough.

All these matters have gone way beyond Council striving to provide aesthetically pleasing infrastructure for motorists, cyclists and pedestrians in and around its main town. They are now threatening the safety of those on our roads and in our town.

That is why I believe it's time for Council to mount a vigorous and ongoing campaign for State Growth to carry out the work required to fix this growing list of dangerous situations.

ATTACHMENTS

Nil



6 COUNCIL COMMITTEES - CONFIRMATION OF MINUTES

MINUTE NO. 24/0230

DECISION

Deputy Mayor Lambert/Cr McCullagh

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
3 May 2024	Longford Town Hall Committee	Ordinary
9 June 2024	Devon Hills Neighbourhood Watch and Residents Committee	Ordinary
11 June 2024	Liffey 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 OTHER COMMITTEE RECOMMENDATIONS

7.1.1 Devon Hills Neighbourhood Watch And Residents Committee

At the ordinary meeting of the Devon Hills Neighbourhood Watch and Residents Committee held on 9 June 2024 the following motion/s were recorded for Council's consideration:

MINUTE NO. 24/0231

DECISION

Deputy Mayor Lambert/Cr Terrett

That Council note the Committees recommendation and Council Officer's comments; and the advice be provided to the Committee.

Carried Unanimously

Voting for the Motion:

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

Voting Against the Motion:

Nil

Officer Recommendation:

That Council note the Committees recommendation and Council Officer's comments; and the advice be provided to the Committee.

Committee Recommendation:

For Devon Hills Neighbourhood Watch and Resident Committee members to be listed on Northern Midlands Council Website.

Meeting Minutes be uploaded to website.

For meeting dates to be included on Northern Midlands Calendar of Events.

Remaining 2024 Dates are as follows –

- Sunday 11th August 3pm AGM followed by Neighbourhood Watch and Residents Committee Meeting
- Sunday October 13th 3.30pm Neighbourhood Watch and Residents Committee Meeting
- Sunday December 8th 3.30pm Neighbourhood Watch and Residents Committee Meeting

All meetings held at Devon Hills Community Shed.

Officer Comment:

- 1) Subject to the provision of member names and contact details, the information can be uploaded to Council's website, the Committee would need to regularly review and provide updates regarding member information on Council's website to ensure currency;
- 2) Council Officers can upload the minutes to the website, and
- 3) include the dates provided in Council's calendar of events on the Northern Midlands Council website.



8 INFORMATION ITEMS

MINUTE NO. 24/0232

DECISION

Cr McCullagh/Cr Brooks

That the Open Council Information items be received.

Carried Unanimously

Voting for the Motion:

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

Voting Against the Motion:

Nil

At approximately 5.25 pm following conclusion of the discussion relating to Item 8. Information Items and prior to Public Question and Statements being heard, Council commenced with Item 13.1.

MINUTE NO. 24/0233

DECISION

Deputy Mayor Lambert/Cr Terrett

That Council acknowledge receipt of the compliant petition presented to Acting Mayor Janet Lambert by Mr Stephen Harvey on 11 July 2024, the petition is relative to the Perth Streetscape Design and Roadworks Project – Development Application Approval (Reference No. PLN-23-0169), which includes the removal of the hedge between Perth Main Road and Old Punt Road.

Carried Unanimously

Voting for the Motion:

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

Voting Against the Motion:

Nil

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
8 July 2024	<p>Council Workshop</p> <p>Presentations</p> <ul style="list-style-type: none"> TRANSlink Intermodal Facility Feasibility Study - Northern Tasmania Development Corporation Campbell Town Tourist Park <p>Discussion included:</p> <ul style="list-style-type: none"> Longford Garden Club – Constitution Cemetery – Campbell Town
22 July 2024	<p>Council Workshop</p> <p>Discussion:</p> <ul style="list-style-type: none"> Council Meeting Agenda items
	Council Meeting



8.2 MAYOR'S ACTIVITIES ATTENDED & PLANNED

Mayor's Activities Attended & Planned for the period 19 June to 4 July 2024 are as follows:

Date	Activity
19 June 2024	Attended Top Tidy Town Awards, Spreyton
20 June 2024	Attended NMBA Illuminate Awards, Longford
24 June 2024	Attended meeting with Independent Advisor, Longford
24 June 2024	Attended Workshop and NMC Meeting, Longford
26 June 2024	Attended meeting with Mark Shelton, Longford
26 June 2024	Attended meeting with Rebecca White, Longford
27 June 2024	Attended TasWater meeting, Launceston
1-5 July 2024	Attended Australian Local Government Association (ALGA) Conference, Canberra
	Attended to email, phone, media and mail inquiries

8.3 GENERAL MANAGER'S ACTIVITIES

General Manager's Activities Attended & Planned for the period 18 June to 15 July 2024 are as follows:

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

Date	Activity
18 June	Attended Tasmanian Waste and Recovery Board and Steering Committee Dinner
20 June	Attended meeting with Ratepayer
24 June	Attended Council Workshop and Meeting
25 June	Attended Privacy and Personal Information Protection Training
26 June	Met with Mark Shelton MP, RSPCA and others re compliance matter
26 June	Met with Rebecca White MP re priority projects
26 June	Met with Councillor Andrews
1-4 July	Attended ALGA National General Assembly and Regional Forum in Canberra
8 July	Attended Council Workshop
9 July	Attended Introduction to Council Climate and Adaptation 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.*

POLICY

In the coming months a report will be presented to Council to determine a policy position on the inclusion of petitions and all information contained therein in Council’s Agenda Attachments.

In the interim, until such time as the policy is prepared and endorsed, Council will not publish the actual petition in the Council Meeting Attachments and only provide a statement relating to the Content of the Petition, the number of signatories and details of the person lodging the petition within the Agenda.

The following information has been published on Council’s website:

Petitions and Privacy

If you create a petition as the principal petitioner, your name will be published online. Your name and your contact details will be included in the final petition presented to Council.

If you sign an e-petition, your email address is only used to verify your signature. Your name is not published online, but it is included in the final petition presented to Council.

If you sign a paper petition, the personal details you provide are not published online but they are included in the final petition presented to Council.

Please note:

- *once a petition is presented to Council, it is considered a public document*
- *if a member of public requests to view the petition, Council is obliged to provide the petition for inspection*
- *the principal petitioner has the responsibility of informing the signatories to the petition that their details will be publicly available.*

SAVE OUR HEDGE OLD PUNT ROAD (“THE PETITION”)

A petition initiated by Mr Stephen Robert Harvey was presented to Acting Mayor Janet Lambert on Thursday 11 July 2024, the petition is relative to the Perth Streetscape Design and Roadworks Project – Development Application Approval (Reference No. PLN-23-0169), which includes the removal of the hedge between Perth Main Road and Old Punt Road. The Petition is compliant having met the provision of the *Local Government Act 1993*, Part 6 - Petitions, polls and public meetings, S57, however, it has been noted on a brief review the duplication of at least one signatory has occurred.

Mr Harvey has advised that there are a total of 64 signatories to the petition.

The Petition is not attached to the Open Council Agenda as a policy relating to receipt and publication of petitions is yet to be prepared and endorsed by Council.

ATTACHMENT

The Petition is included in the Closed Council Agenda Attachments



8.5 CONFERENCES & SEMINARS: REPORT ON ATTENDANCE BY COUNCIL DELEGATES

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

National General Assembly 2024: 2-4 July 2024

More than 1,200 local government leaders from across Australia gathered in Canberra from 2-4 July for the 30th National General Assembly of Local Government (NGA).

We were welcomed to country by Ngunnawal, Kambri and Ngambri custodian Paul Girrawah House. The Assembly recognised the Ngunnawal and Ngambri peoples as traditional custodians of the ACT and recognised any other people or families with connection to the lands of the ACT and region. The Assembly paid its respects to their elders past, present and emerging, and acknowledged the vital and ongoing contributions First Nations peoples continue to make to our nation.

Opening the NGA, and speaking in her first major public address, Her Excellency the Honourable Ms Sam Mostyn AC, Governor General of the Commonwealth of Australia, spoke about increasing civic engagement with our future leaders and the importance of kindness and care in our leadership.

ALGA welcomed and thanked the many federal members of parliament who attended and spoke at the NGA or associated events, including the Hon Catherine King, the Hon Kristy McBain, Senator the Hon Bridget McKenzie, the Hon Darren Chester, and Luke Gosling OAM MP.

Delegates received a presentation on new local government financial sustainability research, which highlighted that sustainable federal funding to councils would deliver a \$7 billion increase to Australia's GDP. The 2024 National State of the Assets report was also launched, outlining the condition of one third of Australia's public infrastructure, which is part of the \$643 billion worth of assets councils manage. This new research reinforces the urgent need for federal Financial Assistance Grants to local government to be restored to at least one percent of Commonwealth taxation revenue.

Across two days, numerous presenters spoke on the theme of building community trust, and how local government is integral to holding and building this trust.

This year's NGA included new listening sessions on housing and community infrastructure, emergency management, roads and transport and energy transition, that provided a free-flowing exchange of ideas between councils, the federal public service, and other stakeholders.

This year's Assembly program included consideration of 160 motions submitted by councils, outlining opportunities for the Federal Government to better support councils and Australian communities.

These motions included solutions to address the financial sustainability of councils, support councils to deliver cost of living relief, facilitate more affordable housing, maintain safe and productive local roads, cycleways and footpaths, better prepare for and recover from natural disasters, and Close the Gap between Indigenous and non-Indigenous Australians.

In the lead up to the next federal election, ALGA will work with state and territory member associations, and Australia's 537 local governments, to advocate for critical Financial Assistance Grants to be restored to at least one percent of Commonwealth taxation revenue, and for local government to be restored as a full voting member of National Cabinet.

These are critical to ensuring that local government continues to play a role in the ongoing sustainability and liveability of every community.

Following the NGA attendees received the following advice and link to listening sessions:

This year's NGA included four new listening sessions on housing and community infrastructure, disaster resilience and recovery, roads and transport, and energy transition, that provided a free-flowing exchange of ideas between councils, the federal public service and other stakeholders.

The facilitators of these sessions – Melbourne Leadership Group – have produced a report outlining the key themes discussed, which you can [download here](#).

Please note the discussions and points raised in these sessions reflect the lived experience of attendees and should be viewed as an insight into how each issue is viewed within councils and local communities. The views expressed do not necessarily reflect the positions of the Australian Local Government Association.



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			
132	88	63	68	71	67	46	63	39	130	64	70	51	820	763	995
337	23	34	29	41	34	19	19	31	55	32	31	31	379	391	530

8.7 ANIMAL CONTROL

Prepared by: Maree Bricknell, Corporate Services Manager

Item	Income/Issues 2022/2023		Income/Issues for June 2024		Income/Issues year to date 2023/2024	
	No.	\$	No.	\$	No.	\$
Dogs Registered	4,229	\$108,313	5	\$151	4,100	\$108,319
Dogs Impounded	44	\$3,545	1	\$23	8	\$1,408
Euthanised	2				2	
Re-claimed	36				6	
Re-homed/Dogs Home	6					
New Kennel Applications	10	\$745	1	\$78	7	\$1,170
Renewed Kennel Licences	83	\$3,818			82	\$3,844
Infringement Notices (paid in full)	53	\$9,465	1	\$195	95	\$20,266
Legal Action						
Livestock Impounded					2	\$724
TOTAL		\$125,886		\$447		\$135,731

Audits:

Ongoing including Dangerous Dogs, Kennel Licences, Fire Hazards.

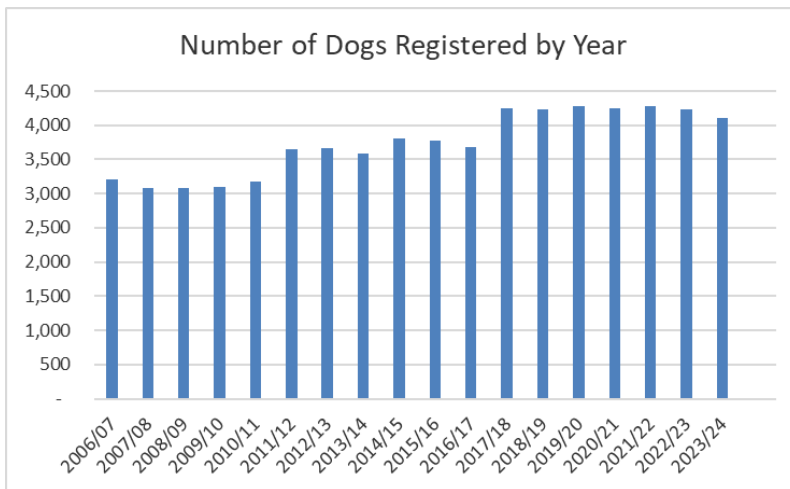
Microchips:

0 dogs microchipped.



Attacks:

0 attack



8.8 ENVIRONMENTAL HEALTH SERVICES

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.

It should be noted that the position of Environmental Health Officer is currently vacant.

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	1
Routine Mobile/Market stall Food Inspections	20	5	2	6	4	2	1	0	0	0	0	0	0
Preliminary Site Visits – Licensed Premises	1	0	1	0	0	0	0	0	0	0	0	0	0
On-site wastewater Assessments	43	4	5	4	3	5	6	7	5	4	5	6	0
Complaints/Enquiries – All Types	744	67	75	72	68	73	69	75	84	126	119	130	-
Place of Assembly approvals	5	0	0	1	1	1	1	1	1	0	0	1	0
Notifiable Diseases	9	1	1	2	3	1	0	0	0	0	1	0	0

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

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

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

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

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

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

The following is applicable regarding food business registrations:

- A Food Business Application is to be completed and lodged with Council each year (Financial) Sections 84 or 87 or 89 of the *Food Act*.



- Council conducts a desk top assessment of the application in accordance with the Food Business Risk Classification System issued by Tasmanian Department of Health. The assessment is based on the information provided by the applicant.
- Based on the Risk assessed an invoice is issued to the applicant.
- Upon receipt of payment Council issues a Certificate of Registration.
- Council conducts an inspection of the premises during their operation to ensure compliance with the *Food Act* and Regulations and the Food Standards Code. The business is also assessed in line with their Risk Classification.
- Further inspections may be required to ensure any non-compliance issued have been addressed.

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

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

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

8.9 CUSTOMER REQUEST RECEIPTS

Operational Area	20/21	21/22	22/23	YTD 23/24	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Animal Control	35	26	28	47	4	3	4	3	2	5	3	5	10	4	4	2
Building & Planning	17	77	52	35	9	6	2	1	1	1	3	1	1	3	7	1
Community Services	26	54	44	57	5	2	4	1	7	13	7	3	8	2	5	2
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	2
Waste	1	12	11	11	-	4	-	-	-	-	1	3	2	-	1	3
Works	352	368	352	383	31	27	28	50	52	16	25	24	67	34	29	32

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
30-Jun-24	Ross RSL	Hire of Ross Reading Room	\$252.00
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 - 2nd instalment	\$1,000.00
17-Jan-24	Dylan Copolov	Education Bursary - 1st instalment	\$1,000.00
17-Jan-24	Breeanna Farrell	Education Bursary - 1st instalment	\$1,000.00



Date	Recipient	Purpose	Amount \$
24-Dec-24	Isacc Chapman	Education Bursary – 1 st instalment	\$1,000.00
15-Feb-24	Oliver Walker	Education Bursary – 1 st instalment	\$1,000.00
20-Mar-24	Emily Bowerman	Education Bursary – 1 st 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
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	\$13,502.00

8.11 ACTION ITEMS: COUNCIL MINUTES

Meeting Date	Item No.	Item	Status	Action Required	Assignees	Action Taken
18/03/2024	7 4.2	Access for Cyclist to the Mill Dam & Tannery Straight Area	Completed	That Officers investigate the recommendation and report back to Council and the Committee.	Project & Building Compliance Manager, Works Manager	15/05/2024 Project & Building Compliance Manager Motion to Council re budget wish list.
18/03/2024	7 1.3	Blackburn Park	Completed	That it be noted that Council Officers are preparing a report for Council's consideration.	Executive & Communications Officer, Project & Building Compliance Manager	13/05/2024 Executive & Communications Officer Committee notified awaiting report
22/04/2024	7 2.1	Irrigation System Maintenance: Pioneer Park	Completed	That Council note the recommendation of the Committee and Council officers conduct regular checks on the irrigation systems in Pioneer Park.	Executive & Communications Officer, Works Manager	13/05/2024 Executive & Communications Officer Committee Advised
20/11/2023	7 3.5	Provision of Public Shower Facility at Charles Berryman Reserve	Completed	That the future provision of public shower facilities at the Charles Berryman Reserve in Perth be considered as part of the investigation currently underway; advice to be provided to the Committee.	Project & Building Compliance Manager, Project Officer	14/02/2024 Executive Assistant Report to be prepared in conjunction with 14.2 (facility for the Northern Midlands)
20/05/2024	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.
24/06/2024	15.2	Municipal Budget	Completed	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.	Corporate Services Manager, Executive Assistant	16/07/2024 Executive Assistant Report to Council.
19/02/2024	7 3.2	Bike Path Extension	In progress	That Council requests an update from the Department of State Growth on the matter and provides advice to the Committee. Committee request: LLDC request NMC revisit the earlier letter from the Minister for State Growth Michael Ferguson, regarding a bike path between Longford roundabout and Pateena Road, requesting an update, including a timeline for completion, of this missing link.	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



Meeting Date	Item No.	Item	Status	Action Required	Assignees	Action Taken
						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 10/07/2024 Engineering Officer Awaiting information from the Department of State Growth
18/09/2023	13.7	Campbell Town Swimming Pool	In progress	That Council hold a community meeting to discuss or seek interest to formulate a new Campbell Town Swimming Pool Management Committee.	Executive Assistant, General Manager	24/01/2024 Executive Assistant Awaiting completion of review.
19/02/2024	14.2	Campbell Town Tourist Park	In progress	That Council: a) release the Campbell Town Tourist Park Master Plan of 19 April 2022; b) release the Campbell Town Tourist Park Preliminary Feasibility Assessment Report of January 2024; c) undertake consultation with the Campbell Town District Forum; and the wider Campbell Town Community, including the business sector; and d) a further report to Council which includes comment from the consultation process for further decision.	Project Officer	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.
18/03/2024	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
24/06/2024	7 1.1	Community Notice Board	In progress	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.	Executive & Communications Officer	09/07/2024 Executive & Communications Officer Item will be included in next district committee meeting
18/03/2024	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.
21/08/2023	7 1.2	CTDF Recommendation: Community Notice Board - 1 August 2023	In progress	That Council investigate options and costs of the construction and installation of a community notice board at Valentines Park, in Campbell Town.	Works Manager	28/09/2023 Executive Assistant Works Manager to attend CTDF meeting on 3 October to discuss further with Committee. 04/12/2023 Executive Assistant Location to be identified. 07/03/2024 Executive Assistant Location has been identified. Previous community board ordered was cancelled by the supplier. New board to be ordered with alternate supplier. 13/05/2024 Executive Assistant Committee currently reviewing options.
18/03/2024	7 5.1	Devon Hills Neighbourhood Watch and Residents'	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	Works Manager	13/05/2024 Executive Assistant Funding streams to be identified.



Meeting Date	Item No.	Item	Status	Action Required	Assignees	Action Taken
		Committee: Basketball Court		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.		
19/02/2024	7 2.4	Dump Point at Honeysuckle Banks	In progress	That Council note the motion - Committee request: That the Evandale Advisory Committee be provided with an update re the progress of the proposed Dump Point and Toilet Block at Honeysuckle Banks.	Executive & Communications Officer, Works Manager	07/03/2024 Executive Assistant DA 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
24/06/2024	7 2.3	Halt the sealing of the Old Levee Pathway	In progress	That Council rescind the decision and a report be brought back to the next Council Meeting.	Engineering Officer, Executive & Communications Officer, Works Manager	04/07/2024 Engineering Officer Report prepared for Council meeting.
21/08/2023	7 4.3	LLDC Recommendation: Mill Dam - 5 July 2023	In progress	That Council receive a report regarding the Mill Dam reserve area and future ownership thereof.	Executive 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 Matter to be further presented to Councillors at a workshop after July 2024.
20/11/2023	7 2.2	Longford Promotional Signs - Welcome to Longford	In progress	That Council notes the LLDC request and refers the matter to the appropriate officer.	Engineering Officer, Tourism & Events Officer	05/12/2023 Executive Assistant Investigation to commence early 2024. 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 04/07/2024 Engineering Officer Awaiting report from consultant
29/01/2024	5 3.3	Motion on Notice: Heritage Committee	In progress	That Council Officer's prepare a report with a view to forming a Special Committee under section 24 of the Local Government Act to establish a Heritage Committee.	Executive Officer, Executive Officer	12/02/2024 Executive Officer Report to be presented to March 2024 meeting. 07/03/2024 Executive Officer Report delayed due to staffing resources and competing priorities. Report to be presented to a future Council meeting.
29/01/2024	5 3.2	Motion on Notice: Strategic Property 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.



Meeting Date	Item No.	Item	Status	Action Required	Assignees	Action Taken
24/06/2024	15.2	Municipal Budget	In progress	Action as per resolution.	Corporate Services Manager, Executive Assistant	01/07/2024 Executive Assistant Policy and policy manual updated.
24/06/2024	7 3.1	Municipal Budget 2024/2025	In progress	That Council considers the Committees recommendations and allocates funds from the 2024/25 Municipal budget.	Project & Building Compliance Manager	12/07/2024 Project & Building Compliance Manager Th Bicycle advisory committee have been informed of Councils decision and officers are progressing with the items
19/02/2024	7 4.3	Mural Maintenance	In progress	That Council officers undertake a review of costs related to the installation and maintenance of murals. Committee request: Could the council inform the committee what the strategy is for upkeep of the murals around Perth and for the creation of future art works, such as murals on blank walls.	Executive Assistant, Works Manager	23/02/2024 Executive Assistant Advice provided to PLDC Chair. 07/03/2024 Executive Assistant Mural artist contacted for budgeting information, awaiting response.
22/04/2024	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.
22/04/2024	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. 04/07/2024 Engineering Officer Currently liaising with signwriter regarding production of signs
20/11/2023	5 3.2	Notice of Motion: Workforce Planning Strategy	In progress	That the matter of preparing a Workforce Planning Strategy be listed for the 2024/2025 Budget deliberations.	Corporate Services Manager, People & Culture Business Partner	29/11/2023 People & Culture Business Partner Quotes being sourced from consultants. 14/02/2024 Executive Assistant Officer preparing Workforce Plan. 13/05/2024 Executive Assistant Report to June 2024 Council meeting.
22/04/2024	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, 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.
22/04/2024	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.
20/05/2024	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. 10/07/2024 Engineering Officer Design work ongoing



Meeting Date	Item No.	Item	Status	Action Required	Assignees	Action Taken
20/05/2024	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.
29/01/2024	14.2	Proposed Public Shower Facilities in the Northern Midlands	In progress	That Council ... 4) And investigate the creation of a mobile shower and laundry facility, similar to Gran's van, for use throughout the municipality and/or determine whether existing facilities could service the needs in other areas of the municipality. 5) Further report to Council.	Project & Building Compliance Manager, Works Manager	14/02/2024 Executive Assistant Report to be prepared.
19/02/2024	7 3.1	Reduction in Speed Limit	In progress	That Council requests the Department of State Growth to carry out a review of the speed limits in Wellington and Marlborough Streets in Longford. Committee request: LLDC request NMC to approach local state members and the Minister for State Growth to reduce the speed limit on Longford's main roads being, Marlborough Street, and Wellington Street to Woolmers Lane, from 60kmh to 50kmh.	Engineering Officer, Executive & Communications Officer	12/03/2024 Executive Assistant Letter sent to Minister. 09/05/2024 Engineering Officer Awaiting response from minister 13/05/2024 Executive & Communications Officer Committee notified. Awaiting response from Minister 10/07/2024 Engineering Officer Awaiting response from minister
18/03/2024	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.
20/03/2023	16.1	Sticky Beaks Cafe Corner (cnr Wellington and Marlborough Streets):	In progress	That the JMG report Option Two (steel bollards) be revisited and that a timeline be put in place to implement this recommendation should that be an approved solution. Further that a report	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



Meeting Date	Item No.	Item	Status	Action Required	Assignees	Action Taken
		Upgrades and Safety		be undertaken to develop a detailed analysis for the intersection and the traffic flows in the centre of Longford.		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. 10/07/2024 Engineering Officer Awaiting information from the Department of State Growth
18/03/2024	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
22/04/2024	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 04/07/2024 Engineering Officer 24 hour toilet signage has been installed outside the train park toilet. Signage to be placed on the door of the Seccombe St and Talisker St toilet has been received on 2/7/24 and is to be installed by Council's building maintenance staff. The Old Punt Rd toilet is not considered to be a 24 hour toilet
20/05/2024	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	18/06/2024 Executive Assistant Letter sent, DSG progressing.
29/01/2024	7 4.4	Train Park	In progress	That the Train Park (Lions Train Park) be promoted as an historical park focussing largely on the history of trains in Perth and that interpretive panels be	Executive Assistant, Project Officer	13/03/2024 Executive Assistant Report to be prepared.



Meeting Date	Item No.	Item	Status	Action Required	Assignees	Action Taken
				consistent with other historical signs in Perth. That the matter be investigated.		
24/06/2024	7 2.1	Vista Point Location	In progress	That Council consider the location of the vista / look out point after a safety check is conducted on site.	Executive & Communications Officer, Works Manager	09/07/2024 Executive & Communications Officer reports that both locations are problematic for a pull over point. (Limited Field of vision for passing traffic on the 80km/h road).
24/06/2024	7 2.2	Longford Roundabout	In progress	That Council awaits a response from the Department of State Growth.	Executive & Communications Officer	16/07/2024 Executive Assistant Awaiting a formal response.
20/05/2024	14.2	Master Plan: Pioneer Park, Evandale	In progress	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	16/07/2024 Executive Assistant Community consultation to commence 1 August 2024.
20/05/2024	14.1	Report on Notice of Motion: Longford Town Hall Management Committee	In progress	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	16/07/2024 Executive Assistant Report to be prepared.
22/04/2024	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.
24/06/2024	7 1.2	Waste Transfer Station: extra day	On hold	That council consider options for the new contract period starting June 2025.	Engineering Officer, Executive & Communications Officer	04/07/2024 Engineering Officer Council staff have commenced reviewing the tender documents for the Waste Transfer Station in preparation for the calling of new tenders for the operation of the site early in 2025. Tenderers to be asked to submit a price for the current



Meeting Date	Item No.	Item	Status	Action Required	Assignees	Action Taken
						operating days and an alternative price for an additional operating day for consideration by Council. 09/07/2024 Executive & Communications Officer Committee will be notified in next District Committee meeting
24/06/2024	1.3	Waste Transfer Station: vouchers for rural properties	On hold	The Council notes the Committees request for tip vouchers and that this issue is currently included in the budget for deliberation.	Executive & Communications Officer	12/07/2024 Executive & Communications Officer District Committee will be notified in next Committee meeting

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 \$
Meander Valley Council		
Service Provided by NMC to MVC		
Street Sweeping Plant Operator Wages and Oncosts	325	16,876
Street Sweeper - Plant Hire Hours	325	24,721
Total Services Provided by NMC to Meander Valley Council		41,597
Service Provided by Meander Valley Council to NMC		
Wages and Oncosts		
Plumbing Inspector Services	-	-
Engineering Services	-	-
Total Service Provided by MVC to NMC		-
Net Income Flow	325	41,597
Total Net		38,328
Private Works and Council Funded Works for External Organisations	Hours	Amount \$
Works Department Private Works Carried Out	384	20,163
	384	20,163

8.13 VANDALISM

Prepared by: Jonathan Galbraith, Engineering Officer

Incident	Location	June 2024	Estimated Cost of Damages	
			Total to Date 2023/24	Total 2022/23
Graffiti at Campbell Town Recreation Ground	Campbell Town	\$ 200		
Graffiti at Victoria Square toilets	Longford	\$ 150		
Graffiti at skate park	Longford	\$ 250		
Graffiti at Recreation Ground	Ross	\$ 300		
Graffiti at Town Hall	Campbell Town	\$ 200		
TOTAL COST VANDALISM		\$ 900	\$ 28,300	\$ 18,600

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			
	4/6	50	
	18/6	35	
	25/6	65	
Cressy			
	6/6	17	
	13/6	60	
	20/6	30	
	27/6	70	Total = 327

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 of June as follows:

Session Venue	Date of Session	Attendance	Comment
Campbell Town			
	5/6	6	
	12/6	9	Tie-dye activity
	19/6	9	
	26/6	8	Virtual Reality Games with Libraries Tasmania
Longford			
	4/6	18	
	11/6	16	
	18/6	14	
	25/6	12	Total = 92

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.

Attendance for the month of June as follows:

Session Venue	Date of Session	Attendance	Comment
Perth			
	6/6	7	
	13/6	15	Positive individual and team outcomes
	20/6	5	
Evandale			
	5/6	6	
	12/6	8	
	19/6	5	Favourable feedback from participants and parents
	26/6	5	Total= 51

Youth Gym Exercise Class- Longford

Motivty Fitness offers 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			
	5/6	17	
	12/6	21	
	19/6	18	
	26/6	5	Total =61

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 focus on teamwork and communication skills, boosting confidence and social interaction abilities

Session Venue	Date of Session	Attendance	Comment
Perth			
	3/6	7	
	17/6	6	
	24/6	8	Practicing for group performance

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 will be recommencing 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.

Friendship & Resilience Group:

Working with Catholic Care to support the Friendship and Resilience Group commencing at Longford Primary School in Term 3. Offering social inclusion for young people, activities that support their mental wellbeing, developing resilience skills and improving access to services.



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 with Salvation Army to provide further support to Evandale Primary and Campbell Town District High Schools breakfast club, including donation of new toasters. 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.

Social Connections:

Working with School Nurse at Campbell Town District High School to offer a lunchtime Friendship and Social Group addressing social isolation, developing friendships through games and activities- focusing on communication skills.

Illuminate Education:

Youth Officer joined all School across Northern Midlands for the Illuminate Education program in a mentorship role. Working with teams to support and explore their ideas through the program setting. 31 teams were involved with a great display of participation and ideas from the young people in our community.

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.

8.15 INTEGRATED PRIORITY PROJECTS & STRATEGIC PLANS UPDATE

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

CURRENT AT 3 JULY 2024

INTEGRATED PRIORITY PROJECTS PLAN:

Progress Report:

Project		Status	Budget 2023-24	\$	Scheduled	
1 Progress: Economic health and wealth - grow and prosper						
Foundation Projects						
4.1	Main Street Upgrades: Campbell Town, Longford & Perth	Gov	Campbell Town 2022 Election Commitment secured through the Priority Community Infrastructure Program (PCIP) DA approved.	Budget allocation 2023-24 plus contribution from \$8m Federal Govt Election Commitment 2022.	2,450,000	Finalising tender documentation, Awaiting State Growth Permit
		Gov	Longford DA submitted.	Budget allocation 2023-24 from Federal Govt Election Commitment 2019.	1,793,628	Grant Variation approval awaited



Project		Status	Budget 2023-24	\$	Scheduled
			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.		
	C&D	Perth 2022 Election Commitment secured through the PCIP DA approved.	Contribution from \$8m Federal Govt Election Commitment 2022.		Tenders closed early July 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	3,109,479	Main Building & BBQ shelter completed. Toilet refurbishment ongoing
4.4	<i>TRANSLink Intermodal Facility</i>	Gov	Included in NMC Priority Projects document. Business Case and application submitted 20 November 2023 to secure the 2022 Election Commitment. Funding secure and funding agreement being finalised.. Approved by NTDC as a Northern Tas Priority Project.	5,000,000	Business Case for the first \$5 million submitted. Funding agreement signed. Work underway towards identifying preferred external lead project provider
Enabling Projects					
5.1	<i>Perth Sports Precinct & Community Centre</i>	Gov	Concept master plan developed October 2020. Included in NMC Priority Projects document.		Nominated as a Project of Regional Priority
5.1	<i>Ben Lomond Public Shelter Development</i>	Gov	Feasibility Study: Investment in Ben Lomond Ski Field Northern Tasmania Included in NMC Priority Projects document. Govt has completed new public shelter. Government has committed to development of a master plan.		Not scheduled at this stage.
5.3	<i>Campbell Town – Town Hall Sale or Lease</i>	Gov	Agent appointed – all offers to be presented to Council.		TPC decision received 5 April 2024 approving the draft amendment. Consider offers as presented.
5.3	<i>Longford Library & exhibition Building on the Village Green</i>	Gov	Longford Motor Sport Museum Included in NMC Priority Projects document.		Not scheduled. Motorama event moving from Woolmers to Symmons Plains Race Track.
5.3	<i>Power Undergrounding in Evandale, Longford & Perth</i>	Works	Awaiting funding streams to come available. Included in NMC Priority Projects document.		Not scheduled at this stage.
5.4	<i>Subdivisions (several – Cressy, Evandale, Longford & Perth)</i>	C&D	Council to identify opportunities to provide infrastructure and secure funding. Included in NMC Priority Projects document.		Detention works not scheduled at this stage.
2 People: Cultural and society – a vibrant future that respects the past					
Enabling Projects					



	Project		Status	Budget 2023-24	\$	Scheduled
5.1	Recreation Ground Upgrades)	Gov	Campbell Town, Evandale and Cressy NMC Priority Projects document. Funding to be sought for oval upgrades.			Not scheduled at this stage.
		Gov	Cressy Recreation Ground Cricket Australia & State Govt funding secured towards the upgrade of the practice facility, car park and dump point.	Budget allocation in 2023-24 Budget	115,000	Completed.
			Perth Recreation Ground Amenities, topdressing, cricket net upgrade.	Cricket Australia grant of \$30,000 secured towards cricket nets upgrade.	135,000	Completed.
			Longford Recreation Ground Irrigation system install and preparation for 2 nd ground.		255,000	Completed.
5.1	Swimming Pool Upgrades (several)	Gov	Covering of Campbell Town & Cressy Swimming Pools Included in NMC Priority Projects document. Cressy: Solar system replacement Ross: Pool operation to continue (as per the current funding model) whilst structurally/operationally safe to do so.	No allocation 2023-24 staff resources only. Allocation 2023-24 Budget allocation 2023-24 towards WHS issues.	- 50,000	Not scheduled at this stage. Completed prior to season opening.
5.2	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 .
4 Place: Nurture our heritage environment						
Foundation Projects						
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.
Enabling Projects						
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 – \$127,695 secured through the State Government Open Spaces Grant Round Two. On Council agenda 22 July 2024.
- Longford Community/Neighbourhood House – lobbying State Government.
- Longford Caravan Park Amenities – under construction.
- Seacombe Street Reserve Raised Pavement Platform – Vulnerable Road User grant of \$50,000 secured – work completed. Acquittal report being prepared.
- 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. Outcome 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:

- Northern Midlands Community Expo:
 - Finalise report summary of the NMCE held on 9.9.2023. Please see attachment.
- 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:
 - 12.6.24. Attend with Visitor Centre Volunteers to Ben Lomond Base and ski resort famil.
 - Disseminate information from TVIN.
 - Disseminate updates from emergency alert agencies, DSG roadworks updates, etc.
- Industry, Interpretation, Other Projects:
 - Voices from the Graves performances – assist to promote for Tourism Tasmania’s 2024 Off-Season campaign.

HHTRA update:

- Commence working with TICT Tasmanian Ambassador Program to develop a midlands module in the program course.
- Trialing boosted social media posts around events in the region.
- General Meeting and Workshop held 20.6.24. Meet with Acting Chair to progress actions and AGM planning 27.6.24.
- Begin AGM planning and preparations.
- 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.



8.17 LONGFORD LIBRARY RETURN CHUTE: TASMANIAN PLANNING SCHEME - NORTHERN MIDLANDS

Prepared by: Paul Godier, Senior Planner

Council has received a request from Libraries Tasmania to install a book return chute on the western wall of the Longford Library, 55 Wellington Street, Longford.

Council acting as Planning Authority refused an application for a similar proposal in September 2020 under the *Northern Midlands Interim Planning Scheme 2013*. Although the use was permitted with permit, the development was discretionary due to the property being heritage listed and within the heritage precinct of Longford. The Tasmanian Heritage Council issued a Certificate Under s36(3)(a) of the *Historic Cultural Heritage Act 1995* providing notice that the Tasmanian Heritage Council did not wish to be involved in determining the discretionary permit application.

Since then, the planning scheme under which the Northern Midlands operates has changed and use and development within the municipality is now assessed under the *Tasmanian Planning Scheme – Northern Midlands*.

The land at 55 Wellington Street is zoned General Business. A library and associated works such as a returns chute is a permitted (with permit) use in the zone.

The land is within the Heritage Precinct of Longford. Therefore, the proposal must be assessed in accordance with the Local Historic Heritage Code. Within Local Historic Heritage Code clause C6.2.3 states:

“This code does not apply to a registered place entered on the Tasmanian Heritage Register, unless for the lopping, pruning, removal or destruction of a significant tree as defined in this code.”

55 Wellington Street is registered (ID No. 5158) on the Tasmanian Heritage Register. The Register is managed by the Tasmanian Heritage Council under the *Historic Cultural Heritage Act 1995*. As the place is entered on the Tasmanian Heritage Register, and the proposal does not include the lopping, pruning, removal or destruction of a significant tree, the Local Historic Heritage Code does not apply to this proposal.

In January 2024 the Tasmanian Heritage Council provided Northern Midlands Council with a Certificate of Exemption under the *Historic Cultural Heritage Act 1995* for the return chute. Therefore, there are no discretions applying to this development and while a planning permit is required, it will be a permitted application and cannot be publicly advertised.

ATTACHMENTS

1. REFUSAL of Planning Application PL N-20-0115 Install book return chute (Heritage Listed Place, Heri [8.17.1 - 3 pages]
 2. THC 2020-07-02 6288 Notice of (no) Interest [8.17.2 - 1 page]
 3. 2024-01-11 Exempt#5761 (Library Chute) [8.17.3 - 3 pages]
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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

Longford Fuel Depot

Mr John Izzard, Longford

Mr Izzard provided the following statement from which he read:

This is a heart-felt plea to the Mayor and Councillors to become seriously involved in the Longford community's strenuous opposition to the proposed fuel depot development at 26a Tannery Road. We, and I include Annette and Rob Anglesea and the over 100 residents in this, endeavouring to fight this development, since Council refused a Planning Permit last year.

We have: Written to Council extensively; studied all the pertaining legislation; held a protest meetings; printed posters; challenged the developers; lodged requests for information from State Growth; held meetings with State Parliamentarians; sought information from the TASCAT Registrar; organised Channel Seven to cover the protest event; submitted a 'Friend of the Court' argument to TASCAT; organised ABC radio coverage; gathered petitions; sought engineering advice regarding the Longford levee bank; sought intervention from Federal Government departments regarding 40 workers living at Kingsley House; sought opinions regarding TAS-WorkSafe issues; sought Council intervention regarding engaging the EPA; and briefed a Hobart King's Council. We have identified State Growth as the main impediment to stopping this development. Put simply... we are physically and mentally exhausted.

We now need serious help from Council, with what is the last throw of the dice.

Please agree to engage with the EPA at a level 1, 2 or 3 intervention by requesting an EPA-ordered assessment. Or if that fails, make the issuing of a Building Permit conditional on the development conforming with all Tasmanian legislation by demanding rigorous assessments and professional opinions regarding all aspects of the developers proposal.

We have done our bit... could Council please do their bit. Thank you.

Mrs Annette Aldersea, Longford

Mrs Aldersea provided the following statement from which she read:

I would like to speak to two matters this evening.

Firstly, Cr Andrews Motion regarding the Department of State Growth. Thank you to both Cr Andrews for tabling the Motion and Council in supporting it.

As already discussed, Council and the Longford community have been lobbying the Department of State Growth on many



roadworks and safety issues, over several years in some cases, with little to no action at all from the department, and often without even a response. Many of these issues involve major safety and traffic concerns. The appalling condition of the road surface on the north side of the Longford Roundabout.

Lyons MP Tabatha Badger has stated she receives more complaints about our roundabout than any other issue in the electorate, yet NO action from the department.

The urgent need for bike lanes and a pedestrian bridge from Pateena Road into Longford. Council and the community know we cannot wait until someone is killed before this serious issue is addressed.

Our pleas fall on deaf ears at the DOSG.

We are still awaiting on a report and action on the safety and traffic concerns at Sticky Beaks Corner. We've asked that Stop signs be installed as an interim measure to alert drivers to the need for care on the corner. The response from State Growth - NO.

The need for a pedestrian crossing or improvements to Pedestrian refuges on Wellington Street, particularly outside the library and to access the Village Green and Memorial Hall. Our primary School students and elderly residents can no longer visit these areas as it is unsafe to cross the road. The response from the DOSG- NO. Not needed.

A reduction to speed limits in the town. Usually NO.

Yet a private interstate fuel company, Lowes Petroleum BP, wishing to install a 24-HR Truck Fuel Depot for B-Double trucks on a small site that only allows for a single driveway entry and exit onto narrow Tannery Road- receives a YES and a permit from the DOSG within 6 months! A permit devoid of the requirement for any roadworks to be carried out.

A YES, despite the fact State Growth stated in a letter to Council on 6 September 2023 that "the requirement for a channelized right turn facility is triggered, but a minimum treatment of road widening to the southbound traffic lane (i.e. BAR) needs to be provided".

Questions need to be asked and answers demanded -

How and why was permit granted to a private fuel company in a very short time frame, without any of the roadwork requirements as stated by State Growth initially?

Why has the department of State Growth favoured the fuel company ahead of the safety of road users and pedestrians, or the traffic issues in Longford in this matter? And, continues to ignore other major road issues?

Why is this Truck Fuel Depot in the entrance to Longford even being entertained by our state government? Consecutive governments have spent hundreds of millions of dollars bypassing towns throughout Tasmania for safety and traffic reasons but suddenly its okay to invite more heavy trucks into Longford-WHY??

The fuel depot should be in an appropriate location on Illawarra Road- or better still the Midland Highway.

Further to the truck Fuel Depot, I support John Izzard's stand that the EPA should be required to supply a report before a building permit is issued. At least regarding the application in terms of lighting, safety requirements, the nearby residential accommodation etc. and any restrictions that should be applied to that permit.

Lastly, I would like to thank Council for listening to the Longford community by rescinding the decision to build a concrete footpath on the old Levee Pathway, retaining the ambience and rural outlook of this walk for years to come. And ask that you support the alternative option of a shared pathway on Union Street.

Thank you.



10 COUNCIL ACTING AS A PLANNING AUTHORITY

MINUTE NO. 24/0236

DECISION

Cr McCullagh/Cr Adams

That the Council intends to act as a Planning Authority under the *Land Use Planning and Approvals Act 1993* for Agenda Item/s 11.1-11.3.

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 11.1-11.3.

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 11.1: PLN24-0047: Pump Shed for Northern Midlands Irrigation Scheme; 1440 Saundridge Road Cressy

PLAN 11.2: PLN24-0049: Front Boundary Fence; 11A Smith Street Longford

PLAN 11.3: PLN24-0084 Draft Amendment 17/2024 to allow storage on 20 Johns Street, Western Junction

No representations were forthcoming.



11 PLANNING REPORTS

11.1 PLN24-0047: PUMP SHED FOR NORTHERN MIDLANDS IRRIGATION SCHEME; 1440 SAUNDRIDGE ROAD CRESSY

File: 112000.18; PLN24-0047
Responsible Officer: Des Jennings, General Manager
Report prepared by: Paul Godier, Senior Planner

MINUTE NO. 24/0237

DECISION

Cr Terrett/Cr McCullagh

That application PLN24-0047 to develop and use the land at 1440 Saundridge Road, Cressy for a Pump Shed be approved subject to the following conditions:

1 **Layout not altered**

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

- a) P1 Drawing Number NMIS-200-DWG-3000, Rev. 2
- b) P2 Drawing Number NMIS-200-DWG-3001, Rev 3
- c) P3 Drawing Number NMIS-200-DWG-3002, Rev. 3
- d) P4 Drawing Number NMIS-200-DWG-3003, Rev 3
- e) P5 Drawing Number NMIS-200-DWG-3004, Rev 3
- f) P6 Drawing Number NMIS-200-DWG-3005, Rev 2
- g) D1 Report to Support a Planning Permit Application, pitt&sherry, 4 June 2024, Rev. 01
- h) D2 Traffic Impact Assessment, GHD, 22 December 2023

2 **Landscape Plan Required**

Before the issue of a permit under the Building Act 2016, or the commencement of development, whichever occurs first, a landscaping plan to the approval of the General Manager must be provided.

The landscaping plan must be prepared by a landscape architect and detail:

- Plantings to the north, south and east of the development to assist in screening the development when viewed from Saundridge Road.
- Species, spacing and density, height at planting, and mature height.

When approved the landscaping plan will be endorsed and will form part of this permit.

3 **Landscaping Completion and Maintenance**

The landscaping as shown on the endorsed plans must be installed within 3 months of the commencement of use, or other time agreed to by the General Manager in writing.

The landscaping as shown on the endorsed plans must be maintained including the replacement of any dead, diseased or damaged plants.

4 **Council's Works Department conditions**

A driveway crossover and hotmix sealed apron must be constructed from the edge of Saundridge Road to the property boundary in accordance with the endorsed documents and Council standards.

Access works must not commence without prior approval for the works by the Works Manager.

Twenty-four (24) hours notice must be given to the Works & Infrastructure Department to inspect works within road reserve, and before placement of concrete or seal. Failure to do so may result in rejection of the vehicular access or other works and its reconstruction.

Carried

Voting for the Motion:

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

Voting Against the Motion:

Cr Archer and Cr Goss



RECOMMENDATION

That application PLN24-0047 to develop and use the land at 1440 Saundridge Road, Cressy for a Pump Shed be approved subject to the following conditions:

1 Layout not altered

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

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- b) P2 Drawing Number NMIS-200-DWG-3001, Rev 3
- c) P3 Drawing Number NMIS-200-DWG-3002, Rev. 3
- d) P4 Drawing Number NMIS-200-DWG-3003, Rev 3
- e) P5 Drawing Number NMIS-200-DWG-3004, Rev 3
- f) P6 Drawing Number NMIS-200-DWG-3005, Rev 2
- g) D1 Report to Support a Planning Permit Application, pitt&sherry, 4 June 2024, Rev. 01
- h) D2 Traffic Impact Assessment, GHD, 22 December 2023

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Before the issue of a permit under the Building Act 2016, or the commencement of development, whichever occurs first, a landscaping plan to the approval of the General Manager must be provided.

The landscaping plan must be prepared by a landscape architect and detail:

- Plantings to the north, south and east of the development to assist in screening the development when viewed from Saundridge Road.
- Species, spacing and density, height at planting, and mature height.

When approved the landscaping plan will be endorsed and will form part of this permit.

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The landscaping as shown on the endorsed plans must be installed within 3 months of the commencement of use, or other time agreed to by the General Manager in writing.

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1 INTRODUCTION

This report assesses an application for a Pump Shed for the Northern Midlands Irrigation Scheme against the relevant provisions of the *Tasmanian Planning Scheme – Northern Midlands*, Version: 10 effective from 12th April 2024.

2 STATUTORY REQUIREMENTS

Council acts as a Planning Authority for the assessment of this application under the *Land Use Planning and Approvals Act 1993* (the Act). Council as the Planning Authority must determine the application for a permit pursuant to Section 51(2) of the Act and 6.10 of the *Tasmanian Planning Scheme – Northern Midlands* (the Scheme).



The proposal is an application pursuant to section 57 of the Act (i.e., a discretionary application). Determination of the application is a statutory obligation. In determining an application, the Planning Authority must take into consideration:

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

When exercising their discretion, the Council as the Planning Authority must consider each matter only insofar as each such matter is relevant to the particular discretion being exercised.

Compliance with the applicable standards consists of complying with the Acceptable Solution or satisfying the Performance Criteria. Where an application satisfies the Acceptable Solution, the Performance Criteria does not need to be considered. An assessment of the applicable standards pertaining to this application is included in section 5 of this report.

The council as the Planning Authority are obliged to consider the views raised by the community during the public exhibition period. However, this does not mean that decisions made while acting as the planning authority can be swayed by community views or opinions. Decisions made by the Planning Authority must be based on whether a planning application is consistent with the Scheme.

Discretionary Aspects of the Application

- Development within Saundridge Road Scenic Road Corridor
- Removal of vegetation within Saundridge Road Scenic Road Corridor
- New vehicle access

3 APPLICATION DETAILS AND TIMEFRAMES

Application Number:	PLN24-0047
Address:	1440 Saundridge Road, Cressy
Existing use/development	Agriculture, Utilities
Applicant:	Tasmanian Irrigation care of pitt&sherry
Zone:	Agriculture
Particular Purpose Zone/Specific Area Plan	N/a
Applicable codes:	Road and Railway Assets Code; Scenic Protection Code.
Use classification:	Utilities
Existing use:	Farming and electricity transmission
Application must be determined by:	26/7/2024
Recommendation:	Approve subject to conditions.

4 SUBJECT SITE AND LOCALITY

The site is around 7,200m² in area, on the corner of Poatina Road and Saundridge Road, and is part of a 247ha title used for farming.

Subject site from corner of Poatina Road and Saundridge Road



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



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	Complies with Acceptable Solutions.
C3.0 Road and Railway Asset Code	Y	
C4.0 Electricity Transmission Infrastructure Protection Code	Y	Y
C5.0 Telecommunications Code	N	
C6.0 Local Historic Heritage Code	N	
C7.0 Natural Assets Code	N	
C8.0 Scenic Protection Code	Y	
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	Y	Complies with Acceptable Solutions.
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
NOR-P1.0	Particular Purpose Zone – Campbell Town Service Station	N
NOR-P2.0	Particular Purpose Zone – Epping Forest	N

SPECIFIC AREA PLANS		Applicable
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	
Utilities	<p>use of land for utilities and infrastructure including:</p> <ul style="list-style-type: none"> (a) telecommunications; (b) electricity generation; (c) transmitting or distributing gas, oil, or electricity; (d) transport networks; (e) collecting, treating, transmitting, storing or distributing water; or (f) collecting, treating, or disposing of storm or floodwater, sewage, or sullage. <p>Examples include an electrical sub-station or powerline, gas, water or sewerage main, optic fibre main or distribution hub, pumping station, railway line, retention basin, road, sewage treatment plant, storm or flood water drain, water storage dam and weir.</p>



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.
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Table 3.1 Planning Terms and Definitions

Agricultural use	means use of the land for propagating, cultivating or harvesting plants or for keeping and breeding of animals, excluding domestic animals and pets. It includes the handling, packing or storing of plant and animal produce for dispatch to processors. It includes controlled environment agriculture and plantation forestry.
Minor Utilities	means use of land for utilities for local distribution or reticulation of services and associated infrastructure such as a footpath, cycle path, stormwater channel, water and sewer pipes, retention basin, telecommunication lines, gas pipelines or electricity substations and power lines up to but not exceeding 110kV.

Per the applicable zone use class table, the proposed use (Utilities (not minor utilities)) 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 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.
Assessing Officers Comments	The proposal does not conflict with this purpose.
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.
Assessing Officers Comments	The proposal does not conflict with this purpose.
21.1.3	To provide for use or development that supports the use of the land for agricultural use.
Assessing Officers Comments	The proposal complies 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 Building height must be not more than 12m. Complies. The plans show that the proposed height is approximately 9m.
21.4.2	Setback	A1 Buildings must have a setback from all boundaries of not less than 5m. Complies. The plans show that the proposed setbacks are 36m from Poatina Road boundary and 55m from Saundridge Road boundary.
		A2 Setbacks for a sensitive use. N/the proposal is not for a sensitive use.
21.4.3	Access for new dwellings	A1 – N/a not a dwelling.
21.5 Development Standards for Subdivision		
Clause	Description	Assessment
21.5.1	Lot Design	A1 N/a
		A2 N/a

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

DISCRETIONS	
21.3.1	Discretionary Uses
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"> a) access to a specific naturally occurring resource on the site or on land in the vicinity of the site; b) access to infrastructure only available on the site or on land in the vicinity of the site; c) access to a product or material related to an agricultural use; d) service or support for an agricultural use on the site or on land in the vicinity of the site; e) the diversification or value adding of an agricultural use on the site or in the vicinity of the site; and f) provision of essential Emergency Services or Utilities.
Assessing Officers Comments	<p>(a) The pump station will be connected to the wider Northern Midlands Irrigation Scheme which accesses water resources on land in vicinity of the development site. (b) The pump station will connect to the wider Northern Midlands Irrigation Scheme which will connect to irrigation infrastructure on land in vicinity of the development site. (c) The pump station requires access to water resources for agricultural use. (d) The pump station will connect to the wider Northern Midlands Irrigation Scheme which will provide irrigation water to support agricultural uses. (e) The pump station will connect to the wider Northern Midlands Irrigation Scheme which will provide irrigation water that will support value adding and agricultural diversification. (f) The pump station will provide a Utilities use. The proposal complies.</p>
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"> a) the area of land being converted to non-agricultural use; b) whether the use precludes the land from being returned to an agricultural use; c) whether the use confines or restrains existing or potential agricultural use on the site or adjoining sites.
Assessing Officers Comments	<p>(a) When compared to the surrounding agricultural areas, it will only result in a relatively small area of agricultural land that will be converted to the Utilities use. (b) The pump station area will not be returned to agricultural use. (c) The proposed pump station is comprised of a relatively small area adjoining the road which will not confine or restrain existing or potential agricultural use. The proposal complies.</p>



DISCRETIONS	
P3	<p>A use listed as Discretionary, excluding Residential, located on prime agricultural land must:</p> <ul style="list-style-type: none"> a) be for Extractive Industry, Resource Development or Utilities, provided that: <ul style="list-style-type: none"> (i) the area of land converted to the use is minimised; (ii) adverse impacts on the surrounding agricultural use are minimised; and (iii) the site is reasonably required for operational efficiency; or 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.
Assessing Officers Comments	N/a. The land capability mapping on the LIST identifies the land as Class 4. Prime agricultural land is defined as means agricultural land classified as class 1, 2 or 3 land.

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

Code Purpose

DISCRETIONS	
C2.6.1	Construction of parking areas
P1	<p>All parking, access ways, manoeuvring and circulation spaces must be readily identifiable and constructed so that they are useable in all weather conditions, having regard to:</p> <ul style="list-style-type: none"> a) the nature of the use; b) the topography of the land; c) the drainage system available; d) the likelihood of transporting sediment or debris from the site onto a road or public place; e) the likelihood of generating dust; and f) the nature of the proposed surfacing.
Assessing Officers Comments	<p>(a) The proposed pump station will generally be accessed by vehicles for occasional maintenance purposes. (b) The land that will be used for parking within the pump station is generally flat. (c) Stormwater will drain through the proposed gravel surface and to the existing roadside drain, as shown on the proposed plans (Appendix A). (d) Due to the location and design of the proposed parking areas, it is unlikely that sediment or debris from the site will be transported onto a road or public place. (e) The proposed compact gravel surface and relatively low level of use will minimise the generation of dust.; and (f) The parking area will be comprised of compacted gravel. The proposal complies.</p>
C2.6.2	Design and layout of parking areas
P1	<p>All parking, access ways, manoeuvring and circulation spaces must be designed and readily identifiable to provide convenient, safe and efficient parking, having regard to:</p> <ul style="list-style-type: none"> a) the characteristics of the site; b) the proposed slope, dimensions and layout; c) useability in all weather conditions; d) vehicle and pedestrian traffic safety; e) the nature and use of the development; f) the expected number and type of vehicles; g) the likely use of the parking areas by persons with a disability; h) the nature of traffic in the surrounding area; i) the proposed means of parking delineation; and j) the provisions of Australian Standard AS 2890.1:2004 - <i>Parking facilities, Part 1: Off-street car parking</i> and AS 2890.2 -2002 <i>Parking facilities, Part 2: Off-street commercial vehicle facilities</i>.



DISCRETIONS	
Assessing Officers Comments	<p>(a) The proposed pump station is characterised by being a low-intensity use, accessed by occasional maintenance vehicle.</p> <p>(b) The car parking area is located on generally flat land, with sufficient width for maintenance vehicles to safely enter and leave the site in a forward direction.</p> <p>(c) The proposed compacted gravel hard stand is suitable for all-weather usage.</p> <p>(d) The maintenance vehicles will be able to enter and leave the sites safely in a forwards direction, with adequate space for onsite manoeuvring. Only maintenance workers will be onsite.</p> <p>(e) The proposed pump station will generally be accessed by vehicles for occasional maintenance purposes.</p> <p>(f) Low numbers of maintenance vehicles will use the site.</p> <p>(g) It is not anticipated that persons with a disability will use the site.</p> <p>(h) As the pump station is located in a rural, agricultural area, the nature of the traffic is a mixture of large and small vehicles, which pass the sites intermittently, as opposed to heavy, congested urban traffic.</p> <p>(i) While there is no specific requirement to design the car parking areas in accordance with Australian Standard AS 2890.1:2004 - Parking facilities, Part 1: Off-street car parking and AS 2890.2 -2002 Parking facilities, Part 2: Off-street commercial vehicle facilities, the proposed parking area is considered fit for purpose.</p> <p>The proposal complies.</p>

C3.0 ROAD AND RAILWAY ASSET CODE

Code 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.

C3.1	Code Purpose
C3.1.1	To protect the safety and efficiency of the road and railway networks; and
Assessing Officers Comments	Complies as demonstrated by the Traffic Impact Assessment.
C3.1.2	To reduce conflicts between sensitive uses and major roads and the rail network.
Assessing Officers Comments	N/a – not a sensitive use.

DISCRETIONS	
C3.5.1	Traffic generation at a vehicle crossing, level crossing or new junction
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> <ul style="list-style-type: none"> a) any increase in traffic caused by the use; b) the nature of the traffic generated by the use; c) the nature of the road; d) the speed limit and traffic flow of the road; e) any alternative access to a road; f) the need for the use; g) any traffic impact assessment; and h) any advice received from the rail or road authority.
Assessing Officers Comments	<p>The Traffic Impact Assessment found:</p> <p>The proposed redevelopment is anticipated to generate up to 180 vehicle movements per day during peak construction periods.</p> <p>The level of additional traffic is temporary and can be accommodated by the road network, safety will be maintained through traffic management during peak construction periods where there are high volumes of heavy vehicles.</p>



DISCRETIONS

The proposed development is anticipated to generate 2 light vehicle movements per day during operation, which can be easily absorbed by the road network.

C8.0 SCENIC PROTECTION CODE

Code Purpose

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

C8.1	Code Purpose
C8.1.1	To recognise and protect landscapes that are identified as important for their scenic values.
Assessing Officers Comments	The site is within the Saundridge Road Scenic Road Corridor.

C8.6 Development Standards for Buildings and Works

Clause	Description	Assessment	AS	PC	NA
C8.6.1	Development within scenic protection area	Development is proposed within a scenic road corridor, see assessment below.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
C8.6.2	Development with scenic road corridor	A1 Destruction of exotic trees with a height more than 10m, native vegetation, or hedgerows within a scenic road corridor must not be visible from the scenic road.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C8.6.2	Development with scenic road corridor	A2 Buildings or works within a scenic road corridor must not be visible from the scenic road.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCRETIONS

C8.6.2	Development within a scenic road corridor
P1	Destruction of exotic trees with a height more than 10m, native vegetation, or hedgerows within a scenic road corridor must not cause an unreasonable reduction of the scenic value of the road corridor, having regard to: a) the nature, extent and location of the exotic trees, native vegetation and hedgerows; and b) the purpose of any management objectives identified in the relevant Local Provisions Schedule.
Assessing Officers Comments	It is considered that the removal of the hedgerow does not cause an unreasonable reduction of the scenic values of the road corridor given that: Approximately 30m length of hedgerow is proposed for removal to provide for access and sightlines. The management objectives are: <i>Maintain scenic landscape views and minimise development that would adversely impact on the rural scenery and heritage properties.</i> <i>Development of land does not intrude onto skylines or river flood plains, or change the landscape character of elevated areas, pastoral scenes, or river flood plain views.</i>
P2	Buildings or works within a scenic road corridor must not cause an unreasonable reduction of the scenic value of the road corridor, having regard to: a) the topography of the site; b) proposed reflectance and colour of external finishes; c) design and proposed location of the buildings or works; d) the extent of any cut or fill required; e) any existing or proposed screening; f) the impact on views from the road; and g) the purpose of any management objectives identified in the relevant Local Provisions Schedule.
Assessing Officers Comments	A shed (approx. 15m x 16m x 9m high), access and driveway are proposed within the scenic road corridor of Saundridge Road. a) The site is relatively flat.

DISCRETIONS

- b) The proposed external finish is Eucalypt Green colorbond.
- c) The shed is proposed to be approx. 36m from Poatina Road and 55m from Saundridge road.
- d) Approximately 0.5m of fill is proposed.
- e) Vegetation provides some screening when heading southward along Saundridge Road, but not when heading northward
- f) The site is towards the end of the scenic road corridor and the view is already impacted by views of electricity infrastructure on the stie.
- g) The management objectives are:

Maintain scenic landscape views and minimise development that would adversely impact on the rural scenery and heritage properties.

Development of land does not intrude onto skylines or river flood plains, or change the landscape character of elevated areas, pastoral scenes, or river flood plain views

It is considered that the building and works do not cause an unreasonable reduction of the scenic value of the road corridor.



^Location of proposed shed within scenic road corridor (Source: Development Application)

5.4 REFERRALS

Council's Infrastructure & Works Department – NMC

Council's Engineering Supervisor advises that the Flood Prone Areas Code has been satisfactorily addressed.

TasNetworks

TasNetworks reported that:

They note the presence of a Transmission Line easement and existing overhead High Voltage lines as noted on the site plans and titles. The plans indicate the development is of sufficient clearance from TasNetworks infrastructure. Therefore based on the information provided, the development is not likely to adversely affect TasNetworks' operations.

Department of State Growth

Following a review of the related documents, the Department has no objection to the proposed development.

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(s) for their consideration in accordance with clause 6.10 of the Scheme. A copy of the representation(s) 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.

Issue	The height of the shed will impose on the landscape view of tourists and locals that stop on the road to take in the views of the Western Tiers. The shed can be redesigned at a much lower level. The height is unnecessary to house 5 pumps and pipework. The Macquarie Settlement Pipeline pump shed located at the Re-regulation Dam houses 10 similar size pumps and is no higher than 4 metres. What justification does Tas Irrigation have for building such a tall structure?
Assessing Officers Comments	<p>The question regarding the need for the size of shed has been passed on to Tas Irrigation. Council must assess the application that is before it. As noted in the assessment against the Scenic Road Corridor provisions above:</p> <p>A shed (approx. 15m x 16m x 9m high), access and driveway are proposed within the scenic road corridor of Saundridge Road.</p> <ul style="list-style-type: none"> a) The site is relatively flat. b) The proposed external finish is Eucalypt Green colorbond. c) The shed is proposed to be approx. 36m from Poatina Road and 55m from Saundridge road. d) Approximately 0.5m of fill is proposed. e) Vegetation provides some screening when heading southward along Saundridge Road, but not when heading northward f) The site is towards the end of the scenic road corridor and the view is already impacted by views of electricity infrastructure on the stie. g) The management objectives are: <i>Maintain scenic landscape views and minimise development that would adversely impact on the rural scenery and heritage properties.</i> <i>Development of land does not intrude onto skylines or river flood plains, or change the landscape character of elevated areas, pastoral scenes, or river flood plain views</i> <p>It is considered that the building and works do not cause an unreasonable reduction of the scenic value of the road corridor.</p>
Issue	The shed poses a safety issue on the corner of a major highway blocking the view of on-coming traffic when coming off Saundridge Rd. Log trucks coming down Poatina highway approaching the sweeping corner will also have an obstructed view of what traffic will be coming off Saundridge Rd.
Assessing Officers Comments	The traffic impact assessment found no safety concerns with the proposal, and the Department of State Growth raised no objections.

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 insofar 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-24-0047 public exhibition documents [11.1.1 - 98 pages]



11.2 PLN24-0049: FRONT BOUNDARY FENCE; 11A SMITH STREET LONGFORD

File: 112300.335; PLN24-0049
Responsible Officer: Des Jennings, General Manager
Report prepared by: Brandie Strickland, Statutory Planner

Cr Andrews declared an interest in Item 11.2 and left the meeting at 5.52pm.

MINUTE NO. 24/0238

DECISION

Cr Adams/Cr McCullagh

That application PLN-24-0049 to develop and use the land at 11A Smith Street Longford for a front boundary fence be approved subject to the following conditions:

1 Endorsed Plans

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

- P1 Boundary fence details, by Circa Morris-Nunn Chua Architects, dated 02/04/2024, Drawing No. 2115-DA.01

NOTE: Council request Toosey consider ways of softening the fence through vegetation and colour.

Carried Unanimously

Voting for the Motion:

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

Voting Against the Motion:

Nil

Cr Andrews returned to the meeting at 6.00pm.

RECOMMENDATION

That application PLN-24-0049 to develop and use the land at 11A Smith Street Longford for a front boundary fence be approved subject to the following conditions:

1 Endorsed Plans

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

- P1 Boundary fence details, by Circa Morris-Nunn Chua Architects, dated 02/04/2024, Drawing No. 2115-DA.01

1 INTRODUCTION

This report assesses an application for a front boundary fence at 11A Smith Street, Longford against the relevant provisions of the *Tasmanian Planning Scheme – Northern Midlands*, Version: 10 effective from 12th April 2024 (the Scheme). Parts of the existing front boundary hedge are dead/dying and so have had to be removed under exemption 4.4.1 (g). The remainder of the hedge may be removed under exemption 4.4.1 (h) to facilitate the erection of the boundary fence. The Scheme exempts fences within 4.5m of a front boundary in the Community Purpose zone if there is not more than a height of 1.8m above existing ground level where adjoining public land, except if the local historic heritage code applies and requires a permit for use and development. The code applies in this circumstance and therefore the fence does not qualify for the exemption and must be assessed against the relevant zone and code provisions. When considering this application, the Planning Authority is to treat the fence as a 'building' as both the Scheme and *Land Use Planning and Approvals Act 1993* (the Act) define a fence as a 'structure' and therefore a 'building'.



2 STATUTORY REQUIREMENTS

Council acts as a Planning Authority for the assessment of this application under the Act. Council as the Planning Authority must determine the application for a permit pursuant to Section 51(2) of the Act and 6.10 of the Scheme.

The proposal is an application pursuant to section 57 of the Act (i.e., a discretionary application). Determination of the application is a statutory obligation. In determining an application, the Planning Authority must take into consideration:

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

When exercising their discretion, the Council as the Planning Authority must consider each matter only insofar as each such 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

- **27.4.3 A1/P1** – discretion required under the Community Purpose Zone because the building (fence) does not meet the exemption 4.6.3 for fences within 4.5m of a frontage and there is no acceptable solution. Performance criteria met – see Section 5 of this report for more details.
- **C6.7.3 A1/P1** - discretion required under the Local Historic Heritage Code because the works are visible from the road. Performance criteria met – see Section 5 of this report for more details.
- **C6.7.3 A2/P2** - discretion required under the Local Historic Heritage Code because the new front fence is not designed to match the existing original fence on the site. Performance criteria met – see Section 5 of this report for more details.

3 APPLICATION DETAILS AND TIMEFRAMES

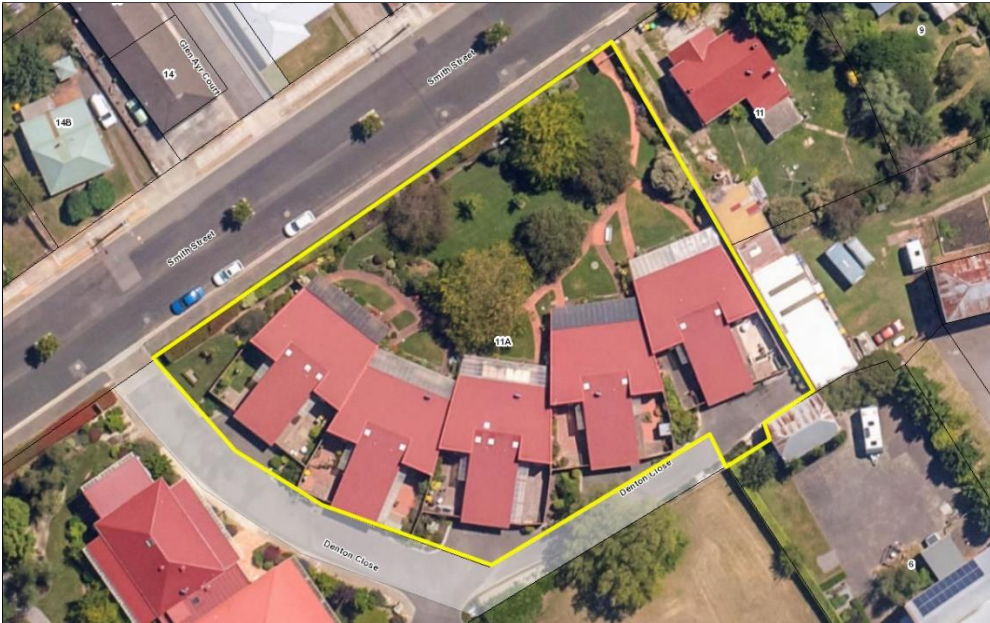
Application Number:	PLN-24-0049
Address:	11A Smith Street, Longford
Existing use/development	Toosey Aged Care Facility
Applicant:	Circa Morris-Nunn Chua Architects
Zone:	Community Purpose
Particular Purpose Zone/Specific Area Plan	Longford Specific Area Plan



Applicable codes:	C2.0 Parking and Sustainable Transport Code (applies to all use and development) 6.0 Local Heritage Code C9.0 Attenuation Code C16.0 Safeguarding of Airports Code
Use classification:	Residential (residential care facility) per 6.2.2
Application must be determined by:	22 July 2024
Recommendation:	Approval subject to conditions detailed in "recommendation" above.

4 SUBJECT SITE AND LOCALITY

Subject site



Zone Map (red = General Residential; pale yellow = Community Purpose; blue = General Business)



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



CODE		Applicable	Exemption Applied
C1.0	Signs Code	-	-
C2.0	Parking and Sustainable Transport Code	Y	-
C3.0	Road and Railway Asset Code	-	-
C4.0	Electricity Transmission Infrastructure Protection Code	-	-
C5.0	Telecommunications Code	-	-
C6.0	Local Historic Heritage Code	Y	-
C7.0	Natural Assets Code	-	-
C8.0	Scenic Protection Code	-	-
C9.0	Attenuation Code	-	-
C10.0	Coastal Erosion Hazard Code	-	-
C11.0	Coastal Inundation Hazard Code	-	-
C12.0	Flood-Prone Areas Hazard Code	-	-
C13.0	Bushfire Prone Areas Code	-	-
C14.0	Potentially Contaminated Land Code	-	-
C15.0	Landslip Hazard Code	-	-
C16.0	Safeguarding of Airports Code	Y	16.4.1

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

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

The relevant Scheme definitions are:

Table 6.2 Use Class	
Residential	use of land for self-contained or shared accommodation. Examples include a secondary residence, boarding house, communal residence, home-based business, home-based child care, residential care facility, residential college, respite centre, assisted housing, retirement village and single or multiple dwellings.
Table 3.1 Planning Terms and Definitions	
Building	Means as defined in the Act: <i>building includes –</i> (a) <i>a structure and part of a building or structure; and</i> (b) <i>fences, walls, out-buildings, service installations and other appurtenances of a building; and</i> (c) <i>a boat or a pontoon which is permanently moored or fixed to land;</i>
Development	Means as defined in the Act: <i>development includes –</i> (a) <i>the construction, exterior alteration or exterior decoration of a building; and</i> (b) <i>the demolition or removal of a building or works; and</i>



	<p>(c) the construction or carrying out of works; and</p> <p>(d) the subdivision or consolidation of land, including buildings or airspace; and</p> <p>(e) the placing or relocation of a building or works on land; and</p> <p>(f) the construction or putting up for display of signs or hoardings –</p> <p>but does not include any development of a class or description, including a class or description mentioned in <u>paragraphs (a) to (f)</u>, prescribed by the regulations for the purposes of this definition;</p>
Works	<p>Means as defined in the Act:</p> <p>works includes any change to the natural or existing condition or topography of land including the removal, destruction or lopping of trees and the removal of vegetation or topsoil, but does not include forest practices, as defined in the <u>Forest Practices Act 1985</u>, carried out in State forests.</p>

Per the applicable zone use class table, the proposed use (residential) is Permitted. 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

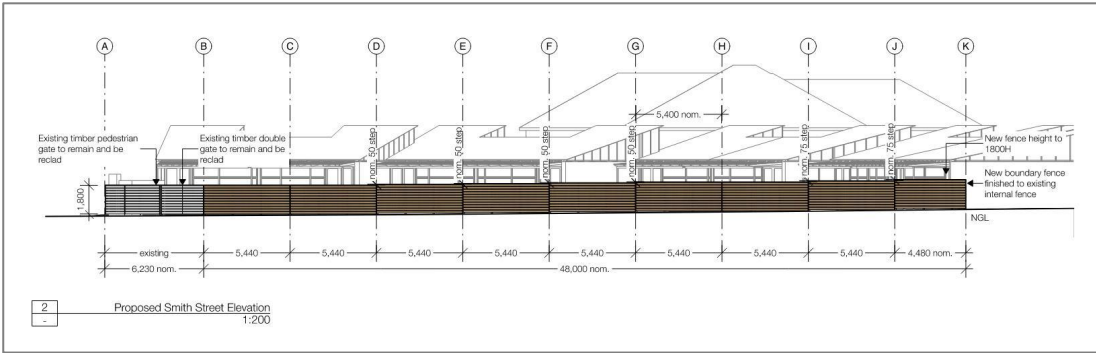
ASSESSMENT OF THE COMMUNITY PURPOSE ZONE PROVISIONS

Zone Purpose

Per 6.10.2 Assessment against this only required when the use is discretionary. The proposed use is Permitted per 27.2 Use Table.

27.4 Development Standards for Buildings and Works		
Clause	Description	Assessment
27.4.1	Height (10m)	A1/P1 The height of the proposed fence is 1.8m which is within the acceptable 10m limit.
27.4.2	Setback	A1/P1 The setback of the proposed fence is 0m which is acceptable as there are existing fences on the adjoining properties.
		A2/P2 The setback of the proposed fence is 6.23m from the General Residential zone. The existing fence and gate that abuts the General Residential zone is to be reclad.
		A3/P3 This clause is not applicable to the application as no air conditioning, air extraction, pumping, heating or refrigeration systems, compressors or generators are proposed.
27.4.3	Fencing	A1/P1 The proposal does not meet the specifications for the exemption per 4.6.3 as the Local Historic Heritage Code applies and requires a permit for the development. Therefore, the proposal relies on performance criteria.
27.4.4	Outdoor Storage Areas	A1/P1 Not applicable – no outdoor storage area is proposed.

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

Discretions	
27.4.3 Fencing	
P1	<p>A fence (including a free-standing wall) within 4.5m of a frontage must:</p> <ul style="list-style-type: none"> (a) provide for security and privacy while allowing for passive surveillance of the road; and (b) be compatible with the streetscape, having regard to: <ul style="list-style-type: none"> (i) its height, design, location and extent; (ii) the topography of the site; and (iii) traffic volumes on the adjoining road.
<p>Assessing Officers Comments</p>	<p>The building (fence) with its proposed horizontal alignments as shown in Error! Reference source not found. will provide for security and privacy of the residents while still allowing for passive surveillance through the sections where the existing hedge has been removed. The proposal therefore meets a) of the performance criteria though to satisfy the clause it must also satisfy b) by being compatible with the streetscape.</p>  <p><i>Figure 1 Elevation of the proposed building(fence). Source: Application documentation</i></p> <p>Streetscape is defined within the scheme as:</p> <p><i>"The visual quality of a street depicted by road width, street planting, characteristics and features, public utilities constructed within the road reserve, the setback of buildings and structures from the property boundaries, the quality, scale, bulk and design of buildings and structures fronting the road reserve. For the purposes of determining streetscape for a particular site, the above matters are relevant when viewed from either side of the same street within 100m of each side boundary of the site, unless for a local heritage precinct or local historic landscape precinct listed in the relevant Local Provisions Schedule, where the extent of the streetscape may be determined by the relevant precinct provisions."</i></p> <p>As the site sits within the local heritage precinct as addressed later in this report, the streetscape is defined within the local provisions schedule as follows.</p> <p><i>"The Longford Heritage Precinct is unique because it is the core of an intact nineteenth century townscape, rich with significant structures and the atmosphere of a centre of trade and commerce for the district. Traditional commercial buildings line the main street, flanked by two large public areas containing the Christ Church grounds and the War Memorial. The street then curves gently at Heritage Corner towards Cressy, and links Longford to the surrounding rural farmland, creating views to the surrounding countryside and a gateway to the World Heritage listed Woolmers and Brickendon estates. Heritage residential buildings are tucked behind the main street comprising traditional styles from the mid-nineteenth century to the early twentieth century, including significant street trees, picket fences and cottage gardens. The rural township feel is complemented by a mix of businesses servicing local needs, tourism and historic interpretation. Longford's heritage ambience has been acknowledged, embraced and built on by many of those who live in or visit the town".</i></p>

Discretions

As streetscape is not specifically defined within the local provisions schedule, the scheme definition (considering the visual quality of the street within 100m if the boundary of the site) will be used to determine the compatibility of the proposed fence. **Error! Reference source not found.** depicts the area approximately 100m around the subject site.

The term 'compatible with' is not defined within the scheme but has been tested repeatedly in the tribunal and is agreed to mean “consistent with ... not necessarily the same... but at least similar to, or in harmony or broad correspondence with the surrounding area” (Henry Design and Consulting v Clarence City Council & Ors [2017] TASRMPAT 11).

The fence as proposed with a horizontal alignment of the proposed panels is compatible with the streetscape. That is not to say that it could not be made more ‘similar to, or harmonious with’ surrounding fences within the area if the palings were orientated vertically rather than horizontally as suggested by Council's heritage advisor David Denman. However, as the fence is not dissimilar in bulk, scale and appearance to existing fences within the streetscape, therefore the proposal is considered compatible with the streetscape and thus satisfies the performance criteria.



Figure 2 Aerial image of ~100m radius surrounding subject site. Source the LIST

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

**ASSESSMENT OF SPECIFIC AREA PLAN PROVISIONS:
LONGFORD**

Zone Purpose

Assessment against the zone purpose is only required when the use is discretionary (per 6.10.2) or there is no use class assigned to a development (per 7.10.3). The proposed use is Permitted per 27.2 Use Table.

5.3 State Planning Provisions – Code Provisions

C2.0 PARKING AND SUSTAINABLE TRANSPORT CODE

This code applies to all use and development; however, the proposed works do not impact the existing parking, access or maneuvering of vehicles on the site, nor do they trigger additional requirements for parking. Additionally, there are no relevant standards applicable to works/development for a front boundary fence. Therefore, while the code is applicable, it is not relevant to the proposal.

C6.0 LOCAL HERITAGE CODE

Code Purpose

Per 6.10.2 Assessment against the code purpose is only required when the use is discretionary. The proposed use is Permitted per 8.2 Use Table.



C6.7 Development Standards for Local Heritage Precincts and Local Historic Landscape Precincts		
		Assessment
C6.7.1	Demolition within a local heritage precinct	A1/P1 Not applicable as the potential removal of the existing hedge qualifies for exemption 4.4.1 (h) – vegetation removal to facilitate the erection of the boundary fence.
C6.7.2	Demolition within a local landscape precinct	A1/P1 Not applicable - the site is not within a local landscape precinct.
C6.7.3	Buildings and works, excluding demolition	A1/P1 Relies on performance criteria as the proposed fence will be visible from the road and therefore does not comply with A1(b).
		A2/P2 Relies on performance criteria as the proposed fence is not designed to match the existing original fences on the site.

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

Discretions	
C6.7.3	Buildings and works, excluding demolition
P1.1	<p>Within a local heritage precinct, design and siting of buildings and works, excluding demolition, must be compatible with the local heritage precinct, except if a local heritage place of an architectural style different from that characterising the precinct, having regard to:</p> <ul style="list-style-type: none"> (a) the streetscape or townscape values identified in the local historic heritage significance of the local heritage precinct, as identified in the relevant Local Provisions Schedule; (b) the character and appearance of the surrounding area; (c) the height and bulk of other buildings in the surrounding area; (d) the setbacks of other buildings in the surrounding area; and (e) any relevant design criteria or conservation policies for the local heritage precinct, as identified in the relevant Local Provisions Schedule.

The proposed building (fence) and associated works will be visible from Smith Street and so must be assessed against the performance criteria. Within the local heritage precinct, the siting of the fence and works are compatible as discussed in 27.4.3 above. Having regard to the subclauses of the criteria:

- (a) A tall front fence with visually permeable features is consistent with the streetscape within 100m of the site and is consistent with the values of the precinct as described within the local provisions schedule NOR-C6.2.3.
- (b) The fence colour and style are compatible with the character and appearance of fences in the surrounding area. Below are images of existing fences within the area for visual context of the existing character of the area.
- (c) The fence is compatible with the height and bulk of other fences/buildings in the surrounding area.
- (d) As a building, the fence location is compatible with other 'buildings' within the area.
- (e) There are no relevant design criteria or conservation policies for the local heritage precinct within with LPS.

The proposal satisfies the performance criteria.

Assessing
Officers
Comments



P2

Within a local heritage precinct, new front fences and gates must be compatible with the local heritage precinct, having regard to:



- | | |
|--|---|
| | <ul style="list-style-type: none">(a) the streetscape or townscape values identified in the local historic heritage significance of the local heritage precinct, as identified in the relevant Local Provisions Schedule;(b) height, form, style and materials of the proposed fence; and(c) the style, characteristics and setbacks of fences and gates in the surrounding area. |
|--|---|

<p>Assessing Officers Comments</p>	<p>To comply with this clause the proposed fence must be compatible with the local heritage precinct. In determining <i>if</i> the fence is compatible with the precinct the Planning Authority must have regard to: a) the streetscape or townscape values identified within the Local Provisions Schedule; b) the height, form, style and materials propose; and c) the style and characteristics of fences in the surrounding area.</p> <p>Having regard to a), the street/townscape values referenced in the local provisions schedule relating to fences are limited to picket fences associated with heritage (mid-nineteenth century to the early twentieth century) residential buildings which sit behind the main street. A modification of the proposed paling layout to a vertical alignment, rather than horizontal would be more in line with the picket fences referenced in the schedule. However, within the precinct there are dozens of fences with horizontal alignments established, making the proposed construction compatible with the local heritage precinct and satisfying a) of the criteria.</p> <p>The height of the proposed fence is compatible with the local heritage precinct as there are multiple examples of fences facing a front boundary and adjoining public land that have an overall height of 1.5m-1.8m or more. The form, style, characteristics and setback of the proposed fence is also compatible with the local heritage precinct as there are numerous solid colourbond and timber fences located on the property boundaries adjoining roads or public areas which are therefore visible from the street. The proposed permeability provides passive surveillance of the street while simultaneously providing privacy for the residents which is compatible with the other more visual permeability fences within the precinct. The materials proposed are compatible with the mixed materials within the precinct (including Smith Street) including but not limited to wire, timber, brick and colourbond. The proposal is therefore compliant with regard to b) and c).</p> <p>The local heritage precinct encompasses a large portion of the Longford township as shown Error! Reference source not found. Within the identified area, there is a diverse combination of fencing styles adjoining public roads and areas, meaning there is no clear definable character within the precinct. As discussed previously, compatibility with character does not require one thing to be the same as another, rather it must be similar to or in harmony with what exists. Given the existing mixed character of the local heritage precinct, the proposed fence is compatible with the local heritage precinct and therefore satisfies the performance criteria.</p>
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Figure 3 Local Heritage Precinct - Source: Intramaps

5.4 REFERRALS

Heritage Advisor – David Denman
 Council referred the application to local heritage advisor David Denman. After reviewing the application documentation, David raised objection to the proposal and stated:



It is acknowledged that there are a variety of fence styles and heights in the immediate vicinity of the proposed fence. The architectural style of the buildings on the subject site are not historic and non-contributory to the historic character of the streetscape. Traditionally, horizontal rail fencing was confined to rural areas with few if any examples found in the streetscape of historic villages or urban areas. The most common form of fencing was and is the vertical picket style generally below 1.5m high, but occasionally higher.

For this reason, my preference is that the proposed fence be amended to a simple vertical picket style. However, due to the varying style of fences in the street and the modern style of the existing buildings on the subject site, this is a recommendation only. It may be difficult to enforce a condition requiring vertical slats because of the points raised above.

The best outcome would be a managed fire bush hedge to match the existing hedge further west.

In conclusion, on balance I don't think it would be prudent to refuse or condition a revision to the fence design as the time and cost needed to defend such a decision at appeal is questionable, with no certainty of a successful outcome.

However, I would like to emphasise my preference for a vertical style fence.

These comments were considered when preparing this report and have informed the recommendation.

TasWater

Pursuant to the *Water and Sewerage Industry Act 2008* (TAS) Section 56P(1) TasWater assessed the application and determined that the proposed development did not require a submission from TasWater.

TasNetworks

TasNetworks reported that the development was not likely to adversely affect TasNetwork's operations.

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 no representations were received.

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

The proposal is compliant with the strategic plan.

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 insofar 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-24-0049 Agenda Attachment Documents [11.2.1 - 6 pages]



11.3 PLN24-0084 DRAFT AMENDMENT 17/2024 TO ALLOW STORAGE ON 20 JOHNS STREET, WESTERN JUNCTION

File: 202300.07; PLN24-0084
Responsible Officer: Des Jennings, General Manager
Report prepared by: Rebecca Green, Consultant Planner

MINUTE NO. 24/0239

DECISION

Cr Adams/Cr McCullagh

- 1 That, under section 38(2)(a) of the *Land Use Planning and Approvals Act 1993*, Council as planning authority, decide to agree to the amendment to modify clause NOR-S1.5.6 by adding the words 'or 20 Johns Street, Western Junction folio of the Register 150770/5' to the qualification column of the storage use class in the discretionary category so that it reads:

Use Class	Qualification
Storage	If at 74 Evandale Road, Western Junction folio of the Register 150770/1, 86 Evandale Road, Western Junction folio of the Register 150770/2, 2 Translink Avenue, Western Junction folio of the Register 50770/3, or 20 Johns Street, Western Junction folio of the Register 150770/5.

And

- 2 That, under section 40F(2)(a) of the *Land Use Planning and Approvals Act 1993*, Council as planning authority, certify draft amendment 17/2024 of the Northern Midlands Local Provisions Schedule as meeting the LPS criteria.

Carried

Voting for the Motion:

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

Voting Against the Motion:

Cr Terrett



RECOMMENDATION

1 That, under section 38(2)(a) of the *Land Use Planning and Approvals Act 1993*, Council as planning authority, decide to agree to the amendment to modify clause NOR-S1.5.6 by adding the words ‘or 20 Johns Street, Western Junction folio of the Register 150770/5’ to the qualification column of the storage use class in the discretionary category so that it reads:

Use Class	Qualification
Storage	If at 74 Evandale Road, Western Junction folio of the Register 150770/1, 86 Evandale Road, Western Junction folio of the Register 150770/2, 2 Translink Avenue, Western Junction folio of the Register 50770/3, or 20 Johns Street, Western Junction folio of the Register 150770/5.

And

2 That, under section 40F(2)(a) of the *Land Use Planning and Approvals Act 1993*, Council as planning authority, certify draft amendment 17/2024 of the Northern Midlands Local Provisions Schedule as meeting the LPS criteria.

1 INTRODUCTION

This report assesses a draft amendment of the Northern Midlands Local Provisions Schedule to insert a qualification to the use table of the Translink Specific Area Plan Area 6, to allow Storage as a Discretionary use at 20 Johns Street, Western Junction (folio of the Register 150770/5).

The applicant has advised that there is strong demand for warehousing in close proximity to the airport, agricultural land and highway network. The subject site is ideal for storage type use – allowing for import and export of goods from this strategic location.

Three other lots in Area 6, with storage as a discretionary use qualification under the Specific Area Plan, are being developed for that use.

2 BACKGROUND

Applicant:

Paul Becroft

Zone:

19.0 General Industrial

Classification under the Scheme:

Planning scheme amendment

Deemed Approval Date:

Decision whether or not to agree to the amendment must be made by 30 July 2024

Owner:

Taree Gleam Pty Ltd

Codes:

NOR-S1.0 Translink Specific Area Plan - Area 6

Existing Use:

Vacant

Recommendation:

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

Planning Instrument:

- *Tasmanian Planning Scheme - Northern Midlands.*

3 STATUTORY REQUIREMENTS

37. Request for amendment of LPSs

- (1) *A person may request a planning authority to amend an LPS that applies to the municipal area of the planning authority.*
- (2) *A request under subsection (1) is to be in a form approved by the planning authority or, if a form has been approved by the Commission, is to be in that form.*
- (3) *A request under subsection (1) by a person to a planning authority to amend the zoning or use or development of one or more parcels of land specified in an LPS must, if the person is not the owner, or the sole owner, of the land –*
 - (a) *be signed by each owner of the land; or*



(b) be accompanied by the written permission of each owner of the land to the making of the request.

38. Decision in relation to request

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

4 ASSESSMENT

4.1 Proposal

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

A text amendment to Area 6 of Translink Specific Area Plan – insert CT150770/5 (20 Johns Street) into the qualification table of a storage use (discretionary use).

The Use table under the clause would be changed by adding the highlighted section:

NOR-S1.5.6 – Area 6 (refer to Figure NOR-S1.2.1)

Discretionary	
Storage	If at 74 Evandale Road, Western Junction folio of the Register 150770/1, 86 Evandale Road, Western Junction folio of the Register 150770/2, 2 Translink Avenue folio of the Register 50770/3, or 20 Johns Street, Western Junction folio of the Register 150770/5

The land is in the General Industrial Zone and is within the Translink Specific Area Plan (Area 6). The site is a vacant parcel.

Whilst the proposed use is Permitted under the General Industrial Zone the site is subject to the Translink Specific Area Plan, Area 6 and the use is prohibited under those provisions for this site which take precedence over the zone provisions.

4.3 Subject Site and Locality

The land has an area of 7157m2 and is a vacant parcel.



^Subject site from Evandale Main Road (vacant lot between the two buildings)



^Subject site from Johns Street (vacant site)



^Aerial photograph of area. Area 6 properties outlined in red.

4.4 Permit/Site History

- Subject site - nil – vacant land.
- Draft amendment 02/2021 (PLN21-189) allowed Storage as a discretionary use class on 74 Evandale Road, 86 Evandale Road, and 2 Translink Avenue.



4.5 Notice to agencies and State authorities

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

(a) the relevant agencies; and

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

Launceston Airport

The Launceston Airport advised on 26 June 2024 that:

- *The land falls under the airport's Obstacle Limitation Surfaces (OLS) with a lowest surface of 211m AHD. A proposed development will not infringe the Launceston Airport Prescribed Airspace surfaces if the buildings to be constructed are less than 211 AHD (approx. 34m above ground level). Anything above 211m AHD will intrude into the prescribed airspace (OLS) and will require approval under the Airports Act.*
- *The subject site is located within the ANEF contours (between the 20 and 25 contours) and the N contours (between N60 and N65 contours) as mapped and laid out in the Launceston Airport Master Plan 2020. As this is an industrial use, the proposal is considered to be acceptable from a noise perspective.*
- *The site is located within one of the Windshear Assessment Envelopes as mapped and laid out in the Master Plan, however, the planning application does not propose buildings as of now. If there are proposed buildings to be constructed, then the 1:35 surface set out in NASF Guideline B may apply depending on the height of the proposed building.*
- *The site is located within the Maximum Lighting Intensity Zone C as mapped and laid out in the Launceston Airport Master Plan 2020 where the maximum intensity of light sources measured at 3 degrees above the horizontal is 150 candela (cd) as set out in NASF Guideline E.*

Therefore, Launceston Airport does not object to the Draft Amendment 17/2024 to the Northern Midlands Local Provisions Schedule Site Specific Qualification NOR-S1.5.6 Area 6 to include the Discretionary Use Class of Storage, if on folio of the Register 150770/5 – 20 Johns Street, Western Junction TAS 7212.

TasWater

TasWater advised on 14/06/2024 that it does not object to the draft amendment to planning scheme and has no formal comments in relation to this matter.

Department of State Growth

Department of State Growth advised on 14 June 2024 that following a review of the related documents, the Department has no objections.

Council's Works and Infrastructure Department

Council's Works and Infrastructure Department advised on 13 June 2024 of no comment to make.

4.6 Notice of exhibition in relation to the draft amendment

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

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

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

(3) *The exhibition notice is to –*



- (a) specify the period that is to be the exhibition period in relation to the draft amendment of the LPS; and*
- (b) specify that the draft amendment of the LPS is or will be –*
 - (i) available for viewing by the public, during the exhibition period, at premises, that are offices of the planning authority, specified in the notice; and*
 - (ii) available for viewing and downloading by the public, during the exhibition period, at an electronic address specified in the exhibition notice; and*
- (c) contain an invitation to all persons and bodies to, within the exhibition period, make to the planning authority a representation in relation to the draft amendment of the LPS by submitting the representation to –*
 - (i) the premises specified in the notice in accordance with paragraph (b)(i) ; or*
 - (ii) an electronic address specified in the notice.*
- (4) The exhibition period, in relation to a draft amendment of an LPS, is to be a period of 28 days –*
 - (a) beginning on the day on which the draft amendment of the LPS begins to be available for viewing by the public at exhibition premises in accordance with section 40H ; and*
 - (b) excluding any days on which the exhibition premises are closed during normal business hours.*

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

4.7 Assessment Against LPS Criteria

34(2) The LPS criteria to be met by a relevant planning instrument are that the instrument –

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

The proposed draft amendment has no impact on provisions required to be contained in an LPS.

(b) is in accordance with section 32

Under section 32:

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

(a) a particular purpose zone...

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

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

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

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

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

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

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

The Translink Specific Area Plan (Area 6) applies to the subject site. The draft amendment seeks to insert a qualification to the Storage use class. As advised in the application:

The criteria are alternatives. This is a minor text amendment therefore the significance is somewhat diluted to having benefit only to the locale. The text amendment relates to a single land parcel. The qualification south (site specific to the Storage Use) currently applies to three lots in Area 6. Are these lots unique? No – they have the same topographic and locational character of the subject site. This amendment could be viewed as a correction of the application of Uniqueness.

The proposal represents significant economic benefit. The site has a prominent strategic advantage including proximity to the airport and to the rural agricultural areas in the Tasmanian midlands and surrounding region. The Translink precinct is essentially the gateway to the rural and actively farmed areas of the Tasmanian midlands. The economic benefits are the excellent proximity to transport networks.



The draft amendment is in accordance with section 32.

(c) furthers the objectives set out in Schedule 1

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

to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity

The site is capable of connection to a full water supply service, reticulated sewerage system and the public stormwater system. The environmental impact of the proposed is therefore low, making efficient use of an existing industrial vacant land. The proposal does not require the removal of native vegetation as the land has previously been cleared. The proposed use has no significant adverse environmental effect.

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

Consideration has been given with the proposal keeping with fair, orderly and sustainable development.

The proposal is consistent with this objective.

to encourage public involvement in resource management and planning

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

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

The draft amendment seeks to allow for a new use of a currently unused site, facilitating economic development in accordance with the objectives.

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

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

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

to require sound strategic planning and co-ordinated action by State and local government

The draft amendment is consistent with the Northern Tasmania Regional Land Use Strategy which identifies Translink as a Specialist Centre which is to provide for activity of a specialist nature as defined through specific local area or precinct structure plans and in particular:

RIN-A6

Provide for use and development nearby Launceston Airport that supports and complements the airport's role and does not adversely impact on its current or future operation.

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

Consistent with that system, the planning authority determines whether to prepare the draft amendment and approve the application for planning permit.

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

The site is capable of connection to a full water supply service, reticulated sewerage system and the public stormwater system. The environmental impact of the proposed is therefore low, making efficient use of the existing vacant site. The proposal does not require the removal of native vegetation as the land has previously been cleared.

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



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

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

The Act allows for a development application to be assessed in conjunction with a scheme amendment. Not applicable to this proposal.

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

The proposal which allows for a use consistent with the underlying General Industrial Zone is consistent with this objective.

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

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

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

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

to provide a planning framework which fully considers land capability.

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

(d) *is consistent with each State policy*

State Policy on the Protection of Agricultural Land 2009

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

Tasmanian State Coastal Policy 1996

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

State Policy on Water Quality Management 1997

The site is capable of being connected to existing reticulated stormwater and sewerage services. The draft amendment is consistent with this State policy.

National Environmental Protection Measures (NEMPs)

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

- Air Toxics*
- Ambient Air Quality*
- Assessment of Site Contamination*
- Diesel Vehicle Emissions*
- Movement of Controlled Waste between States and Territories*
- National Pollutant Inventory*
- Used Packaging Materials*

None of the NEMPs apply to the subject site and proposed amendment.

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

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



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

The draft amendment is consistent with the Northern Tasmania Regional Land Use Strategy which identifies Translink as a Specialist Centre which is to provide for activity of a specialist nature as defined through specific local area or precinct structure plans, and in particular:

RIN-A6

Provide for use and development nearby Launceston Airport that supports and complements the airport's role and does not adversely impact on its current or future operation.

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

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

Lead: Serve with honesty, integrity, innovation and pride

Progress: Economic health and wealth – grow and prosper

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

Place: Nurture our heritage environment

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

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

The Translink Precinct is listed in the Schedule of Strategic Projects.

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

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

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

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

5 FINANCIAL IMPLICATIONS TO COUNCIL

There are no financial implications to Council.

6 OPTIONS

Decision in relation to request

The planning authority can:

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

Preparation of draft amendment

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

Certification of draft amendment



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

7 DISCUSSION

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

8 ATTACHMENTS

1. Proposal - draft amendment 20 Johns St [**11.3.1** - 15 pages]



12 COUNCIL ACTING AS A PLANNING AUTHORITY: CESSATION

MINUTE NO. 24/0240

DECISION

Cr Adams/Cr McCullagh

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

Carried Unanimously

Mayor Knowles adjourned the meeting for the meal break at 6.05pm at which time Mr Godier, Ms Strickland and Mrs Viney left the meeting.

At 6.35pm, after the meal break Council commenced with Item 14.2 and the remaining items listed in the Council Meeting Agenda.

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*

At approximately 5.25 pm following conclusion of the discussion relating to Item 8. Information Items and prior to Public Question and Statements being heard, Council commenced with Item 13.1.

MINUTE NO. 24/0234

DECISION

Cr McCullagh/Cr Terrett
That the report be noted.

Carried Unanimously

Voting for the Motion:

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

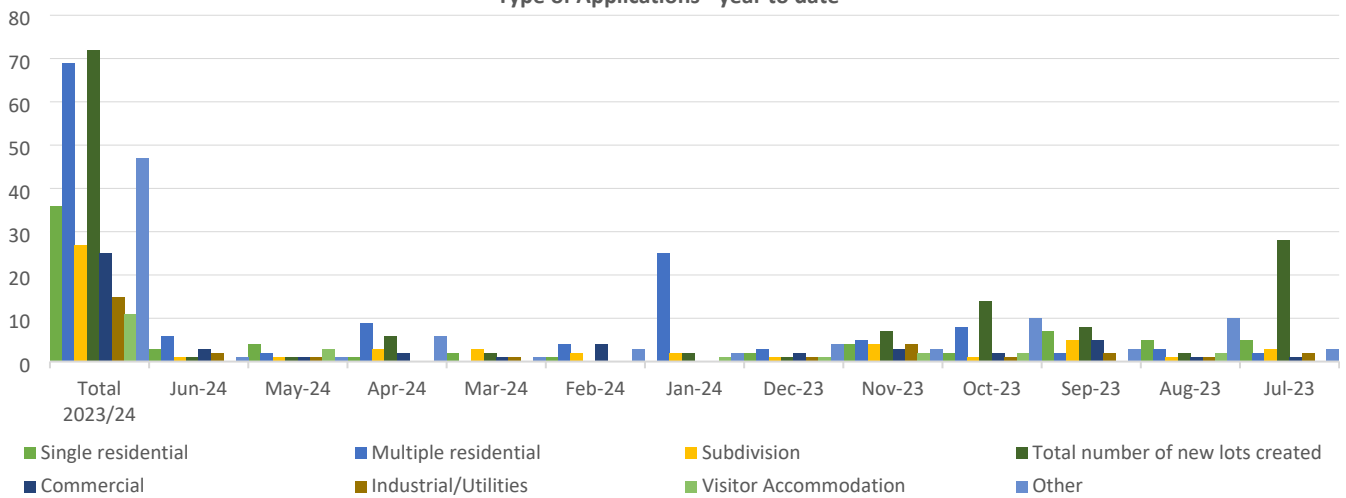
2.1 Planning Decisions

	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	116	16	13	11	12	7	3	8	5	7	12	10	12
Applications on STOP for further information				66	62	53	59	31	30	50	42	46	40	49	47
Single residential	36	48	36	5	5	7	2	4	2	0	1	2	1	4	3
Multiple residential	92	31	69	2	3	2	8	5	3	25	4	0	9	2	6
Subdivision	37	34	27	3	1	5	1	4	1	2	2	3	3	1	1
Total number of new lots created	91	203	72	28	2	8	14	7	1	2	0	2	6	1	1
Commercial	37	27	25	1	1	5	2	3	2	0	4	1	2	1	3
Industrial/Utilities	30	12	15	2	1	2	1	4	1	0	0	1	0	1	2
Visitor Accommodation	10	8	11	0	2	0	2	2	1	1	0	0	0	3	0
Total permitted	0	1	0	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	0
Other (includes all residential development on existing dwellings [alterations/ additions, sheds, solar, fences, pools etc.])	99	85	47	3	10	3	10	3	4	2	3	1	6	1	1
Total No. Applications Approved:	273	228	182	13	21	23	21	22	11	10	13	8	18	11	11
Total Permitted:	36	33	18	1	0	2	3	0	1	2	2	1	4	1	1
Average Days for Permitted	17.25	11	15	22	-	13	11		5	27	9	22	10	20	9
Days allowed for approval by	28	28	28	28	28	28	28	28	28	28	28	28	28	28	28

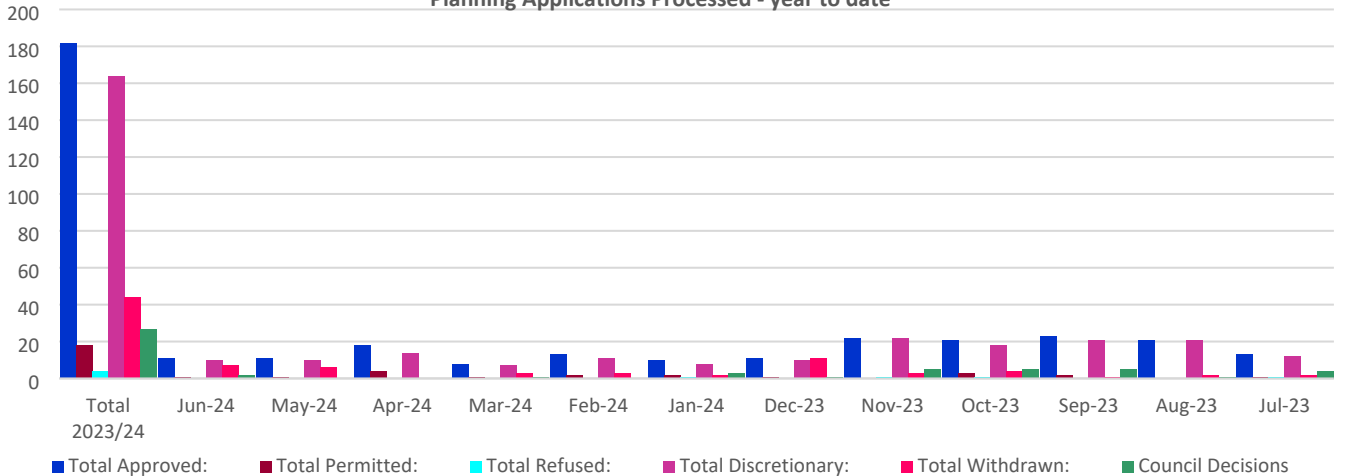


	2021/20 22	2022/ 2023	Total YTD	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June
LUPAA															
Total Exempt under IPS:	84	83	93	23	2	4	16	7	4	6	8	4	4	4	11
Total Refused:	16	5	4	1	0	0	1	1	0	1	0	0	0	0	0
Total Discretionary:	239	198	164	12	21	21	18	22	10	8	11	7	14	10	10
Average Days for Discretionary:	37.33	33.3	33.17	32	30	32	32	35	28	41	33	35	27	36	37
Days allowed for approval under LUPAA:	42	42	42	42	42	42	42	42	42	42	42	42	42	42	42
Total Withdrawn:	20	39	44	2	2	1	4	3	11	2	3	3	0	6	7
Council Decisions	41	36	27	4	1	5	5	5	1	3	0	1	0	0	2
Appeals lodged by the Applicant	9	6	2	0	0	0	1	0	0	1	0	0	0	0	0
Appeals lodged by third party	1	2	0	0	0	0	0	0	0	0	0	0	0	0	0

Type of Applications - year to date

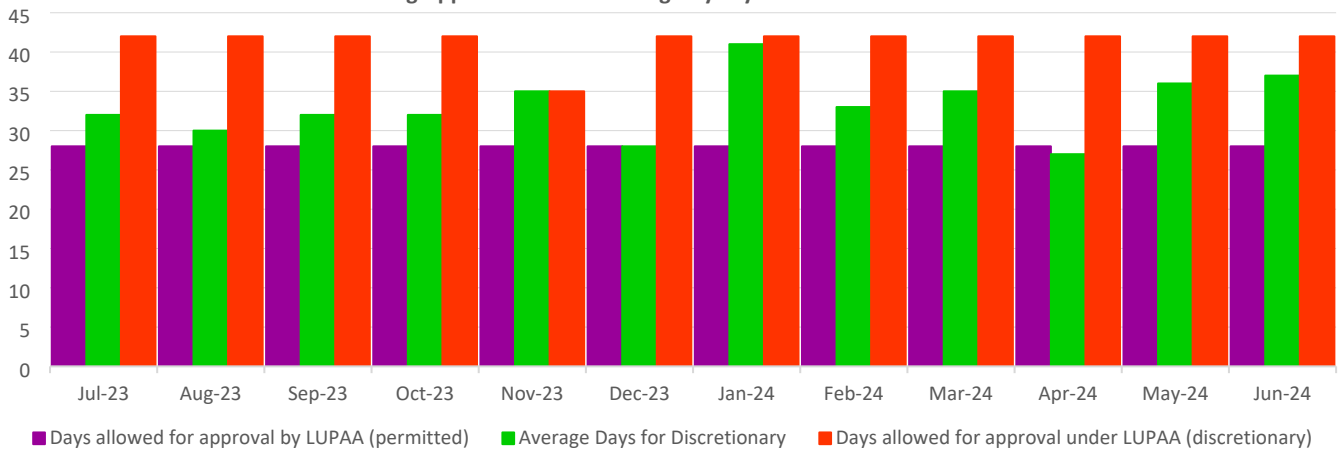


Planning Applications Processed - year to date





Planning Applications - Processing Days - year to date



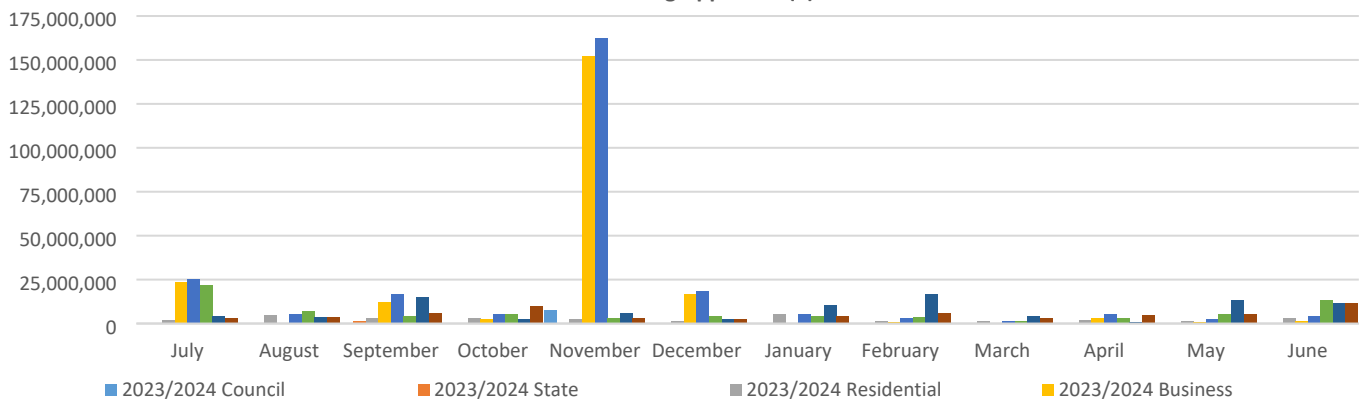
Project	Details	Address	Applicant	No of LUPAA days	Perm / Disc / Exempt
DELEGATED DECISIONS					
PLN-24-0041	Development of private internal access road (track) to Richard Street for use associated with concrete batch plant and quarry (existing access by rights of way over CTs 144549/1, 186290/1, 186290/2, 166270/1) and proposed access over CT 107909/1 right of way)	59 Raeburn Road & 81 Evandale Road, Breadalbane TAS 7258	Woolcott Land Services	29	D
PLN-24-0046	Colorbond Fence 1.8m High (Wallaby Grey colour) (8.4.7)	155 High Street, Campbell Town TAS 7210	Mr Simon Perry	43	D
PLN-24-0056	Multiple dwellings x6 (vary site density, pedestrian access) Perth Specific Area Plan	42 Cromwell Street, Perth TAS 7300	Cataract Designs	36	D
PLN-24-0064	Dwelling (Attenuation, Longford SAP)	30A Catherine Street, Longford TAS 7301	Abode Designer Homes	24	D
PLN-24-0068	Single Dwelling vary side boundary setback, building envelope, driveway construction material & SAP provisions (windows).	2A Malcombe Street, Longford TAS 7301	Prime Design	42	D
PLN-24-0070	Dwelling and Shed (Parking and Sustainable Transport Code)	12A Oakmount Street, Perth TAS 7300	Mr Bradley Arnol	42	D
PLN-24-0072	2 Lot Subdivision	1052 Bishopsbourne Road, Bishopsbourne TAS 7301	PDA Surveyors	36	D
PLN-24-0076	Extension to Building (Existing Food Business) vary front, side, rear setback & parking numbers. Translink SAP	Shop 1/15 Richard Street, Western Junction TAS 7212	Prime Design	33	D
PLN-24-0082	Outbuilding (Horse Stripping Stall)	Anstey Street, Longford TAS 7301	6ty° Pty Ltd	9	P
COUNCIL DECISIONS					
PLN-23-0036	Concrete Batch Plant	150 West Street, Campbell Town TAS 7210	Boral Construction Materials Group Ltd	42	C
PLN-24-0027	Agricultural Building - Covered Sheep Yards (Two 20m x30m x 5.363m) (Retrospective)(Vary Boundary Setback)	Logan, 635 Logan Road, Evandale (F.R. 175728/8 & F.R. 175728/1) TAS 7212	Mr Michael Peltzer	42	C
COUNCIL DECISIONS - REFUSAL					
DELEGATED DECISIONS - REFUSAL					
-					



2.2 Value of Planning Approvals

	Current Year				2023/2024	2022/2023	2021/2022	2020/2021
	Council	State	Residential	Business	Total	Total	Total	Total
July	35,000	0	1,947,265	23,500,000	25,482,265	21,899,020	4,380,747	3,377,500
August	0	0	4,968,200	210,000	5,178,200	7,155,844	3,781,274	3,709,500
September	0	1,300,000	3,088,664	12,115,000	16,503,664	4,097,900	14,817,000	6,189,000
October	0	0	2,912,210	2,650,000	5,562,210	5,353,500	2,638,795	9,987,000
November	7,800,000	0	2,441,200	152,115,000	162,356,200	3,023,616	6,052,219	3,281,226
December	0	0	1,369,000	17,020,000	18,389,000	4,154,613	2,319,458	2,617,240
January	10,000	0	5,245,000	0	5,255,000	4,366,000	10,548,446	4,413,100
February	5,000	200,000	1,690,000	1,015,000	2,910,000	3,551,367	16,541,550	5,788,780
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
June	0	0	2,851,000	1,534,000	4,385,000	13,163,000	11,907,078	6,129,617
YTD Total	8,000,000	1,760,000	31,439,879	214,178,000	255,377,879	63,221,582	79,808,349	52,971,630
Annual Total						76,384,582	91,715,427	64,878,708

Value of Planning Approvals (\$)



2.3 Matters Awaiting Decision by TASCAT & TPC

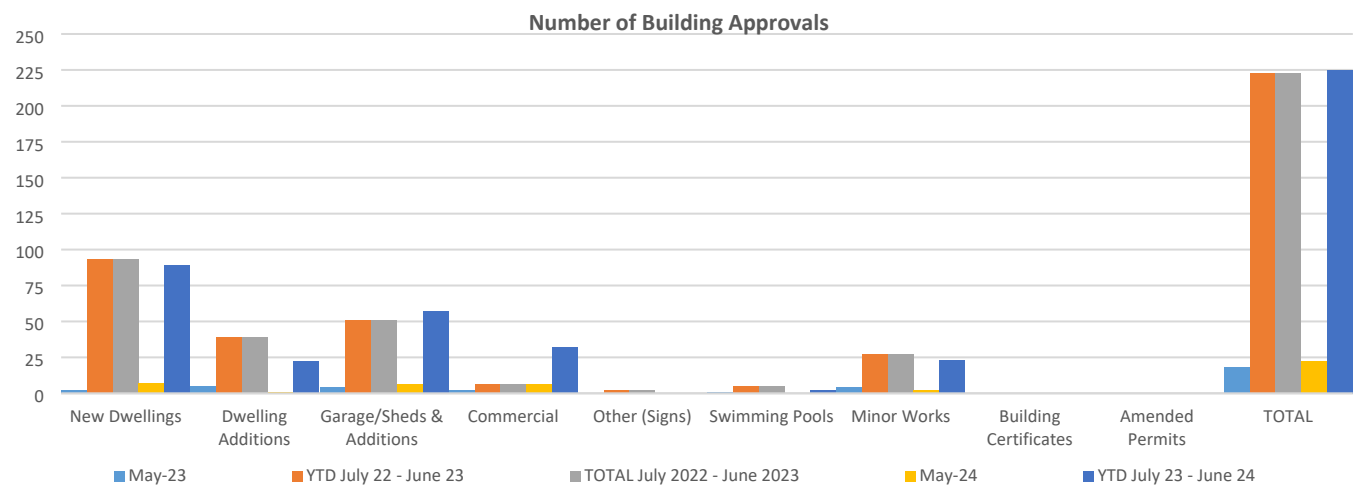
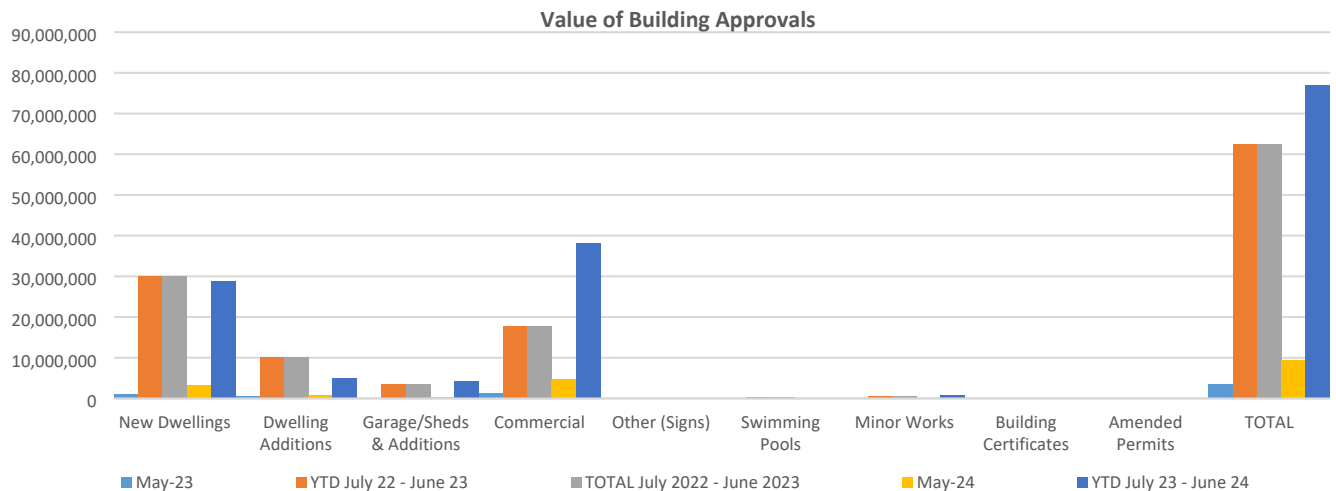
TASCAT	TASMANIAN CIVIL AND ADMINISTRATIVE TRIBUNAL
-	-
Decisions received	
PLN-23-0086	Appeal P2023/122. 26A Tannery Road, appeal against Council's refusal of application for 24 hour vehicle fuel sales. Preliminary conference held 13 November 2023. Mediation being undertaken. Hearing set for 8 March 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. Permit issued in accordance with Tribunal's decision.
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.
Decisions received	
-	-



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			
	June 2023		YTD 2022-2023		July 2022 - June 2023		June 2024		YTD 2023-2024	
	No.	Total Value \$	No.	No.	No.	Total Value \$	No.	Total Value \$	No.	No.
New Dwellings	2	1,144,000	93	30,059,415	93	30,059,415	7	3,378,000	89	28,811,896
Dwelling Additions	5	526,092	39	10,252,722	39	10,252,722	1	800,000	22	5,105,400
Garage/Sheds & Additions	4	193,000	51	3,583,957	51	3,583,957	6	286,000	57	4,240,824
Commercial	2	1,425,000	6	17,742,000	6	17,742,000	6	4,876,999	32	38,102,213
Other (Signs)	0	0	2	82,945	2	82,945	0	0	0	0
Swimming Pools	1	78,750	5	374,750	5	374,750	0	0	2	114,000
Minor Works	4	55,483	27	481,351	27	481,351	2	45,364	23	741,490
Building Certificates	0	0	0	0	0	0	0	0	0	0
Amended Permits	0	0	0	0	0	0	0	0	0	0
TOTAL	18	3,422,325	223	62,577,140	223	62,577,140	22	9,386,363	225	77,115,823
Inspections										
Building	0		10		10		0		4	
Plumbing	21		280		280		51		453	





2.5 Planning, Building & Plumbing Compliance – Permit Review

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

Planning Permit Compliance Reviews	This Month	2023/2024	Total 2022/2023
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
Building / Plumbing Permit Compliance Reviews	This Month	2023/2024	Total 2022/2023
Number of Inspections	43	155	29
Property owner not home or only recently started			
Complying with all conditions / signed off	43	134	
Not complying with all conditions			
Re-inspection required	0	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
Illegal Works – Building / Plumbing	This Month	2023/2024	Total 2022/2023
Number of Inspections	4	87	78
Commitment provided to submit required documentation		7	11
Re-inspection required	3	48	42
No Further Action Required	1	32	25
Building Notices issued	5	21	12
Plumbing Notices Issued	1	11	
Building Orders issued	5	17	7
Plumbing Orders Issued	1	2	
Emergency Order			3
Infringements issued (Building/Plumbing)	1	1	
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 32 commercial building approvals valued a total of \$38,102,213 for 2023/24 (year to date) compared to 6 commercial building approvals valued a total of \$17,742,000 (year to date) for the previous year.

In total, there have been 225 building approvals valued at \$77,115,823 (year to date) for 2023/2024 compared to 223 building approvals valued at \$62,577,140 (year to date) for the previous year.



14 GOVERNANCE REPORTS

14.1 PERTH'S NAPOLEON STREET PARK DEVELOPMENT

Responsible Officer: Des Jennings, General Manager

Report prepared by: Lorraine Green, Project Officer

MINUTE NO. 24/0235

DECISION

Cr Terrett/Deputy Mayor Lambert

That Council

- a) note the grant of \$127,695 secured through Round Two of the State Government's Open Spaces Grant Program towards the development of the Napoleon Street Park; and
- b) endorses an allocation of up to \$300,000 from Council's 2024-2025 Reserves towards the project; and
- c) commits to funding the remaining costs of the project in the draft 2025-2026 Council budget (estimated as \$272,305 in March 2024) for consideration.

Carried

Voting for the Motion:

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

Voting Against the Motion:

Cr Goss and Cr McCullagh

FORESHADOWED MOTION

Cr Goss

That the matter be deferred to a future meeting.

At approximately 5.30pm, following conclusion of discussion and decision on item 14.1, Council commenced with Item 9. Public Question & Statements and the remaining items listed for consideration in the Council Meeting Agenda.

RECOMMENDATION

That Council

- a) note the grant of \$127,695 secured through Round Two of the State Government's Open Spaces Grant Program towards the development of the Napoleon Street Park; and
- b) endorses an allocation of up to \$300,000 from Council's 2024-2025 Reserves towards the project; and
- c) commits to funding the remaining costs of the project in the draft 2025-2026 Council budget (estimated as \$272,305 in March 2024) for consideration.

1 PURPOSE OF REPORT

The purpose of this report is to advise Council of the funding secured through Round Two of the State Government's Open Spaces Grant Program towards the development of Stage One of the Napoleon Street Park, and to request Council's allocation of funding to enable the project to be completed in its entirety over financial years 2024-2025 and 2025-2026.

2 INTRODUCTION/BACKGROUND

As part of a new subdivision in West Perth, Council is proposing to develop a park adjacent to Napoleon Street. A Landscape Concept Plan was prepared by Lange Design in early 2023. The Plan included a large open space informal recreation area (that will also serve as a stormwater detention basin), a picnic shelter, BBQ facility, a single cubicle toilet facility, a



playground comprising an all abilities swing, a nature play area, a multi-play structure for a variety of age groups, concrete pathways and landscaping.

The Landscape Concept Plan was released for public comment in May 2023, with letters being sent to residents and property owners in West Perth, and information on the community consultation process included in the Northern Midlands Courier, on Council's website and facebook page.

At the 26 June 2023 Council considered the feedback received, with the following decision made:

MINUTE NO. 23/0201

DECISION

Cr Terrett/Deputy Mayor Lambert

That Council:

a) accept in principle the Napoleon Street Park Landscape Concept Plan; and

b) requests Council officers to identify external funding opportunities for implementation of the plan.

CARRIED

Voting for the Motion:

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

Voting Against the Motion:

Cr McCullagh

In March 2024, the project was costed at \$700,000. Council officers applied to the State Government's Open Spaces Grant Program – Round Two - for the maximum grant of \$400,000, indicating that Council would be requested to fund the remaining \$300,000. On 2 July 2024 Council received an offer of \$127,695 through the Open Spaces Grant Program towards the project.

In order to bring the project to fruition, it is proposed that Council commits to funding the remaining costs of the project.

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

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

Sense of Place - Sustain, Protect, Progress

Strategic outcomes:

- 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:

- 4.4 Our heritage villages and towns are high value assets



3.2 Integrated Priority Projects Plan 2021

Not applicable.

4 POLICY IMPLICATIONS

N/A

5 STATUTORY REQUIREMENTS

N/A

6 FINANCIAL IMPLICATIONS

The development of the Napoleon Street Park was costed as \$700,000 in March 2024. Council has secured a grant through the State Government Open Spaces Grant Program – Round Two - of \$127,695 towards the cost of developing the play area and associated equipment.

It is proposed that Council fund the remaining project costs by allocating \$300,000 from Council's 2024-2025 Reserves, and commits to consider funding the remaining project costs in the draft 2025-2026 Council budget (estimated as \$272,305 in March 2024).

7 RISK ISSUES

If Council does not commit to funding the remaining costs of the project in its current format, the scale and infrastructure of the playground will need to be truncated to fit within the grant funding and any Council funding committed to the project. This is likely to draw a negative response from local community members.

8 CONSULTATION WITH STATE GOVERNMENT

The Open Spaces Grant Program is State Government funded.

9 COMMUNITY CONSULTATION

Community consultation was undertaken in May 2023.

10 OPTIONS FOR COUNCIL TO CONSIDER

Council can either decide to fund/not fund the remaining cost of the development of Stage One of the Napoleon Street Park.

11 OFFICER'S COMMENTS/CONCLUSION

Whilst the rapid growth in Perth's housing stock is assisting with addressing the nation's housing crisis, the crisis will not be fixed by just building more homes. There has to be accompanying investment in the amenities and local infrastructure vital for liveable, healthy communities. The development of the Napoleon Street Park demonstrates Council's commitment to this investment.

12 ATTACHMENTS

Nil



14.2 LOCAL GOVERNMENT ASSOCIATION OF TASMANIA (LGAT): 26 JULY 2024 GENERAL MEETING & ANNUAL GENERAL MEETING

Responsible Officer: *Des Jennings, General Manager*

Report prepared by: *Gail Eacher, Executive Assistant*

Mayor Knowles reconvened the meeting after the meal break at 6.35pm.

MINUTE NO. 24/0241

DECISION

Cr Goss/Deputy Mayor Lambert

That Council in relation to the Local Government Association of Tasmania (LGAT) General Meeting to be held on 26 July 2024 delegate Mayor Knowles to vote as follows:

A) *vote as follows in relation to the following items listed in the LGAT GENERAL MEETING AGENDA for the meeting to be held on 26 July 2024:*

2.1 *MOTION – PROPOSED AMENDMENT TO THE PENSIONER RATES REMISSION GUIDELINES **

Council – Burnie City

Decision Sought

That LGAT calls upon the State Government to amend its Pensioner Rates Remission Guidelines to benefit pensioners who receive an eligible card within a financial year, post the 1st July.

Vote for the Motion

B) *note/receive the following items listed in the LGAT General Meeting Agenda for the meeting to be held on 26 July 2024:*

1.1 *CONFIRMATION OF MINUTES **

That the Minutes of the meeting held on 14 March 2024, as circulated, be confirmed.

1.2 *BUSINESS ARISING **

That Members note the information.

1.3 *CONFIRMATION OF AGENDA*

That consideration be given to the Agenda items and the order of business.

1.4 *FOLLOW UP OF MOTIONS **

That Members note the following report.

1.5 *PRESIDENT'S REPORT*

That Members note the report on the President's activity from 23 February to 3 July 2024.

1.6 *CHIEF EXECUTIVE OFFICER'S REPORT*

That Members note the report on the CEO's activity from 23 February to 3 July 2024.

1.7 *ANNUAL PLAN UPDATE**

That Members note the report against the Annual Plan.

1.8 *COUNCIL ROUND UPS*

That Members note that Central Coast Council will provide a round up.

3.1 *WORKPLACE HEALTH AND SAFETY REVIEW **

That Members discuss the progress on the implementation of the Workplace Health and Safety Review of Elected Representatives (WH&S Review) and additional actions.

4.1 *STATE ELECTION SUMMARY*

That Members note the report on the State election 2024.

4.2 *INQUIRY INTO LOCAL GOVERNMENT SUSTAINABILITY*



That Members note the report on the Federal Government Inquiry into local government sustainability.

4.3 PLANNING UPDATE

That Members note the update on activities in planning policy, including planning reforms.

4.4 HOUSING POLICY UPDATE

That Members note the update on emergency management and recovery.

4.5 EMERGENCY MANAGEMENT AND RECOVERY UPDATE

That Members note the progress on the implementation of the Workplace Health and Safety Review of Elected Representatives (WH&S Review).

4.6 SAFEGUARDING CHILDREN

That Members note the update on safeguarding children and child safe organisations.

4.7 HEALTH AND WELLBEING

That Members note the report on the LGAT health and wellbeing activities.

4.8 TASWATER

That Members note the update on TasWater matters.

4.9 CLIMATE CHANGE

That Members note the update on climate change activities.

4.10 EPA MEMORANDUM OF UNDERSTANDING ANNUAL REPORT*

That Members note the update on the EPA Memorandum of Understanding Annual Report.

4.11 WASTE AND RESOURCE RECOVERY

That Members note the report on waste and resource recovery.

4.12 REGIONAL TOWNS CCTV PROJECT

That Members note the update on the Regional Towns CCTV project June 2024.

4.13 PROCUREMENT UPDATE

That Members note the following update on procurement support for councils.

4.14 EVENTS AND PROFESSIONAL DEVELOPMENT OVERVIEW

That Members note the report on events and elected representative learning and development.

4.15 POLICY UPDATE

That Members note the update on various policy items.

C) note/receive the following items listed in the LGAT General Meeting Agenda for the meeting to be held on 26 July 2024:

1 MINUTES OF 111TH ANNUAL GENERAL MEETING*

That the Minutes of the 111th Annual General Meeting, held 30 June 2023 be confirmed.

2 PRESIDENT'S REPORT

That the President's report be received.

3 FINANCIAL STATEMENTS TO 30 JUNE 2023 *

That the Financial Statements for the period 1 July 2022 to 30 June 2023 be received and adopted.

4 2024-2025 LGAT BUDGET AND SUBSCRIPTIONS *

That Members endorse the 2024/2025 LGAT Budget and Subscriptions for an overall 3.5% subscription increase for councils.

5 PRESIDENT AND VICE PRESIDENT HONORARIUMS

That the President's and Vice President's honorariums for the period 1 July 2024 to 30 June 2025 be adjusted in accordance with the movement in the Wages Price Index.



6 GMC ALLOWANCES

That Members endorse the proposed changes to the GMC members sitting fees.

7 REPORTS FROM BOARD REPRESENTATIVES *

(a) *That the reports from representatives on various bodies be received and noted.*

(b) *That Members acknowledge the time and effort put in by all Association representatives on boards, working parties, advisory groups and committees etc.*

Carried Unanimously

Voting for the Motion:

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

Voting Against the Motion:

Nil

RECOMMENDATION

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Decision Sought

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Vote for / against the Motion

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4.7 HEALTH AND WELLBEING

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4.8 TASWATER

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7 REPORTS FROM BOARD REPRESENTATIVES *

(a) That the reports from representatives on various bodies be received and noted.

(b) That Members acknowledge the time and effort put in by all Association representatives on boards, working parties, advisory groups and committees etc.

1 PURPOSE OF REPORT

This report considers the Local Government Association of Tasmania (LGAT) agenda for the General Meeting to be held on 26 July 2024 at the Paranapple Convention Centre, Devonport from 1.00pm.

2 INTRODUCTION/BACKGROUND

The Local Government Association of Tasmania (LGAT) will hold the General Meeting on 26 July 2024 at the Paranapple Convention Centre, Devonport from 1.00pm.

The decisions of Council regarding this report will determine how the Northern Midlands Council voting delegate should vote on each of the items listed in the Local Government Association of Tasmania (LGAT) Agenda for the General Meeting.

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

3.2 Integrated Priority Projects Plan 2021

Not applicable.

4 POLICY IMPLICATIONS

Not applicable.

5 STATUTORY REQUIREMENTS

Not applicable.



6 FINANCIAL IMPLICATIONS

Not applicable.

7 RISK ISSUES

Not applicable.

8 CONSULTATION WITH STATE GOVERNMENT

Not applicable.

9 COMMUNITY CONSULTATION

Not applicable.

10 OPTIONS FOR COUNCIL TO CONSIDER

Consideration needs to be given to each agenda item listed, Council is then to determine how the voting delegate is to vote on each item at the General Meeting and Annual General Meeting to be held on 26 July 2024.

** Denotes attachments.*

The following motions are listed for the General Meeting:

1.1 CONFIRMATION OF MINUTES *

Decision Sought

That the Minutes of the meeting held on 14 March 2024, as circulated, be confirmed.

1.2 BUSINESS ARISING *

Decision Sought

That Members note the information.

1.3 CONFIRMATION OF AGENDA

Decision Sought

That consideration be given to the Agenda items and the order of business.

1.4 FOLLOW UP OF MOTIONS *

Decision Sought

That Members note the following report.

1.5 PRESIDENT'S REPORT

Decision Sought

That Members note the report on the President's activity from 23 February to 3 July 2024.

1.6 CHIEF EXECUTIVE OFFICER'S REPORT

Decision Sought

That Members note the report on the CEO's activity from 23 February to 3 July 2024.

1.7 ANNUAL PLAN UPDATE*

Decision sought

That Members note the report against the Annual Plan.

1.8 COUNCIL ROUND UPS

Decision Sought

That Members note that Central Coast Council will provide a round up.



- 2.1 MOTION – PROPOSED AMENDMENT TO THE PENSIONER RATES REMISSION GUIDELINES ***
Council – Burnie City
Decision Sought
That LGAT calls upon the State Government to amend its Pensioner Rates Remission Guidelines to benefit pensioners who receive an eligible card within a financial year, post the 1st July.
- 3.1 WORKPLACE HEALTH AND SAFETY REVIEW ***
Contact Officer - Dion Lester, CEO
That Members discuss the progress on the implementation of the Workplace Health and Safety Review of Elected Representatives (WH&S Review) and additional actions.
- 4.1 STATE ELECTION SUMMARY**
Contact officer: Dion Lester, CEO
Decision Sought
That Members note the report on the State election 2024.
- 4.2 INQUIRY INTO LOCAL GOVERNMENT SUSTAINABILITY**
Contact officer: Dion Lester, CEO
Decisions Sought
That Members note the report on the Federal Government Inquiry into local government sustainability.
- 4.3 PLANNING UPDATE**
Contact Officer – Michael Edrich, Senior Policy Advisor
Decision Sought
That Members note the update on activities in planning policy, including planning reforms.
- 4.4 HOUSING POLICY UPDATE**
Contact Officer – Michael Edrich, Senior Policy Advisor
Decision Sought
That Members note the update on emergency management and recovery.
- 4.5 EMERGENCY MANAGEMENT AND RECOVERY UPDATE**
Contact Officer – Bec Stevenson, Senior Policy Adviser **Decision Sought**
Decision Sought
That Members note the progress on the implementation of the Workplace Health and Safety Review of Elected Representatives (WH&S Review).
- 4.6 SAFEGUARDING CHILDREN**
Contact Officer – Lynden Leppard, Safeguarding Children Program Manager
Decision Sought
That Members note the update on safeguarding children and child safe organisations.
- 4.7 HEALTH AND WELLBEING**
Contact Officer – Catherine Keal, Policy Program Manager
Decisions Sought
That Members note the report on the LGAT health and wellbeing activities.
- 4.8 TASWATER**
Contact Officer – Ben Morris, Policy Director
Decision Sought
That Members note the update on TasWater matters.
- 4.9 CLIMATE CHANGE**
Contact Officer – Hannah Snape, Policy Program Manager
Decision Sought
That Members note the update on climate change activities.
- 4.10 EPA MEMORANDUM OF UNDERSTANDING ANNUAL REPORT***
Contact Officer – Bec Stevenson, Senior Policy Adviser
Decision Sought
That Members note the update on the EPA Memorandum of Understanding Annual Report.



4.11 WASTE AND RESOURCE RECOVERY

Contact Officer – Bec Stevenson, Senior Policy Adviser

Decision Sought

That Members note the report on waste and resource recovery.

4.12 REGIONAL TOWNS CCTV PROJECT

Contact Officer – Wade Berry, CCTV Project Manager

Decision Sought

That Members note the update on the Regional Towns CCTV project June 2024.

4.13 PROCUREMENT UPDATE

Contact Officer – Georgia Palmer, Director Sector Services

Decision Sought

That Members note the following update on procurement support for councils.

4.14 EVENTS AND PROFESSIONAL DEVELOPMENT OVERVIEW

Contact Officer – Carly Hay, Events and Training Coordinator

Decision Sought

That Members note the report on events and elected representative learning and development.

4.15 POLICY UPDATE

Contact Officer – Ben Morris, Policy Director

Decision Sought

That Members note the update on various policy items.

The following motions are listed for the Annual General Meeting:

1 MINUTES OF 111TH ANNUAL GENERAL MEETING*

Decision Sought

That the Minutes of the 111th Annual General Meeting, held 30 June 2023 be confirmed.

2 PRESIDENT'S REPORT

Decision Sought

That the President's report be received.

3 FINANCIAL STATEMENTS TO 30 JUNE 2023 *

Decision Sought

That the Financial Statements for the period 1 July 2022 to 30 June 2023 be received and adopted.

4 2024-2025 LGAT BUDGET AND SUBSCRIPTIONS *

Decision Sought

That Members endorse the 2024/2025 LGAT Budget and Subscriptions for an overall 3.5% subscription increase for councils.

5 PRESIDENT AND VICE PRESIDENT HONORARIUMS

Decision Sought

That the President's and Vice President's honorariums for the period 1 July 2024 to 30 June 2025 be adjusted in accordance with the movement in the Wages Price Index.

6 GMC ALLOWANCES

Decision Sought

That Members endorse the proposed changes to the GMC members sitting fees.

7 REPORTS FROM BOARD REPRESENTATIVES *

Decision Sought

(a) That the reports from representatives on various bodies be received and noted.

(b) That Members acknowledge the time and effort put in by all Association representatives on boards, working parties, advisory groups and committees etc.



11 OFFICER'S COMMENTS/CONCLUSION

The decisions of Council regarding this report will determine how the Northern Midlands Council voting delegate should vote on each of the items listed in the Local Government Association of Tasmania (LGAT) Agenda for the General Meeting to be held on 26 July 2024.

12 ATTACHMENTS

1. 26 July 2024 General Meeting Agenda [**14.2.1** - 158 pages]
2. 26 July 2024 LGAT AGM & Attachments [**14.2.2** - 54 pages]



14.3 LONGFORD GARDEN CLUB CONSTITUTION

Responsible Officer: Des Jennings, General Manager

Report prepared by: Des Jennings, General Manager

MINUTE NO. 24/0242

DECISION

Cr Adams/Cr Andrews

That Council endorse Council Officer's advice to the Longford Garden Club regarding the addition of the following suggested clause in the Constitution:

In the event of dissolution of the Longford Garden Club all assets of the Club shall be sold and after settlement of the debts any funds then remaining shall be held in trust by the Northern Midlands Council for a period of five years. After such time if Longford Garden Club is unable to reform said moneys to be used for Council gardens at the discretion of Council.

Carried Unanimously

Voting for the Motion:

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

Voting Against the Motion:

Nil

RECOMMENDATION

That Council endorse Council Officer's advice to the Longford Garden Club regarding the addition of the following suggested clause in the Constitution:

In the event of dissolution of the Longford Garden Club all assets of the Club shall be sold and after settlement of the debts any funds then remaining shall be held in trust by the Northern Midlands Council for a period of five years. After such time if Longford Garden Club is unable to reform said moneys to be used for Council gardens at the discretion of Council.

1 PURPOSE OF REPORT

The purpose of the report is to consider a request from the Longford Garden Club to hold in trust funds of the Club if they are dissolved, following the sale of assets and the settlement of debts.

2 INTRODUCTION/BACKGROUND

Cathie Green, Secretary, Longford Garden Club, has emailed Council as follows:

With recent Australian Tax Office changes to the reporting requirements for Incorporated Not-for Profit community organisations it appears the Longford Garden Club needs to make a change to our Constitution to make it clear that no individual directly profits from the Club, particularly if the Club folds.

Our current Constitution is largely based on the Tasmanian Government Model Rules for Incorporated Associations (2017). In the event the Association folds, there is provision for payment of debts, limiting individual members' liability to \$10. There is no provision for distribution of any assets.

We have discovered a clause in our original 1954 Constitution stating that any remaining funds should be held in trust by the Longford Council for a period of up to five years.

With the approval of the Northern Midlands Council, our committee wishes to propose to our members that we add the following clause to our current constitution, based on clause in the original constitution: -

37. Dissolution



In the event of dissolution of the Club all assets of the Club shall be sold after settlement of the debts any funds then remaining shall be held in trust by the Northern Midlands Council for a period of five years. After such time if Longford Garden Club is unable to reform said moneys to be used for Council gardens at the discretion of the Council.

Our next AGM is on Wednesday 14th August 2024, and we are required to give at least four weeks' notice of any proposed changes.

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
- 1.3 Management is efficient, proactive and responsible

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

3.2 Integrated Priority Projects Plan 2021

Not applicable.

4 POLICY IMPLICATIONS

The recommendation aligns with Council's key priorities to support local community groups.

5 STATUTORY REQUIREMENTS

5.1 Local Government Act 1993

The *Local Government Act 1993* provides the statutory framework within which Council operates. The establishment of the reserve will adhere to the requirements of the Act.

6 FINANCIAL IMPLICATIONS

The financial implications are minimal with minor administrative costs.

Council will be required to establish a reserve, ensuring accruing requirements are met, financial statement prepared and audited.

7 RISK ISSUES

Risks are mitigated by establishing a separate reserve, and complying with the financial requirements of the *Local Government Act 1993*.

8 CONSULTATION WITH STATE GOVERNMENT

N/a



9 COMMUNITY CONSULTATION

N/a

10 OPTIONS FOR COUNCIL TO CONSIDER

Council may agree to accept/not accept the funds in the event that the Longford Garden Club is dissolved.

11 OFFICER'S COMMENTS/CONCLUSION

Council officers support the request of the Longford Garden Club, a group that is integral in coordinating activities, protecting and preserving the natural environment for the betterment of gardening in the broader community.

12 ATTACHMENTS

Nil



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. 24/0243

DECISION

Cr Andrews/Cr Goss

That Council:

- i) receive and note the Monthly Financial Report for the period ending 30 June 2024, and
- ii) authorise Budget 2023/2024 alterations as listed in Item 4.

Carried Unanimously

Voting for the Motion:

Mayor Knowles, Deputy Mayor Lambert, Cr Adams, Cr Andrews, Cr Archer, Cr Brooks, Cr 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 30 June 2024, and
- ii) authorise Budget 2023/2024 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 June 2024.

2 INTRODUCTION/BACKGROUND

The Monthly Financial Summary for the period ended 30 June 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

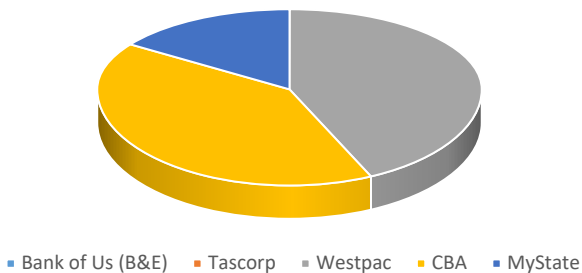
Following a budget review of income and expenditure items the following alterations/variances are highlighted and explained:

SUMMARY FINANCIAL REPORT

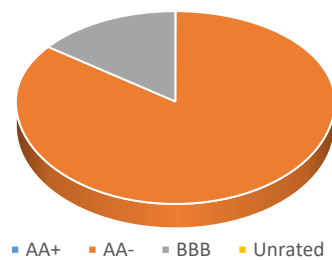
For Month Ending: 30-Jun-24 12

A. Operating Income and Expenditure					
	Year to Date			Target	
End of Financial Year Statement/Report to be completed by 14th August 2024					
Budget Alteration Requests					
- For Council authorisation by absolute majority		Budget Operating	Budget Capital	Actuals	
<i>Capital works budget variances above 10% or \$10,000 are highlighted</i>					
B. Balance Sheet Items					
	Year to Date Actual		Monthly Change		Same time last year
Cash & Cash Equivalents Balance	Year to Date				
- Opening Cash balance	\$20,722,818		\$18,001,825		
- Cash Inflow	\$31,499,541		\$5,332,592		
- Cash Payments	-\$32,955,987		-\$4,068,044		
- Closing Cash balance	\$19,266,373		\$19,266,373		
Account Breakdown					
- Trading Accounts	\$4,543,894				
- Investments	\$14,722,478				
	\$19,266,373				
Summary of Investments					
	Investment Date	Maturity Date	Interest Rate%	Purchase Price	Maturity Value
Tasmanian Public Finance Corporation Call Account	1/06/2024	30/06/2024	4.35	\$5,787	\$5,807
CBA Call Account	1/06/2024	30/06/2024	0.25	\$0	\$0
CBA Business Online Saver	26/06/2024	30/06/2024	4.35	\$595	\$595
Westpac Corporate Regulated Interest Account	1/06/2024	30/06/2024	4.35	-\$39,957	-\$39,957
Westpac	29/04/2024	29/10/2024	5.15	\$1,067,513	\$1,095,077
Westpac	24/06/2024	25/11/2024	5.09	\$3,000,000	\$3,064,427
CBA	8/04/2024	7/10/2024	4.82	\$2,000,000	\$2,048,068
CBA	6/05/2024	4/11/2024	4.97	\$2,000,000	\$2,049,564
My State Financial	18/06/2024	18/12/2024	5.20	\$3,648,584	\$3,743,707
My State Financial - Online Saver Business	1/06/2024	30/06/2024	0.00	\$25	\$25
Total Investments				\$11,682,546	\$11,967,312

Investments by Institution



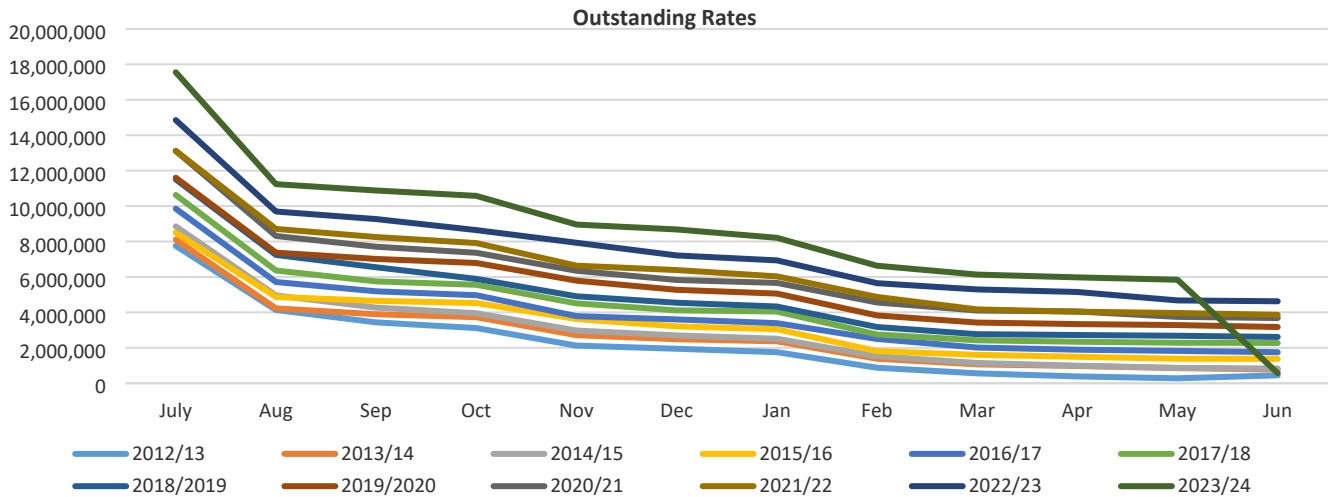
Total Investments by Rating (Standard & Poor's)



Rate Debtors	2023/24	% to Raised	Same Time Last Year	% to Raised
Balance b/fwd	\$4,626,436		\$3,863,134	
Rates Raised	\$14,711,857		\$13,501,843	
	\$19,338,294		\$17,364,977	



Rates collected	\$13,231,748	89.9%	\$12,201,238	89.9%	
Pension Rebates	\$569,471	3.9%	\$527,405	3.9%	
Discount & Remissions	\$24,212	0.2%	\$9,900	0.2%	
	\$13,825,431		\$12,738,543		
Rates Outstanding	\$566,641	2.9%	\$4,626,436	34.7%	
Advance Payments received	-\$522,433		-\$667,858		



Trade Debtors			
Current balance	\$368,230		
- 30 Days	\$136,389		
- 60 Days	-\$33,114		
- 90 Days	\$183,579		
- More than 90 days	\$81,375		
Summary of Accounts more than 90 days:			
- Norfolk Plains Book sales	-		
- Hire/lease of facilities	44,380		
- Removal of fire hazards	3,545		
- Dog Registrations & Fines	17,069		
- Private Works	8,440		
- Regulatory Fees	7,941		
- Govt Reimbursements	-		

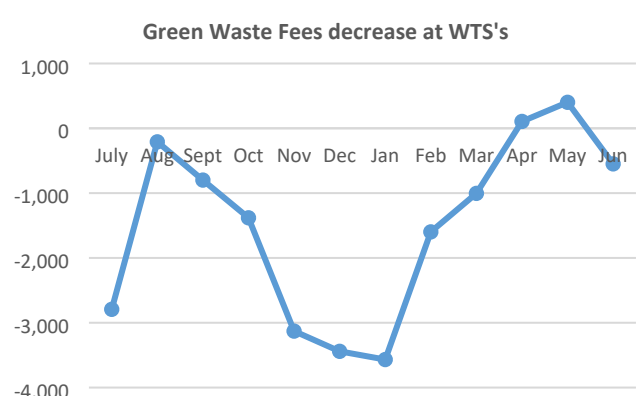
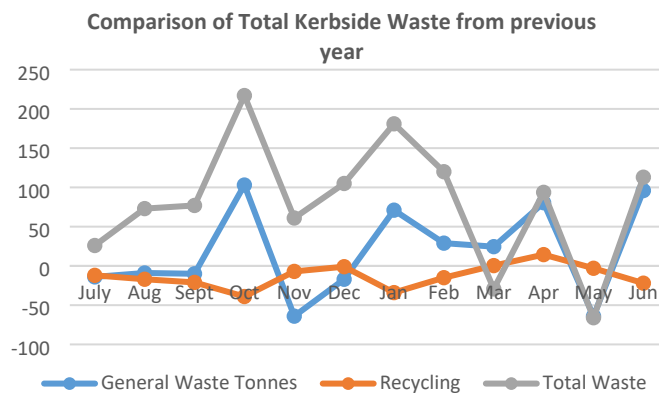
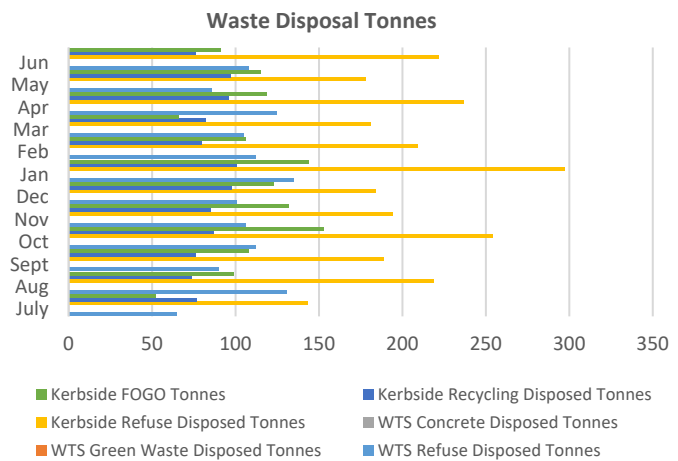
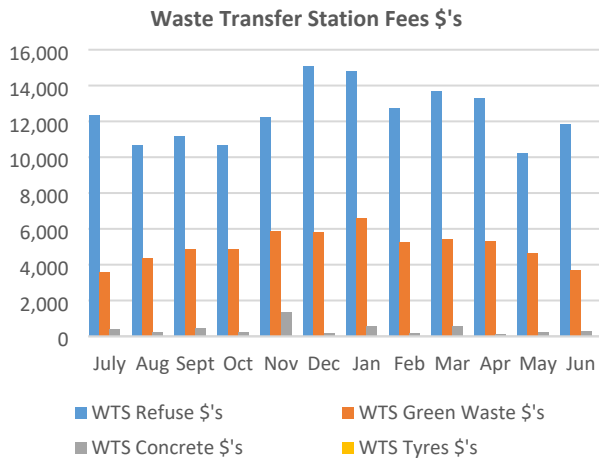
C. Capital Program				
	Budget	Actual (\$,000)	Target 100%	Comments
Full Report of Capital Works with End of Financial Year Report				

D. Financial Health Indicators				
	Target	Actual	Variance	Trend
Full Report of Financial Indicators with End of Financial Year Report				

E. Employee & WHS scorecard		
	YTD	This Month
Number of Employees	109	109
New Employees	40	3
Resignations	24	0
Total hours worked	181,272	13,982
Medical Treatment Injury	9	0
Safety Incidents Reported	9	0
Hazards Reported	14	1
Workplace Inspections	22	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	10	0



F. Waste Management						
Waste Transfer Station	2021/22	2022/23	2023/24			
			Budget	2023/24		
Year to Date						
Takings						
- Refuse	\$135,285	\$146,790	\$150,482	\$148,749	% change for same period last year	1%
- Green Waste	\$82,450	\$77,811	\$86,549	\$60,216	% change for same period last year	-26%
- Concrete	\$2,980	\$4,861	\$3,771	\$4,767	% change for same period last year	8%
- Tyres	694	\$257	\$679	\$0		
Total Takings	\$221,409	\$229,719	\$241,481	\$213,732		
Tonnes Disposed						
WTS Refuse Disposed Tonnes	1349	1298	1,362	1276	% change for same period last year	-6%
WTS Green Waste Disposed Tonnes	2760	5970	4,886	0		
WTS Concrete Disposed Tonnes	3056	0	2,245	0		
Kerbside Refuse Disposed Tonnes	2430	2341	1,955	2507	% change for same period last year	0%
Kerbside Recycling Disposed Tonnes	1048	1035	1,193	1029	% change for same period last year	-15%
Fogo Disposed Tonnes	0	488	1,273	1308		
Total Waste Tonnes Disposed	10643	11132	12914	6120		



5 OFFICER COMMENTS

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

6 ATTACHMENTS

Nil



15.2 MAKING OF RATES AND ADOPTION OF ANNUAL PLAN 2024/2025

Responsible Officer: Maree Bricknell, Corporate Services Manager

Report prepared by: Maree Bricknell, Corporate Services Manager

MINUTE NO. 24/0244

DECISION

Cr Goss/Cr McCullagh
That Council

- A. endorse the amended rate in the \$AAV to reflect the 3.74 percent rate increase for 2024/2025, as determined at the 24 June 2024 Council meeting (minute no. 24/0211 and 24/0212) as follows:

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:

Using a differential basis the following rates reflect the adopted 3.74 percent increase in rates for the 2024/25 year:

- i) **8.867 cents in the \$AAV for land used for industrial purposes**
 - ii) **8.133 cents in the \$AAV for land used for public purpose**
 - iii) **7.810 cents in the \$AAV for land used for quarries and mining**
 - iv) **7.194 cents in the \$AAV for land used for commercial purposes**
 - v) **5.872 cents in the \$AAV for land used for residential purposes**
 - vi) **5.291 cents in the \$AAV for land used for the purpose of low density residential**
 - vii) **5.291 cents in the \$AAV for land used for residential purposes in the rural zone**
 - viii) **6.636 cents in the \$AAV for land used for sport and recreation**
 - ix) **2.108 cents in the \$AAV for land used for primary production**
 - x) **2.554 cents in the \$AAV for other non used (vacant) land, except for commercial and industrial 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 \$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 0.315 cents in the dollar of assessed annual value of such land;**
 - b) **for general land 0.22 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.

And

- B. approve and adopt the 2024-25 Annual Plan pursuant to Section 71 of the *Local Government Act 1993*.

Carried Unanimously

Voting for the Motion:

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

Voting Against the Motion:

Nil

RECOMMENDATION

That Council

- A. endorse the amended rate in the \$AAV to reflect the 3.74 percent rate increase for 2024/2025, as determined at the 24 June 2024 Council meeting (minute no. 24/0211 and 24/0212) as follows:

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:

Using a differential basis the following rates reflect the adopted 3.74 percent increase in rates for the 2024/25 year:

- i) **8.867 cents in the \$AAV for land used for industrial purposes**
- ii) **8.133 cents in the \$AAV for land used for public purpose**
- iii) **7.810 cents in the \$AAV for land used for quarries and mining**
- iv) **7.194 cents in the \$AAV for land used for commercial purposes**
- v) **5.872 cents in the \$AAV for land used for residential purposes**
- vi) **5.291 cents in the \$AAV for land used for the purpose of low density residential**



- vii) **5.291 cents in the \$AAV for land used for residential purposes in the rural zone**
 - viii) **6.636 cents in the \$AAV for land used for sport and recreation**
 - ix) **2.108 cents in the \$AAV for land used for primary production**
 - x) **2.554 cents in the \$AAV for other non used (vacant) land, except for commercial and industrial 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 \$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 0.315 cents in the dollar of assessed annual value of such land;**
 - b) **for general land 0.22 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.

And

- B. approve and adopt the 2024-25 Annual Plan pursuant to Section 71 of the *Local Government Act 1993*.

1 PURPOSE OF REPORT

The purpose of this report is to present to Council the Annual Plan and seek endorsement of the revised rate in the \$AAV as determined by Council.

2 INTRODUCTION/BACKGROUND

This report seeks the endorsement of Council of

- the Annual Plan for the financial period from 1 July 2024 to 30 June 2025; and
- the revised rate in the \$AAV to reflect the 3.74 percent rate increase for 2024/2025 as determined by Council at the 24 June 2024 Council meeting.

Using a differential basis the following rates reflect the adopted 3.74 percent increase in rates for the 2024/25 year:

- i) 8.867 cents in the \$AAV for land used for industrial purposes



- ii) 8.133 cents in the \$AAV for land used for public purpose
- iii) 7.810 cents in the \$AAV for land used for quarries and mining
- iv) 7.194 cents in the \$AAV for land used for commercial purposes
- v) 5.872 cents in the \$AAV for land used for residential purposes
- vi) 5.291 cents in the \$AAV for land used for the purpose of low density residential
- vii) 5.291 cents in the \$AAV for land used for residential purposes in the rural zone
- viii) 6.636 cents in the \$AAV for land used for sport and recreation
- ix) 2.108 cents in the \$AAV for land used for primary production
- x) 2.554 cents in the \$AAV for other non used (vacant) land, except for commercial and industrial land.

And the following minimum rates:

- \$592 for land used for residential, commercial, and
- \$389 for land used for rural, vacant, public purpose, industrial, quarries or mining and sport and recreation purposes.

State Fire Levy rates are amended as follows:

- Cressy, Campbell Town, Longford, Perth & Evandale Volunteer Brigade rating district 0.315 cents in the dollar of assessed annual value of such land;
- for general land 0.22 cents in the dollar of assessed annual value of such land.

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

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

Sense of Place - Sustain, Protect, Progress

Strategic outcomes:

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

Place: Nurture our heritage environment

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

Strategic outcomes:

- 4.2 Meet environmental challenges
- 4.4 Our heritage villages and towns are high value assets

3.2 Integrated Priority Projects Plan 2021

Not applicable.



4 POLICY IMPLICATIONS

No policy implications.

5 STATUTORY REQUIREMENTS

The *Local Government Act 1993* requires:

71. Annual plan

(1) A council is to prepare an annual plan for the municipal area for each financial year.

(2) An annual plan is to –

(a) be consistent with the strategic plan; and

(b) include a statement of the manner in which the council is to meet the goals and objectives of the strategic plan; and

(c) include a summary of the estimates adopted under section 82 ; and

(d) include a summary of the major strategies to be used in relation to the council's public health goals and objectives.

(3) As soon as practicable after a council adopts an annual plan, the general manager is to –

(a) make a copy of the annual plan available for public inspection at the public office during ordinary business hours; and

(b) provide the Director and the Director of Public Health with a copy of the annual plan.

90. General rate

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

N/a.

7 RISK ISSUES

Council has a responsibility under Section 71 of the *Local Government Act 1993* to adopt an Annual Plan.

8 CONSULTATION WITH STATE GOVERNMENT

Not required, process is set out under the *Local Government Act*.

9 COMMUNITY CONSULTATION

N/a

10 OPTIONS FOR COUNCIL TO CONSIDER

At the 24 June 2024 Ordinary Meeting, Council deferred the adoption of the 2024/2025 Annual Plan to the July Council meeting.

11 OFFICER'S COMMENTS/CONCLUSION

This report has been prepared and is consistent with the Municipal Budget adopted at the 24 June 2024 Council meeting.

Council officers have

- prepared the Annual Plan; and
- amended the \$AAV rates to reflect the 3.74 percent increase;

being in accordance with the following resolution (Minute 24/0212) of Council in relation to the Municipal Budget adopted at the 24 June 2024 Council meeting.,

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

Consistent with Council's decision, adoption of the Annual Plan 2024/2025 and endorsement of the changes to the rate in the \$AAV as reflected within the report is now sought.

12 ATTACHMENTS

1. Annual Plan 2024-25 Final [**15.2.1** - 46 pages]
2. Budget Summary 2024-25 amended to reflect 3.74 percent rate increase [**15.2.2** - 171 pages]



16 WORKS REPORTS

16.1 OLD LEVEE BANK PATHWAY AT LONGFORD: SEALING HALTED

Responsible Officer: Leigh McCullagh, Works Manager

Report prepared by: Jonathan Galbraith, Engineering Officer

MINUTE NO. 24/0245

DECISION

Cr Adams/Cr Terrett
That Council

- a) note that should Council endorse this decision, section B)ii) of the 22 April 2024 decision of Council, Minute Reference 24/0122 would be overturned; and
- b) rescind part of the 22 April 2024 decision of Council, Minute Reference 24/0122, namely item B)ii) *Footpath along the old levee bank, from intersection with Latour Street to Union Street, Longford; of B); and*
- c) note that installation works relating to item B)ii) have not yet commenced.

Carried Unanimously

Voting for the Motion:

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

Voting Against the Motion:

Nil

RECOMMENDATION

That Council

- a) note that should Council endorse this decision, section B)ii) of the 22 April 2024 decision of Council, Minute Reference 24/0122 would be overturned; and
- b) rescind part of the 22 April 2024 decision of Council, Minute Reference 24/0122, namely item B)ii) *Footpath along the old levee bank, from intersection with Latour Street to Union Street, Longford; of B); and*
- c) note that installation works relating to item B)ii) have not yet commenced.

1 PURPOSE OF REPORT

The purpose of this report is to for Council to review the decision to seal the existing gravel walkway along the old flood levee.

2 INTRODUCTION/BACKGROUND

At the Council meeting on the 22 April 2024 a Notice of Motion was put to the meeting by Mayor Knowles and Cr Adams regarding the Longford Urban Design Project Community Development Grant funding. It was noted that the money must be spent in its entirety by 30 June 2025, or the unexpended portion of the funds will be required to be returned to the funding body. It was proposed:

That Council endorse the allocation of \$1,393,628 of the Longford Urban Design Project Community Development Grant to the development of a shared pathway from Longford Village Green to the Mill Dam boundary only on Council land and other works identified below:

- i) Footpath along Village Green on Lyttleton Street, from Wellington Street to Latour Street, Longford;*
- ii) Footpath along the old levee bank, from intersection with Latour Street to Union Street, Longford;*
- iii) Footpath along Union Street from old levee along Union Street to the Railway Bridge, inclusive of a ramp;*
- iv) Improvements to the dog park, inclusive of tables/benches and shelter;*
- v) Installation of the Longford Bridge pillars along with interpretive signage;*



vi) Installation of security fencing along the northern boundary of the dog park and railway line to the rivers edge.

The motion was carried unanimously.

Following concerns from the Longford District Committee regarding the proposed sealing of the footpath along the old flood levee from Latour Street to Union Street the following decision was made at the Council meeting on 24 June 2024;

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

Section 18 of the *Local Government (Meeting Procedures) Regulations 2015* relates directly to the matter of overturning a previous decision of Council:

(1) For the purposes of this regulation, a decision may be overturned, wholly or partly, by –

(a) a motion directly rescinding or otherwise overturning the decision or part of the decision; or

(b) a motion that conflicts with, or is contrary to, the decision or part of the decision.

(2) A council or council committee may only overturn a decision passed at a previous meeting held since the last ordinary election –

(a) by an absolute majority, in the case of a council; or

(b) by a simple majority, in the case of a council committee.

(3) Any report given by the general manager to a council in respect of a proposed motion to overturn a decision of the council, or that will result in the overturning of a decision of the council, wholly or partly, is to include –

(a) a statement that the proposed motion, if resolved in the affirmative, would overturn that previous decision or part of that previous decision; and

(b) the details of that previous decision, or the part of that previous decision, that would be overturned; and

(c) advice as to whether or not that previous decision, or that part of that previous decision, directed that certain action be taken; and

(d) if that previous decision, or that part of that previous decision, directed that certain action be taken, advice as to whether or not that action has been wholly or substantially carried out.

2.1 Proposed design changes

A number of changes have also been made to the design for the path along Union Street, including kerb and channel. The changes incorporated into the design will improve pedestrian safety.

3 STRATEGIC PLAN & INTEGRATED PRIORITY PROJECTS PLAN

3.1 Strategic Plan 2021-2027

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

Lead: Serve with honesty, integrity, innovation and pride

Leaders with Impact

Strategic outcomes:

1.3 Management is efficient, proactive and responsible

1.4 Improve community assets responsibly and sustainably

Progress: Economic health and wealth - grow and prosper

Strategic Project Delivery - Build Capacity for a Healthy Wealthy Future

Strategic outcomes:

2.1 Strategic, sustainable, infrastructure is progressive

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

Sense of Place - Sustain, Protect, Progress

Strategic outcomes:



- 3.3 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

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 POLICY IMPLICATIONS

N/A

5 STATUTORY REQUIREMENTS

Local Government (Meeting Procedures) Regulations 2015, Section 18:

- (1) For the purposes of this regulation, a decision may be overturned, wholly or partly, by –*
 - (a) a motion directly rescinding or otherwise overturning the decision or part of the decision; or*
 - (b) a motion that conflicts with, or is contrary to, the decision or part of the decision.*
- (2) A council or council committee may only overturn a decision passed at a previous meeting held since the last ordinary election –*
 - (a) by an absolute majority, in the case of a council; or*
 - (b) by a simple majority, in the case of a council committee.*
- (3) Any report given by the general manager to a council in respect of a proposed motion to overturn a decision of the council, or that will result in the overturning of a decision of the council, wholly or partly, is to include –*
 - (a) a statement that the proposed motion, if resolved in the affirmative, would overturn that previous decision or part of that previous decision; and*
 - (b) the details of that previous decision, or the part of that previous decision, that would be overturned; and*
 - (c) advice as to whether or not that previous decision, or that part of that previous decision, directed that certain action be taken; and*
 - (d) if that previous decision, or that part of that previous decision, directed that certain action be taken, advice as to whether or not that action has been wholly or substantially carried out.*

6 FINANCIAL IMPLICATIONS

The proposed changes to the design in Union Street are expected to be similar in cost to implement when compared with the previous plan to seal the path along the old flood levee.

7 RISK ISSUES

N/A



8 CONSULTATION WITH STATE GOVERNMENT

N/A

9 COMMUNITY CONSULTATION

N/A

10 OPTIONS FOR COUNCIL TO CONSIDER

Council can choose to either:

1. Accept the proposed design changes and do not continue with the proposed sealing works on the old flood levee.
2. Complete works including the sealing of the path along the old flood levee accordance with the motion put to Council at the meeting on 22 April 2024.

11 OFFICER'S COMMENTS/CONCLUSION

The proposed new works will address safety concerns in Union and Lyttleton Streets connecting to the Longford Main Street. The existing gravel path along the old flood levee will remain open.

Project works commenced/completed to date include:

- Lyttleton Street: footpath and preparation for bollard lighting – nearing completion;
- Latour Street: footpath – complete
- Union Street: shared pathway – tender documentation issued, closing 1 August 2024.

Works on hold:

- Old Levee Bank – concreting of footpath.

12 ATTACHMENTS

1. Proposed new Union St footpath [**16.1.1** - 1 page]



17 ITEMS FOR THE CLOSED MEETING

MINUTE NO. 24/0246

DECISION

Cr Adams/Cr McCullagh

That Council move into the "Closed Meeting" with the General Manager, Corporate Services Manager, Project and Building Compliance Manager, and Executive Assistant.

Carried Unanimously

RECOMMENDATION

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

Item	Local Government (Meeting Procedures) Regulations 2015 Reference
Procedural Matters	15(2)(g)
Personnel Matters	15(2)(a)
Action Items: Status Report	15(2)(g)
Legal Matter	15(2)(i)
Personnel Matters	15(2)(a)
Information of a Personal and Confidential Nature	15(2)(g)
Contract/Tender	15(2)(d)
District Committee Membership	15(2)(g)
Legal Matter	15(2)(i)

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 PERTH MAIN ROAD STREETScape TENDER: NMC 24/01

MINUTE NO. 24/0252

DECISION

Cr Brooks/Cr Andrews
That Council

- a) accepts the tender from The Baker Group
- b) the hedge on the corner of Old Punt Road be retained, and investigate the removal of the fence
- 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 only** and not release report and/or document to the public

Carried Unanimously

Voting for the Motion:

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

Voting Against the Motion:

Nil

4.2 2024-2026 DISTRICT COMMITTEE TERM: MEMBERSHIP APPOINTMENTS

MINUTE NO. 24/0253

DECISION

Cr Adams/Cr Andrews
That Council

- A) appoint the following **9** members to the **Cressy District Committee** (including surrounding areas including Blackwood Creek & Poatina)
- 1 Andrew Byard
 - 2 Peter Goss
 - 3 Ann Green
 - 4 Angela Jenkins
 - 5 Petrina Goss
 - 6 Daniel Rowbottom
 - 7 Maurita Taylor
 - 8 Helen Williams
 - 9 Toni Burton

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

Voting for the Motion:

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

Voting Against the Motion:

Nil



18 CLOSURE

MINUTE NO. 24/0255

DECISION

Cr Adams/Cr Goss

That Council move out of the "Closed Meeting".

Carried Unanimously

Voting for the Motion:

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

Voting Against the Motion:

Nil

Mayor Knowles closed the meeting at 8.18pm.

MAYOR _____ DATE _____